

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Heights

App Ref: 220878/HOU

Address: 144 Upper Woodcote Road, Caversham, Reading, RG4 7LD

Proposals: Single Storey Rear Extension

Case Officer: Beatrice Malama

Applicant: Mr and Mrs Ben Fenning

Date received (valid from): 15 June 2022 **Agreed Decision date:** 20 October 2022

Site visit date: 10 October 2022

1. SITE DESCRIPTION

The application site is a two storey detached dwelling house located to the north of Upper Woodcote Road. The area is characterised by detached dwelling houses of varying style and size. Many houses however are built of brick with pitched roofs. Various forms of extensions are a common feature of the area.

The application site is built of brick with a pitched roof and a front gable with a “tudor” effect. The upper half of the building is rendered white. The house has an existing conservatory and a mono pitched single storey rear extension. The building is not listed and does not fall within a conservation area however it is within an Air Quality Management Area. The photos below show the existing front, rear and part of the side elevation.

Site visit photos:



Figure 1: Existing Front Elevation



Figure 2: Existing Rear Elevation



Figure 3: Existing side Elevation (eastern side)

2. PROPOSAL AND SUPPORTING INFORMATION

The house has an existing single storey rear extension and a conservatory with depths of approximately 4.5m.

The proposed development would see the demolition of an existing conservatory and extension of an existing single storey rear extension. The new rear extension would be full width in the rear elevation whilst the depth of the existing single storey rear extension would be maintained. The new single storey rear extension would be of redbrick and would have a flat roof with three rectangular roof lights.

Plans considered:

Drawing No. 144WR.MP01 - Existing Plans and Proposed Elevations

Received 15th June 2022

3. RELEVANT PLANNING HISTORY

050035/FUL - Erection of a single storey rear extension to dwelling forming a conservatory - application permitted - 8/ 4/2005

970626/FUL - Single storey extension to garage. First floor extension providing bedroom - Application permitted - 15/ 9/1997

4. CONSULTATIONS

The following addresses were consulted by letter.

142 Upper Woodcote Road, Caversham, Reading, RG4 7LD
7 Woodcote Way, Caversham, Reading, RG4 7HE
9 Woodcote Way, Caversham, Reading, RG4 7HE
11 Woodcote Way, Caversham, Reading, RG4 7HE
146 Upper Woodcote Road, Caversham, Reading, RG4 7LD

One objection was received from the occupiers of the adjoining property at no 142 Upper Woodcote Road. The reasons for objecting are summarised as follows:

- Increased noise - **The continued use of the property as a dwelling house would unlikely result in any increase in noise levels.**
- loss of privacy
- poor layout
- unwelcome change in appearance of the side of the house

Officer Comment - *the above concerns have been addressed below under “appraisal” section.*

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)

EN14 (Trees, Hedges and Woodlands)

SPG/SPD

A Design Guide to House Extensions SPG

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 new flat roof rear extension would be full width of the existing building, 4.5m deep by 3.5m high. Exterior walls would be of brick to match the existing lower half of the house and the roof would have a grey roof finish. The new extension would have bifold doors in the rear elevation.

The new extension would utilise materials that would complement the existing house and therefore the proposal is not considered to cause harm to the appearance of the house. Although the proposed flat roof would be different from that on the existing building, it is not considered to adversely impact the appearance of the house. There are existing additions in the rear elevation of the house and the proposed alterations are not considered to be significantly different from what is presently there. The alterations therefore are not considered to cause harm to the general character and appearance of the house.

In addition, given that the proposal is to the rear of the property and would not be visible from Upper Woodcote Road, the harm to the character and appearance of the street is not considered likely to be of any concern as such the proposal is considered to be in compliance with Policies CC7 and H9 of the Reading Borough Local Plan.

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. 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 rear extension would have an overall height of 3.5m which would be higher than the existing conservatory and single storey rear extension. The existing gap between the site and the eastern boundary would be retained.

The proposed extension would be single storey and would not have any windows in the sides and therefore there would be no overlooking or loss of privacy concerns. In addition, there is an existing hedging between adjoining properties which provide additional protection and this would further eliminate any loss of privacy concerns.

Whilst the new extension would be taller than the existing, it is considered unlikely that it would result in any harmful overshadowing of or loss of natural light to the neighbouring properties. This is due to the existing orientation of neighbouring buildings. In addition, given that the existing gap between the site and the eastern boundary with no 142 would be maintained, any potential harm to the living conditions of the neighbouring occupants would be reduced.

Policy H10 seeks to ensure that the amenity of gardens and other outdoor areas are not compromised.

The proposed rear extension would be full width however it would retain the same depth of the existing rear extension and conservatory as such the garden space currently available would not be reduced. Similarly, it is considered unlikely that the proposal would cause any significant harm to any important trees. It is worth noting however that the existing tree in close proximity to the existing rear extension would need to be trimmed to allow for the works to be carried out. Nevertheless, due to its proximity to the building, it is considered that the tree would still have required some form of trimming regardless therefore the proposal is not considered to result in adverse impact on the trees.

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

Recommended Conditions:

Time Limit (Standard)

Approved Plans

Materials (As Specified)

Use of flat roof restricted