

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham

App Ref: 220828/HOU

Address: 57 Peppard Road, Caversham, Reading, RG4 8NH

Proposals: Single storey side and rear extension following demolition of the flat roof to the existing rear extension and the side car port.

Case Officer: Beatrice Malama

Applicant: Mrs Pamela Sheppard

Date received (valid from): 6 June 2022 **Agreed Decision date:** 14 September 2022

1. SITE DESCRIPTION AND SURROUNDING AREA

The application site is located to the western side of Peppard Road which comprises mainly of residential properties. The eastern side of Peppard Road has a mixture of residential properties and educational facilities. Most buildings in the area are built of brick with pitched roofs. A number of residential properties on the street have detached side garages with pitched roofs and narrow long back gardens. The street is characterised by different types and sizes of extensions to original buildings.

The application site is a two storey semidetached dwelling house built of brick with a hipped roof. There is an existing side carport, conservatory and a flat roofed single storey rear extension. Within the rear garden are a number of existing structures which include a detached garage, a shed and green house.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a single storey rear and side extension built of brick with a hipped roof. The proposal measures approximately 2m deep from the existing side wall and approximately 7m along the side elevation. The extension would result in the increase in the width of the existing rear extension and would replace the existing side porch.

Plans considered:

Drawing No. 221005/01 - Plans and Elevations

Drawing No. 221005/02 - Site and Location Plans

Received on 7th June 2022

3. RELEVANT PLANNING HISTORY

Whilst the Council records do not have any relevant planning history for the site, there is evidence of previous alterations to the building as indicated above.

4. CONSULTATIONS

Internal - RBC Transport comments

The proposed works will result in the loss of access to the detached garage that is located towards the rear of the site and therefore the loss of parking alongside the property and within the garage.

Drawing no 221005/02 illustrates proposed parking layout on the existing area of hardstanding on the front drive and front garden area which is deemed acceptable. No changes to the existing dropped crossing are proposed.

There are no Transport objections to this application as parking is being provided in accordance with the Councils current Parking Standards and Design SPD. A condition and informatives have been suggested

External

Confirmation that a site notice was displayed on 10th June 2022 was received and the following addresses were consulted by letter.

55 Peppard Road, Caversham, Reading, Berkshire, RG4 8NH

59 Peppard Road, Emmer Green, Reading

81 Balmore Drive, Caversham, Reading, RG4 8NN

82 Balmore Drive, Caversham, Reading, RG4 8NN

No letters of representation have been received.

Equality Act 2010:

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

5. LEGAL AND PLANNING POLICY CONTEXT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. The following local and national planning policy and guidance is relevant to this application:

National Policy

National Planning Policy Framework

National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

H9 (House Extensions and Ancillary Accommodation)

TR3 (Access Traffic and Highway-related Matters)

TR5 (Car and Cycle Parking)

SPG/SPD

A Design Guide to House Extensions SPG
Revised Parking Standards and Design SPD 2011

6. APPRAISAL

Character and Appearance

Policy H9 states that an extension to a house will be acceptable where it respects the character of the house in terms of scale, location, materials and design and respects the character and pattern of neighbouring properties and the street as a whole in terms of scale, location, materials and design, and any important existing building line. Policy CC7 also sets out relevant considerations for design.

The proposed single storey rear and side extension would replace an existing flat roofed single storey rear extension and side carport. The extension would be built of brick and would have a hipped roof to match the rest of the house. The proposal includes three roof lights in the roof slope and a raised stepped platform to the new side entrance. The proposed exterior finishing materials would closely match those on the existing house. The side extension is set back from the front elevation by approximately 4m.

The proposed design and exterior finishing materials would match the existing house and thus the character of the house would be retained. In addition, the proposed change would unlikely harm the outlook of the street scene as the proposed side extension would be set back from the front. Furthermore, the area is characterised by different types of extensions as such this kind of extension would not be considered alien to the area. In view of this, the proposal is considered to comply with the relevant identified policies.

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. Policy H10 seeks to ensure that the amenity of gardens and other outdoor areas are not compromised. Policy CC8 states an extension to a house will be acceptable where it will not cause a significant detrimental impact to the living environment of existing or new residential properties.

The proposed side and rear extension would be single storey as such there would be no overlooking or loss of privacy concerns. In addition, given the existing relationship between adjoining properties and the orientation of buildings, it is considered unlikely that the proposal would overshadow or cause loss of natural light to neighbouring properties. Although the proposed extension would have a south facing side window, it includes 3 roof lights in the roof slope of the proposed extension which are considered adequate to allow in sufficient natural light. In view of this, it is considered that the living conditions of the future occupants of the extension would not be adversely affected. Furthermore, the extension is not considered to have any overbearing effects on the neighbouring properties. The proposal therefore complies with the above identified policies.

7. CONCLUSION

The proposed development has been assessed as set out above and is considered to be acceptable on that basis, subject to the following conditions.

8. RECOMMENDATION

Application Permitted

CONDITIONS

Time Limit (Standard)

Approved Plans

Materials (To Match)

Informatives

IF3 Highways

I24 Do not damage the verge