

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 220274

Address: 25 Geoffreyson Road, Caversham RG4 7HS

Applicant: Mr Conor Elliott-Walker

Proposal: Extend existing conservatory to the side, altering the existing structure to include new brick piers and flat roof.

Target date: 27/04/2022

Case officer: Marcelina Rejwerska

1. Site Description and Surrounding Area:

The proposal site is a two storey semi-detached dwelling on Geoffreyson Road in Caversham. The property has an existing conservatory at the rear of the property, and a single storey element to the side of the main dwelling. The property is set back from the road by way of a paved driveway, and has a generous rear garden. Geoffreyson Road is characterised by semi-detached residential dwellings of similar style and design. The property is not listed nor in a conservation area.

2. Proposal:

Planning permission is sought for a side extension to the existing conservatory measuring 3.16m. The proposal will increase the width of the conservatory from 4.78m to 7.94m. The depth of the conservatory to remain unchanged. The existing structure will be altered to include brick piers and a flat roof, reducing the existing height of the conservatory from approx. 3m to 2.6m.

2.1. Plans Considered:

Location Plan

Block Plan

Received 02/03/2022

Proposed Elevations

Received 01/03/2022

Proposed and Existing Elevations

Proposed and Existing Plans

Received 24/02/2022

3. Relevant Planning History:

None.

4. Consultation Responses:

4.1. Internal Consultees

None consulted.

4.2. External Consultation

The following addresses were formally consulted via letter on 07/03/2022:
23, 27 Geoffreyson Road
58, 64 Woodcote Way

No responses received.

In addition, a site notice was displayed on site by the applicant.

5. Discussions with applicant/agent

None.

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 extension is modest in size and does not increase the depth of the existing conservatory into the rear garden. As such the proposal is considered acceptable in terms of scale.

- Although the proposed extension will go right up to the property boundary, there is sufficient space between the neighbouring dwelling to mitigate any concern of appearing overbearing. The modest scale of the proposed extension also mitigates any concerns regarding risk to amenity to the neighbouring property.
- The proposed alterations to the existing structure will complement the main dwelling and improve its character. The proposal is therefore 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 is located at the rear of the property and will not be visible from the street, as such the proposal does not pose a risk to the wider character of the street.

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
- Access to sunlight and daylight
- Visual dominance and overbearing effects of a development
- Harm to outlook
 - The proposal is considered acceptable in terms of size and scale and therefore does not pose any identified risks to amenity of neighbouring properties nor the occupants of the application site.

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

TL1
AP1
M1

Informatives