

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham

App Ref: 220756/HOU

Address: 99 Chiltern Road, Caversham, Reading, RG4 5HS

Proposals: Proposed front porch extension, single storey rear extension, and two storey rear extension.

Case Officer: Nathalie Weekes

Applicant: Mr & Mrs Gavin Harris

Date received (valid from): 23 May 2022 **Extended Target Decision date:** 16 September 2022

1. SITE DESCRIPTION

The application relates to a semi-detached residential dwelling located on the western side of Chiltern Road. The predominant dwelling type along Chiltern Road is post-war semi-detached properties. A number of extensions and alterations have occurred to dwellings within the immediate vicinity.

It is not located in a flood zone or conservation area.

Site visit date: 06/07/2022

Site visit photos:



View from neighbouring garden

View from the street on googlemaps



2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for a part single storey rear extension with roof lantern across the rear elevation, 3m in height to the eaves, 4 m in depth adjacent to 97 Chilton Road increasing to 5m in depth adjacent to 101 Chiltern road, and two storey rear extension, 5m in height to the eaves, 4m in depth at first floor level and 4.2m in width. A front porch extension is proposed measuring 2.4m in depth, 3.2m in width and 2.2m to the eaves with a hipped roof.

The applicant has confirmed by email that the existing garage will be demolished.

Plans considered

01 Rev B Proposed ground floor plan

02 Rev A Proposed first floor plan

03 Rev A Proposed elevations

04 Existing floor plans and elevations

05 AA Proposed section

06 BB Proposed section

07 Location plan

08 Rev B Block plan

As received 5 September 2022

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

A site notice was displayed at the site on 3 June 2022 for a 21 day consultation period. The following addresses were consulted by letter.

97 Chiltern Road, Caversham, Reading, RG4 5HS

101 Chiltern Road, RG4 5HS

No letters of representation have been received. At the site visit the neighbour at 97 Chilton Road voiced their support for the planning application.

Communications with applicant

Concerns relating to the depth of the original rear extension were discussed with the applicants. Examples of other developments in the area were provided for review. The rear extension was reduced in depth on the boundary with 97 Chiltern Road.

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)

EN12 (Biodiversity and the Green Network)

EN14 (Trees, Hedges and Woodlands)

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. An extension is expected to be considered subservient to the existing dwelling.

The proposed two-storey rear extension would be set down from the apex of the existing roof and match the main dwelling in terms of roof design, materials and detailing. This part of the development would be set away from the both neighbours, maintaining the full width of the shared driveway/access serving with 101 Chiltern Road. This element would not be apparent from the street.

Both single-storey and two storey elements would result in a full width ground floor extension. Part of the single storey rear extension is proposed to extend more than 4m. On balance this extended element is considered acceptable in this instance, the original proposal has been reduced in width, will be set in from the boundary with 97 Chiltern Road and is 2.4m from 101 Chiltern Road. Other properties in the vicinity have similar rear extensions.

A number of other properties along the Chiltern Road have an extended front porch set forward from the original building line and the extension is not considered to be out of keeping with the character of the area as there is a prevailing building line within the street.

The development is not considered to result in any material harm to the character and appearance of Chiltern Road. Sufficient rear amenity space will be retained.

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 proposal was assessed against encroachment on line taken from the mid point of the nearest neighbouring habitable room windows.

The design was assessed in respect of:

- *Privacy and overlooking;*
- *Overbearing effects;*
- *Sunlight and daylight;*

The design is not considered to have a detrimental impact in terms of privacy and overlooking. A new high level obscured glass window with Catnic lintel over is proposed on the side elevation with 101 Chiltern Road. There is no increase in the amount of existing windows to the rear. Permitted development rights will be removed to require the use of obscure glazing, to prevent the addition of any further windows on the side elevation without planning permission being sought and to remove use of the flat roof.

Angle lines have been provided to demonstrate the impact of the proposed extension on 97 and 101 Chiltern Road. There is an existing 2.9m single storey rear extension at 99 Chiltern Road. The proposed extension will be extended to 4m. The proposed extension is not considered to cause a significant increase in impact from the existing extension. The neighbour at 97 Chiltern Road had expressed support for the development but advice was given in consideration of future residents to reduce the depth of the extension on the boundary.

On balance, the development is not considered to be significantly overbearing or to significantly reduce levels of sunlight and daylight.

Parking

There is sufficient space in order to park two cars in the front drive of 99 Chiltern Road and amended plans have been provided, illustrating parking provision. However, as the amount of bedrooms at the dwelling is not increasing, provision of these spaces will not be required by condition in the interests of the appearance of the street and housing.

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