

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham

App Ref: 221250/HOU

Address: 158 Hemdean Road, Caversham, Reading, RG4 7RA

Proposals: Single storey rear extension and conversion of bedroom to bathroom.

Case Officer: Sian Hickey

Applicant: A Rana

Date received (valid from): 22 August 2022 **Target Decision date:** 17 October 2022

1. SITE DESCRIPTION

The application site is a two storey terrace dwelling with a pitched roof. The property has an existing two storey rear gable projection, beyond which projects a single storey rear extension. The property is not a Listed Building and it doesn't fall within a Conservation Area. The surrounding area is predominantly residential.

Site visit date: 07/09/2022

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a single storey rear extension constructed in brickwork and roof tiles to match the main dwelling. The proposed infill section of the extension would have a depth of 4m, at this point the extension is then stepped in and projects a further 3.95m. The proposed extension would have a pitched roof with a maximum height of 3.275m. The roof of the proposed extension will include 5 new roof lights. The rear elevation will include patio doors, and the side elevation will include one new window.

Plans considered:

Drawing No. 01 rev E

Received 14th October 2022

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

The following addresses were consulted by letter on 24th August 2022.

160 Hemdean Road, Caversham, Reading, RG4 7RA

1 Queen Street, Caversham, Reading, RG4 7RB

156 Hemdean Road, Caversham, Reading, RG4 7RA

Letters of representation have been received as follows:

One letter was received from the neighbouring property at number 160 Hemdean Road with concerns regarding noise disturbance.

Construction noise/disturbance during development is not a material planning consideration, however, the developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.

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)

SPD

Design Guide to House Extensions (2021)

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 Officer had a few concerns with the design originally submitted, which were discussed with the agent. The depth of the extension was reduced along the boundary of 156 Hemdean Road, and the roof form was amended to reduce the impact of both neighbouring properties.

The proposed extension is subservient to the main dwelling and the rear garden is capable of taking an extension of this size, the proposal is therefore considered acceptable in terms of scale. The proposed design and materials complement and match the existing dwelling. The proposal is not considered out of character as there are a variety of rear extensions in the surrounding area. The proposed extension is contained at the rear and therefore the proposed development is not considered to impact the wider street scene.

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.

It is not considered that the proposed extension would have a significant impact on the neighbouring properties in terms of sunlight and daylight or privacy and overlooking. Although a window is proposed in the side elevation of the extension proposed, given the height of the existing boundary fence and ground floor nature of the window, this is not considered to result in any loss of amenity to the neighbouring property. The development is single storey only and the eaves and ridge heights are fairly modest in nature, therefore the proposed extension is not considered to have overbearing effects to the neighbouring properties.

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 - GRANT

Recommended Conditions:

TL1 - Time Limit

AP1 - Approved Plans

M1 - Materials