

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 220503

Address: 99 Hemdean Road, Caversham RG4

Applicant: Sean Cornes

Proposal: Proposed front and back extension.

Target date: 18/8/2022 (extended)

Case officer: Marcelina Rejwerska

1. Site Description and Surrounding Area:

The proposal site is a residential dwelling on Hemdean Road in Caversham. The property is a mid-terrace in a short terrace of properties of a unique character which stands out from the other detached properties on Hemdean Road.

2. Proposal:

Planning permission is sought for a single storey rear extension measuring 3m in depth and 2.5m in width. The proposed extension will have a pitched roof and be constructed in materials to match the main dwelling.

2.1. Plans Considered:

A-001 Roof Plans
A-002 Existing Plan
A-003 Existing Elevation
A-004 Existing Section
A-005 Existing 3-D View
A-006 Demo Plan
A-007 Demo Elevation
A-008 Demo Section
A-009 Demo 3-D View
A-010 Proposed Plan
A-011 Proposed Elevation
A-012 Proposed Section
A-013 Proposed 3-D View
Block Plan
Location Plan

Received 15/6/2022

3. Relevant Planning History:

011391 - Two storey rear extension - Application permitted on 4/4/2001

130709 - First floor front extension - Application permitted on 25/7/2013

4. Consultation Responses:

4.1. Internal Consultees

None consulted.

4.2. External Consultation

The following addresses were formally consulted via letter on 12/4/2022:
97, 101 Hemdean Road

3 objections received citing the proposed front extension being out of character for its location; the front extension was removed from the proposal.

In addition, a site notice was sent to the applicant to be displayed on site.

5. Discussions with applicant/agent

The initial proposal included a front extension which was removed from the proposal as it was considered out of character for its location and context.

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. Relevant Planning Policy and Guidance

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 Policy Guidance

Reading Borough Local Plan (2019)

CC8 Safeguarding Amenity
H9 House Extensions and Ancillary Accommodation

Design Guide to House Extensions - Supplementary Planning Document (2021)

8. Appraisal

8.1. House Extensions and Ancillary Accommodation

In accordance with policy H9: House Extensions and Ancillary Accommodation, house extension proposals are acceptable where it:

- *Respects the character and appearance of the house in terms of scale, location, materials and design*
 - The proposed rear extension is considered acceptable in terms of size and scale; it is proportional to the main dwelling.

- All proposed materials will match the existing dwelling and therefore the proposal is considered acceptable in terms of design.
- *Respects the character and pattern of neighbouring properties and appearance of the street as a whole in terms of scale, location, materials and design, the arrangement of doors, windows and other principal architectural features and any important existing building line.*
 - The proposal will not be visible from the street, and is therefore not considered to pose a risk to the wider character of the street.
 - Other properties within the same short terrace have rear extensions, and therefore the proposal will not appear out of character for its location.

8.2. Safeguarding Amenity

This proposal has also been assessed against Reading Borough Local Plan policy CC8: Safeguarding Amenity, which states that proposals are acceptable where they will not cause a detrimental impact on the living environment of existing residential properties with regard to:

- Privacy and overlooking
 - No identified risk of overlooking.
- Access to sunlight and daylight
 - No identified risk of overshadowing.
- Visual dominance and overbearing effects of a development
- Harm to outlook
 - The proposal is considered acceptable in terms of size, scale and design and therefore does not pose any identified risks to amenity of neighbouring properties.

9. Conclusion

The proposed development has been assessed and the proposed works are considered to be in accordance with the above relevant policies and planning permission can be granted.

RECOMMENDATION: GRANT PERMISSION

Conditions

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Informatives