

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Heights
App Ref: 211528/FUL
Address: Woodcote Way Post Office, 30 Woodcote Way, Caversham, Reading, RG4 7HJ
Proposals: Single storey side extension, new separate access to the rear garden and loft conversion to include hip-to-gable roof extension, rear dormer, Juliet Balcony, windows and 2x rooflights.
Case Officer: James Schofield
Date received (valid from): 15 September 2021
Target Decision date: 10 November 2021 - Extended 20 May 2022

1. SITE DESCRIPTION AND CONTEXT

The development site is a long established shop and post office with a 2 bedroom flat above on corner plot at junction of Woodcote Way and Fernbrook.

2. PROPOSAL

As described above. Flat roofed triangular footprint side extension plus dormer extension to provide 3rd bedroom for flat below.



View from above



View of where side extension would go

3. CONSULTATION

Neighbours

The agent confirmed the site notice was displayed on the 15th of October 2021 receiving no comments in relation to the application.

Transport

The property is currently mixed use. The ground floor is used as a shop and the first floor as a flat. There are no transport objections to the proposed single storey side extension and loft conversion (creating one additional bedroom) as this will not impact on the parking for the site as no changes are proposed to the access and parking layout.

4. PLANS/DOCUMENTS CONSIDERED

The agent supplied the following:

Site Location Plan
Dwg No. 01 Existing Elevations
Dwg No. 02 Proposed Elevations
Dwg No. 03 Existing Floor Plans
Dwg No. 04 Proposed Elevations
Dwg No. 05 Proposed Floor Plans
As received 15th of September 2021

Dwg No. 05 Proposed Floor Plans (amended)
As received 17th of January 2022

5. RELEVANT PLANNING HISTORY

Nothing since mid 1990.s

6. 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.

7. 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 Planning Policy
National Planning Policy Framework (2019)
National Planning Practice Guidance

Reading Borough Local Plan (adopted 2019):
CC7: Design and the Public Realm
CC8: Safeguarding Amenity

8. APPRAISAL

8.1 Principle of development

The principle of extending the property at ground floor and to increase the number of bedrooms for the flat is supported by policies of the Reading Borough Local Plan (2019) subject to criteria that the development will not be harmful to neighbour amenity (Policy

CC8) or the appearance of the site or area (Policy CC9. This will be considered in more detail in the following section.

8.2 Residential amenity

The only element of the proposed development that needs to be assessed in terms of policy CC8 is the proposed juliet balcony feature to serve the dormer extension. These tall windows have the potential to increase the perception of being overlooked. However, the orientation of the window in relation to the adjacent gardens is such that views out will be limited and the view out would actually be no different than from a conventional window. However, juliet balconies normally have a balcony to prevent falling or stepping out so this will be specified to be provided by condition.

8.3 Appearance

The plans confirm that the dormer would be set in from the sides and above the eaves and will be finished using tiling to match the main roof. The rear dormer is large but were this a family house like the dwellings nearby the structure could be built as permitted development. In this context the proposal is not considered to detrimentally alter or impact upon the existing design and appearance of the building nor detract from the character of the building and or the character of the surrounding area. In this regard the proposal is considered to comply with Policy CC7.

9. CONCLUSION

In light of the above assessment the proposal is considered to accord with the requirements of the development plan and is therefore recommended for approval subject to conditions.

10. RECOMMENDATION

GRANT

11. CONDITIONS

1. AP1 Approved Plans
2. TL1 Standard Time Limit
3. M3 Materials (to match)
4. Railings fitted to dormer window.