

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Heights

App Ref: 220942/HOU

Address: 26 St Peters Hill, Caversham, Reading, RG4 7AX

Proposals: Internal alterations and changes to existing fenestration.

Case Officer: Mr David Brett

Applicant: Mr Chris Cook

Date received (valid from): 28/06/2022

Target Decision date: 01/09/2022, extension of time on decision agreed from 23/08/2022

1. INTRODUCTION

The proposal site is a two-storey semi-detached dwelling on St Peters Hill, Caversham. 26 St Peters Hill is situated upon a large plot, with a generously sized front and rear garden. The surrounding area is predominantly residential and consists mostly of large detached and semi-detached dwellings. The proposal site is approximately 600m north west of Caversham District Centre.

The proposal site is not located within a Conservation Area, nor is the dwelling listed or within the setting of a listed property. There is one TPO within the proposal site to the rear garden. There are also three TPOs to the front garden of number 28, and one TPO to the rear garden of number 24. St Peters Hill is a main transport corridor (A4074).



Fig 1. Rear of 26 St Peters Hill. Photo taken on 19/08/2022.



Fig 2. Side of 26 St Peters Hill. Photo taken on 19/08/2022.

A site visit for this application was carried out on 19/08/2022.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks external alterations to the existing building and existing rear extension at 26 St Peters Hill. These alterations consist of the following:

- Insertion of lantern to existing rear extension.
- Sliding stacking glazed doors to the rear elevation of existing rear extension.
- Rendering of exterior walls to existing rear extension.
- Full height glazing to the ground floor side elevation of the outrigger.
- Two rooflights to the existing garage.

Internal alterations are also proposed such as the relocation of the W/C to the garage and the creation of a utility room. These alterations do not require planning permission are considered modifications to better utilise the existing internal space.

Plans considered:

- Existing Floor Plans - 3841/101
- ~~- Existing Elevations - 3841/102~~
- Block and Location Plan - 3841/200
- Proposed Floor Plans - 3841/201 Rev A
- ~~- Proposed Elevations - 3841/202~~

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- Existing Elevations - 3841/102 Rev A
- Proposed Elevations - 3841/202 Rev A
- Email from agent confirming materials

Received on 30/08/2022

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

4.1 The following addresses were consulted by letter.

24 St Peters Hill, Caversham, Reading, RG4 7AX - No response received.
28 St Peters Hill, Caversham, Reading, RG4 7AX - No response received.
21 Copperfields, Caversham, Reading, RG4 7PQ - No response received.
23 Copperfields, Caversham, Reading, RG4 7PQ - No response received.

Reading Borough Council, Natural Environment - Response received on 02/08/2022

- *The site is subject to TPO 134/09 which includes one Horse chestnut tree in the rear garden. Trees in both neighbouring properties are also protected. However, given the nature of the proposal, it does not impact on any trees therefore I have no objections.*

A site notice was erected on 06/07/2022 for a period of 21 days expiring on 26/07/2022, no responses have been received.

5. 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.

6. 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 (Adopted November 2019)

CC7 Design and the Public Realm

CC8 Safeguarding Amenity

H9 House Extensions and Ancillary Accommodation

H10 Private and Communal Outdoor Space

EN14 Trees Hedged and Woodlands

EN15 Air Quality

SPG/SPD

Design Guide to House Extensions SPD (Adopted March 2021)

7. APPRAISAL

7.1 House Extensions and Ancillary Accommodation

In accordance with Reading Borough Local Plan 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 and locations.*
- *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.*

Policy CC7 of the Reading Borough Local Plan requires all development to be of high quality design and maintain and enhance the character and appearance of the surrounding area. In this specific case, this concerns the following components:

- Layout
- Landscape
- Scale: height and massing; and
- Architectural detail and materials

The proposed development consists of the reconfiguration of the internal layout of 26 St Peters Hill, with alterations to the fenestration and external walls of the existing rear extension. No additional floorspace is proposed, with the footprint of the main house and existing rear extension remaining the same.

As existing, the brickwork to the existing rear extension does not match the existing dwelling. The proposed render finish to the existing rear extension is considered to have a neutral impact and is not considered to harm the character and appearance of the existing dwelling. The change in materials to the existing rear extension would not have a harmful impact on the character and appearance of the surrounding area as the rear extension is not visible from the highway. The materials specified for the development are as follows:

- bi-fold doors to existing rear extension and side elevation of main house - aluminium
- render finished in white/grey
- conservatory lantern - aluminium
- rooflights uPVC/aluminium
- windows and doors - aluminium

Overall, the proposed development is considered minor in scale and would not harm the character and appearance of St Peters Hill and the surrounding area. Therefore, the proposed development is considered in accordance with Policies CC7 and H9 of the Reading Borough Local Plan.

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

- *Does not result in a loss of biodiversity within gardens.*

The development would not result in a loss of biodiversity within the garden.

7.2 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 (amongst other matters):

- *Privacy and overlooking*
- *Access to sunlight and daylight*
- *Visual dominance and overbearing effects of a development*
- *Harm to outlook*

Due to the nature of the development; no nearby occupiers are considered to be significantly impinged by the proposed development in relation to any amenity consideration. For existing and future occupiers of 26 St Peters Hill, the proposed development is considered to improve the standard of accommodation at the site.

Overall, the proposed extension is not considered to harm the living conditions to neighbouring properties or the surrounding area. Therefore, the proposed development is considered in accordance with policies CC7 and CC8 of the Reading Borough Local Plan.

7.3 Private and Communal Outdoor Space

This proposal has also been assessed against Reading Borough Local Plan policy H10: Private and Communal Outdoor Space, which states that:

- *Usable outdoor space for houses should be no less than the gross floor area of the dwelling. To which it relates.*

The development will not represent an unacceptable loss in private outdoor space.

7.4 Air Quality

This proposal has been considered against Reading Borough Local Plan policy EN15, as the proposal site is within an Air Quality Management Area (AQMA). As demonstrated in the policy, this proposal does not meet the requirements for an Air Quality Assessment (AQA) and is considered not enough of a detrimental impact air quality to warrant such an assessment due to the size and scale of the proposal.

7.5 Trees

As per the advice from the Natural Environment Team; it is acknowledged that there is a TPO within the rear garden of 26 St Peters Hill, however, the size, scale and nature of the proposed development leads to the conclusion that the TPO would not be harmed in accordance with Policy EN14 of the Reading Borough Local Plan.

8. 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.

9. RECOMMENDATION

GRANT

10. CONDITIONS

TL1: Time Limit (Standard)

The development hereby permitted shall begin no later than three years from the date of this planning permission.

REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

AP1: Approved Plans

The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

Plans considered:

- Block and Location Plan - 3841/200
- Proposed Floor Plans - 3841/201 Rev A

Received on 28/06/2022

- Proposed Elevations - 3841/202 Rev A
- Email from agent confirming materials

Received on 30/08/2022

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

M3: Materials (As Specified)

The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policies CC7 and H9 of the Reading Borough Local Plan 2019.

11. INFORMATIVES

Standard Informatives