

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Heights

App Ref: 220854/HOU

Address: 64 Conisboro Avenue, Caversham, Reading, RG4 7JE

Proposals: Two Storey side extension, Single Storey rear extension and conversion to existing roof space with new dormer to rear

Case Officer: Marcie Rejwerska

Applicant: Mr & Mrs N Wicks

Date received (valid from): 10 June 2022 **Target Decision date:**

1. SITE DESCRIPTION

The application site is a two storey semi-detached dwelling on Consiboro Avenue in Caversham. The property is set back from the road by way of a paved driveway. There is an existing lean-to at the side of the property, and an existing single storey rear extension with a flat roof. Consiboro Avenue is a residential road comprised of detached and semi-detached dwellings which vary in character.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a two storey side extension to replace the existing lean-to, a single storey rear extension to replace the existing, and conversion of the roof space with the addition of a rear dormer.

The proposed two storey side extension will be set back approx. 0.5m from the front elevation. The proposed side extension will drop down to single storey at the rear elevation of the main dwelling, where a single storey extension will extend out on the footprint of the existing lean-to (2.3m depth). The pitched roof of the proposed side extension will be set back and down from the main ridge line.

The proposed single storey rear extension will replace the existing extension, adding approx. 2m of depth to bring the total to approx. 5.5m depth from the main dwelling. The proposed extension will have a pitched roof with the addition of 2x rooflights on either side of the roof.

The proposed rear dormer will measure 6.2m in length and 2.15m in height. The volume of the proposed dormer is 20.99m³. The dormer will have a flat roof and 2 windows.

All proposed materials to match the existing main dwelling.

Plans considered:

BA 0200 01 - Existing plans and elevations

BA 0200 003 - Location and block plan

BS 5837:2012 Tree Survey for 64 Consiboro Avenue

Preliminary Ecological Appraisal (Bats) at 64 Consiboro Anvenue

Received 10/6/2022

BA 0200 04 Tree Protection Plan

Received 07/09/2022

Received 16/9/2022

3. RELEVANT PLANNING HISTORY

880087 - First floor extension at rear, to bedroom and ensuite bathroom - Application permitted on 26/1/1989

4. CONSULTATIONS

Internal consultations:

Transport - No objections

Trees - No objections subject to conditions.

Ecology - The Bat Survey report (Urban Tree Experts, May 2022, Ref: SPH/PEA-22/25.05) has been undertaken to an appropriate standard and concludes that the building is unlikely to host roosting bats. As such, since the proposals are unlikely to affect bats or other protected species, there are no objections to this application on ecological grounds.

External consultations:

The following addresses were consulted by letter.

66 Conisboro Avenue, Caversham, Reading, RG4 7JE
18 Uplands Road, Caversham, Reading, RG4 7JG
62 Conisboro Avenue, Caversham, Reading, RG4 7JE

No comments 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)

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 proposed side extension is considered acceptable in terms of scale as it is proportional to the main dwelling. The extension respects the character of the main dwelling and the wider street. Properties on Conisboro Avenue vary in character and size, therefore the proposed extension will not appear out of character. There is sufficient spacing between the application site and the neighbouring no.66 Conisboro Avenue to mitigate any concern of the development appearing overbearing.

The proposed rear extension is also acceptable in terms of scale. The proposed pitched roof will improve the character of the property. The rear extension will not be visible from the street and as such there is no concern over the impact on the wider street character.

The proposed rear dormer is acceptable in terms of scale on the basis of the PD fallback position - the proposed volume of the dormer is acceptable under Permitted Development Class B. Although rear dormers are less common in this area, the proposed development is not considered particularly harmful to the character of the street or the property itself.

The design of the proposed extensions is thoughtful to its surroundings and complementary to the application site. The developments overall are considered acceptable.

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.

- Privacy and overlooking;
 - Although new views will be created by the addition of the rear dormer, there is no identified risk of overlooking. There is sufficient distance to the properties adjacent to the rear of the application site to mitigate this.
- Overbearing effects;
 - Although a relatively large development, the proposal is proportionate to the main dwelling and is not considered to harm the character of the property nor the wider street.

- Sunlight and daylight;
 - The proposed enlarged rear extension does not breach the 60 degree angle taken from the ground floor of the adjacent no. 62 Consiboro Avenue, and therefore there is no identified risk of overshadowing.

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:

TL1

AP1

M1

L7A

DC1