

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Heights

App Ref: 221167/HOU

Address: 1 Treforgan, Caversham, Reading, RG4 7XG

Proposals: Proposed single storey rear extension and partial integral garage conversion.

Case Officer: Marcie Rejwerska

Applicant: Mr & Mrs Andrew Rogers

Date received (valid from): 5 August 2022 **Target Decision date:** 12 October 2022 (extended)

1. SITE DESCRIPTION

The application site is a detached two-storey dwelling on Treforgan in Caversham. The property is set back from the road by way of a paved driveway. There is a modest rear garden on site, and the land slopes downwards to the north. Treforgan is a residential road comprised of detached dwellings in similar style and character. The property is not listed nor in a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a single storey rear extension, constructed in matching brickwork with a pitched roof to match the main dwelling. The roof will have 3 new roof lights, and the rear elevation will include bifold doors and one new window. The existing rear elevation is uneven - the proposed extension will be constructed across the width of the dwelling in an even line with depth measuring between 2m-2.88m. The proposed roof height is 2.3m at the eaves and 3.3m total.

The proposal also includes a partial internal garage conversion. No changes are proposed to the front elevation.

Plans considered:

ROGERS-0722-05 Location plan

ROGERS-0722-06 Block plan

ROGERS-0722-03 Existing plan and elevations

ROGERS-0722-01 Proposed ground floor plan

ROGERS-0722-02 Proposed elevations

ROGERS-0722-04 Proposed section A-A

Received 8/8/2022

3. RELEVANT PLANNING HISTORY

221165 - Certificate of Lawfulness for Proposed Loft conversion including 1No flat roof dormer to the rear elevation and 3No roof-lights to the front elevation - Proposal is permitted development (22/9/2022)

4. CONSULTATIONS

Internal consultation:

Transport - No objections subject to conditions.

External consultation:

The following addresses were consulted by letter.

9 Treforgan, Caversham, Reading, RG4 7XG
3 Treforgan, Caversham, Reading, RG4 7XG
43 Hunters Chase, Reading, RG4 7XH

No letters of representation 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 extension is subservient to the main dwelling and 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 for its area. In addition, views of the proposed extension will be limited from Treforgan and Hunters Chase, therefore the proposed development is not considered to impact the wider street scene. The downward slope of the land is not considered to exacerbate the scale of the proposed extension on the neighbouring no. 3 Treforgan.

It is also noted that the application site has recently had approved under Permitted Development a rear dormer. The proposed rear extension is not considered to conflict with this, nor are the cumulative effects of the two proposals considered excessive.

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;
 - No identified risk.
- Overbearing effects;
 - No identified risk.
- Sunlight and daylight;
 - No identified risk.

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 PERMISSION

Recommended Conditions:

TL1

AP1

M1

DC1