

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Heights

App Ref: 221093/HOU

Address: 6 The Mount, Caversham, Reading, RG4 7RU

Proposals: Demolition of rear single storey extension, and the construction of a rear three storey extension, single storey side and rear extensions (amended).

Case Officer: Beatrice Malama

Applicant: Mr and Mrs Neo

Date received (valid from): 25 July 2022 **Agreed Decision date:** 4 November 2022

Site Visit Date: 4 October 2022

1. SITE DESCRIPTION

The application site is No. 6 The Mount - a three storey detached dwelling house located within a residential area. The area is characterised by early 20th Century large detached dwelling houses. Many houses in the street are built of brick with pitched roofs with some degree of uniformity in terms design and style however no 4, 6 and 8 The Mount have a completely different character. The area is also characterised by different forms of extensions to properties. The building is not listed and does not fall within a conservation area. The photos below show the application site as existing.

Site visit photos:



Figure 1: Existing Rear Elevation (Site Visit 4/10/22)



Figure 2: Part of the front and side elevations as existing (Site Visit 4/10/22)



Figure 3: Existing North-east elevation (Site Visit 4/10/22)



Figure 4: Part of the front and south-west elevations (Site Visit 4/10/22)

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for the proposed demolition of rear single storey extension, and the construction of a rear three storey extension and single storey side and rear extensions.

Plans/documents considered:

Drawing No: 6TM 01 - Location Plan
 Drawing No: 6TM 06 - Ground Floor Plan - Existing
 Drawing No: 6TM 07 - First Floor Plan - Existing
 Drawing No: 6TM 08 - Second Floor Plan - Existing
 Drawing No: 6TM 09 - Roof Plan - Existing
 Drawing No: 6TM 10 - Elevation A - Existing
 Drawing No: 6TM 11 - Elevation B - Existing
 Drawing No: 6TM 12 - Elevation C - Existing
 Drawing No: 6TM 13 - Elevation D - Existing
 Drawing No: 6TM-14 - Section A - Existing
 Drawing No: 6TM-15 - Section B - Existing
 Drawing No: 6TM-21 - Design and Access Statement
 Drawing No: 6TM-22 - Materials

Drawing No: 6TM-26 - Ground Floor Plan - Proposed
Drawing No: 6TM-27 - First Floor Plan - Proposed
Drawing No: 6TM-28 - Second Floor Plan - Proposed
Drawing No: 6TM-29 - Second Floor Plan (Roof Plan) - Proposed
Drawing No: 6TM-30 - Elevation A - Proposed
Drawing No: 6TM-32 - Elevation C - Proposed
Drawing No: 6TM-33 - Elevation D - Proposed
Drawing No: 6TM-34 - Section A - Proposed
Drawing No: 6TM-35 - Section B - Proposed
Drawing No: 6TM-36 - Section C - Proposed
Received on 26th July 2022

Drawing No: 6TM-02 Rev A - Block Plan - Existing
Drawing No: 6TM-03 Rev A - Block Plan - Proposed
Drawing No: 6TM-04 Rev A - Site Plan - Existing
Drawing No: 6TM-05 Rev A - Site Plan - Proposed
Received on 15th August 2022

Drawing No: 6TM-31 Rev A Elevation B - Proposed
Drawing No: 6TM- 40 - Block Plan Notes
Received on 20th October 2022

3. RELEVANT PLANNING HISTORY

No planning history for the property has been found within the council records however the Design and Access Statement (ref 6TM-21) received by the local planning authority as part of the application confirms that No.6 The Mount has had internal alterations over a period of time, with extensions to the side and rear to enlarge the ground floor area.

4. CONSULTATIONS

Internal Consultation

RBC Natural Environment comment received on 15 August 2022 - *“The site is subject to TPO 146/01 which includes one Sycamore on the rear boundary - unaffected by the proposal.*

Having looked at the photos on file and in view of the nature of the proposals (rear extensions and additional parking area), I can confirm that there are no objections as no significant vegetation is affected.”

RBC Transport Development Control comment received on 29 July 2022 - *“The proposed works do not change or impact the existing parking arrangements. Information submitted states that the vehicular access will not be affected and an additional off-road parking space is to be provided”.*

Public Consultation

Confirmation that a site notice was displayed was received on 29th July 2022 and the following addresses were consulted by letter.

4 The Mount, Caversham, Reading, Berkshire, RG4 7RU
1a Kidmore Road, Caversham, Reading, Berkshire, RG4 7LR
4a The Mount, Caversham, Reading, RG4 7RU
2A Albert Road, Caversham, Reading, RG4 7PE
8 The Mount, Caversham, Reading, RG4 7RX

Letters of representation have been received from the adjoining neighbour and from the local Ward Councillor and the main concerns raised are as follows:

- Overlooking and loss of privacy
- Overbearing effects of the development
- Overshadowing and loss of daylight and sunlight
- Harm to the character of the original house and the area

Officer comment: *The above concerns have been discussed later in the report under “Character and Appearance, and Residential Amenity” 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)

TR3 (Access Traffic and Highway-related Matters)

TR5 (Car and Cycle Parking)

EN14 (Trees, Hedges and Woodlands)

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 proposal is for a three storey rear extension with a pitched roof and flat roofed single storey side and rear extensions with roof lanterns. The proposed three storey rear extension is set back from the existing south-west side elevation by 1m and by 2.5m from the north-east side elevation. The roof is set down from the ridgeline of the existing house by approximately 0.4m. The single storey rear extension is also set back from the side elevations of the new three storey rear extension. Given the design and scale, the proposed development is considered to be in keeping with and proportionate to the existing house. The proposal mirrors some of the design details of the existing house and as such the character of the existing house would be retained. In addition, exterior finishes have been selected to complement the existing house and to add a modern finish to the early 20th century building. It is considered that the proposed development would result in an improvement to the appearance of the building.

Whilst it is acknowledged that the proposed development would result in a notable increase in the size of the original house, the change is not considered harmful to the appearance of the house, adjoining properties and the wider area as the area is characterised by large detached houses therefore the proposal would not appear out of keeping with the immediate surrounding area. Further, a larger part of the proposed development would be to the rear of the house and the property has a large back garden and thus any potential harm to the overall appearance of the immediate surrounding area is further eliminated. The proposal therefore accords with policies CC7 and H9 of the Reading Borough Local Plan.

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.

The house has two existing upper floor windows in the south-western elevation and the application proposes one additional first floor window to this side. To address any overlooking and loss of privacy concerns, the applicant has changed the plan to make the new side facing window obscure glazed and non-openable up to 1.7m above first floor level. The new rear elevation would introduce two new upper floor windows and it is acknowledged that these would introduce new views however these are not considered likely to adversely impact on the privacy of the adjoining property at No. 2a Albert Road. The proposed three storey rear extension would be set at least 20m away from the property boundary to the rear and there are existing tall trees on the boundary with 2a Albert Road and therefore any likely harm to privacy would be reduced.

With regard to loss of natural light and overbearing effects of the development, given the existing separation gap between adjoining properties (which would be retained), the setting back of the three storey extension from the existing side elevations, the orientation of existing buildings and the relationship with each other, the proposed development is not considered to have any adverse impact on the amount of natural light adjoining properties currently enjoy. In addition, although the changes to the existing property would be noticeable, overall the extended house would not present any overbearing effects on the adjoining neighbouring properties. This is because the design and scale allows the character of the existing building to be retained and the separation gap between adjoining properties would allow the relationship between adjoining properties to be maintained. The proposal therefore complies with Policies CC8 and H9 and is considered acceptable.

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

Application Permitted

Recommended Conditions:

Time Limit (Standard) TL1

Approved Plans AP1

Materials (As Specified) M3

No new openings PD2

Informatives

IF3 Highways