

## DELEGATED HOUSEHOLDER APPLICATION REPORT

**Ward:** Peppard

**App Ref:** 211817/HOU

**Address:** 264 Henley Road, Caversham, Reading, RG4 6LS

**Proposals:** Double storey side extension with additional rear loft dormer extension.

**Case Officer:** Beatrice Malama

**Applicant:** C/O Agent

**Date received (valid from):** 9 November 2021      **Target Decision date:** 19 January 2022

### 1. SITE DESCRIPTION AND SURROUNDING AREA

The application site is a two story semidetached dwelling house located northwest of Henley Road. The area is predominantly residential comprising of detached and semidetached dwelling houses of mixed design and style. Whilst most houses in the street are built of brick with pitched roofs, some have a mixture of redbrick and rendered exterior walls. Most properties in the area have large but narrow back gardens. The area is characterised by extensions to original dwelling houses of various types and sizes.

Within the immediate surrounding of the site are semidetached dwelling houses. Located south of the site across Henley Road is a green open space and beyond which are Caversham Lakes. The existing dwelling is built brick with a pitched slate roof. Within the site boundary is a detached garage attached to the neighbour's garage.

### 2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a two storey side extension with additional rear loft dormer extension. The design and finishes would match that of the original house.

Plans considered:

Drawing No: 005-P-010: OS Site Map - Existing Block Plan

Drawing No: 005-P-011: Existing - Plans and Elevations

Drawing No: 005-P-012: OS Site Map - Proposed Block Plan

Drawing No: 005-P-013: Proposed - Plans & Elevations

Received on 9<sup>th</sup> November 2021

### 3. RELEVANT PLANNING HISTORY

| Application Ref | Description                                                                                                                                                                                                                                     | Decision  | Date       |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|------------|
| 211766          | Rear extension measuring 6m in depth, with a maximum height of 3.50m. Notification of the construction of an extension under Class A Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 | Withdrawn | 16/11/2021 |

#### 4. CONSULTATIONS

4.1 The following addresses were consulted by letter.

2A Hawthorne Road, Caversham, Reading, Berkshire, RG4 6LY  
2b Hawthorne Road, Caversham, Reading, Berkshire, RG4 6LY  
2C Hawthorne Road, Caversham, Reading, RG4 6LY  
262 Henley Road, Caversham, Reading, RG4 6LS  
266 Henley Road, Caversham, Reading, RG4 6LS  
4 Hawthorne Road, Caversham, Reading, RG4 6LY

A copy of the letter addressed to the applicant was received by the Local Planning Authority from the neighbour at 262 Henley Road. Concerns raised were as follows:

- Impact of the proposed extension on the amount of light received in the dining room
- Damage to the trees/bushes along the neighbour's side of the boundary
- Encroachment on to neighbour's property during construction
- Existing chain fencing to remain in place during construction

**Officer comment:** The above concerns will be addressed later in the report under Residential Amenity and Natural Environment sections.

#### 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

The area is characterised by detached and semi-detached dwelling houses of mixed design and style. Most Houses in the street are built of brick with pitched roofs. House extensions of various types, designs and sizes are a common feature in the area.

The application site is a semidetached dwelling house originally built of brick with a slate pitched roof. The house has an existing flat roofed single-story rear and side extension with redbrick exterior walls as shown in fig 1. The existing side extension extends up to the site boundary and stretches along the boundary for a length of 6.84m. The property has existing side and rear facing dormers. To the rear of the property there is an existing boundary fencing on both sides of the boundary.

**Figure 1: Existing Rear Elevation (photo received on 4<sup>th</sup> January 2021)**



**Figure 2: Existing front elevation (photo received on 4<sup>th</sup> January 2021)**



The impact of the proposed extension on character and appearance is assessed in terms of design and scale:

### I. Design

The proposal is for a two story side extension and rear dormer extension. The proposed extension would include demolition of existing side extension and part of the existing garage to allow for the construction of the proposed development. The proposed side extension would be set away from the site boundary by 1m and set back from the front by approximately 0.6m. The proposed side extension would be 2.3m deep. Part of the first floor side extension would rest on the existing garage. To support this part of the first floor, the agent has confirmed that a column would be introduced inside the remaining part of the garage.

The proposed front and rear facing windows would be similar in design and detailing to the rest of the house and in alignment with the existing ones.

The proposed side extension would replicate the design and detailing of the original house and would be set back from the front and would have a lower ridgeline than the original house. This would allow the original house to retain its primary character and therefore it is considered unlikely to harm the character and appearance of the original house. In addition, the proposed design and materials would match the original house and neighbouring properties. As such it is considered that an extension of this kind would unlikely have a detrimental impact on the neighbouring properties and the street.

Whilst the proposed rear extension would have a flat roof different from the original house, it is considered unlikely to have a detrimental impact on the original house, neighbouring properties and the area. Some properties within the area have single story rear extensions with flat roofs therefore an extension of this kind would not be unconventional nor would it detract from the character of the wider area.

### II. Scale

Whilst the proposed extension would result in a notable increase in the overall size of the existing house, the additions would not be disproportionate to the overall size of the existing house. The proposed side extension is smaller in scale than the original house and replicates the design features of the original house thus allowing the original house to retain its character. It is considered that the proposed changes to the side/front elevations of the existing house would not harm the outlook of the wider street. The scale and massing of the extensions would therefore not cause any harmful impact on the appearance of the existing house, neighbouring properties or wider street scene.

### Residential Amenity

CC8: Safeguarding Amenity 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.

To assess this, the following has been considered - would the proposal cause a significant detrimental impact to the living environment of existing or new residential properties in terms of:

- significantly reduce the amount of daylight and sunlight enjoyed by neighbouring properties; **NO**.

The proposed two story side extension would be located closer to the boundary shared with the adjoining neighbour at 266 Henley road and further away from the adjoining neighbour at 262 Henley Road. Adequate gap between adjoining properties would be retained.

Due to the orientation of the existing house and surrounding properties, many properties within the site's immediate surrounding area receive shadows of their own buildings. As such it is not considered unlikely that the proposed side extension would cause a harmful reduction in the amount of natural light received by the neighbouring occupants.

In view of this, it is considered that the proposed two story side extension would unlikely cause a significant reduction in the amount of daylight and sunlight enjoyed by the neighbouring occupants nor would it cause any harmful overshadowing to the neighbouring property.

- invade the privacy of neighbouring properties through overlooking from windows or balconies; NO.

The site has existing two side facing windows serving the staircase enclosure and the bathroom and a side facing loft floor dormer window. The proposed two-story side extension has no side facing window. As a result of the proposed development, there would be no side facing upper floor openings. In this regard, it is considered that the proposed development would not result in any loss of privacy to the present and future neighbouring occupants. Whilst the extension of the existing rear dormer would result in a larger rear facing dormer window than the existing; and the side extension would introduce a new rear facing bathroom window, no new views would be created. As such it is considered that there would be no loss of privacy to adjoining neighbours. However, in order to continue safeguarding the amenities of adjoining neighbours, conditions to prevent the introduction of new side facing openings would be attached.

With regard to the existing boundary fencing and potential encroachment on to the neighbour's property, it is noted that the existing boundary fencing would be retained and no part of the proposed extension would encroach on to any of the adjoining neighbour's properties. The applicant is also advised through an informative that during the course of construction, care is taken to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property.

- reduce the amount of usable amenity space for the property to an unacceptable degree; NO

The application site, like most properties in the area, has a large back garden. The proposed two story side extension would replace the existing single story side extension and part of the existing garage and it would have a smaller footprint than the existing garage and side extension therefore the amount of useable amenity space available for the enjoyment of present and future occupants would not reduce.

## Natural Environment

The proposed side and rear extensions would be constructed on an existing hard standing surface therefore the proposed development is unlikely to result in the loss of trees in the garden or put significant trees at risk.

### **7. 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 subject to conditions.

### **8.0 RECOMMENDATION**

**GRANT**

### **9.0 CONDITIONS**

Time Limit (Standard) TL1

Approved Plans AP1

Materials (To Match)

No New openings