

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Thames

App Ref: 220012/HOU

Address: 254 Hemdean Road, Caversham, Reading, RG4 7QT

Proposals: Single story rear extension

Case Officer: Beatrice Malama

Applicant: Sarah Wonham

Date received (valid from): 6 January 2022 **Target Decision date:** 3 March 2022

1. INTRODUCTION

The application site is a two story semidetached dwelling house located at 254 Hemdean Road in a predominantly residential area. The area comprises of detached, semidetached and terraced properties with similar style and design. The area is characterised by properties with large back gardens and extensions to dwelling houses of various types and sizes.

The site is bounded by Caversham Cemetery to the West (rear side of the property) and Hemdean Road to the East. The property has a large back garden and an existing conservatory. The property is not listed and does not fall within a conservation area

2. BACKGROUND AND PROPOSED DEVELOPMENT

Planning application 210871 for a single story rear and side extension was permitted on 21st July 2021. However, this has not been implemented.

This application relates to a single story rear extension. The proposed development would replace the existing conservatory whose footprint is less than the proposed extension. The proposed extension would be 3.5m deep, 7.2m wide and a maximum height of 3.7m. The proposed extension would have a pitched roof with two roof lights.

Plans considered:

Drawing No: unnumbered - Site Plan

Drawing NO: unnumbered - Location Plan

Drawing No: 001 - Existing and Proposed Plans and elevations

Received on 6th January 2022

3. RELEVANT PLANNING HISTORY

210871/HOU - single story rear and side extension - permitted - 21/07/21

4. CONSULTATIONS

4.1 The following addresses were consulted by letter.

256 Hemdean Road, Caversham, Reading, Berkshire, RG4 7QT

252 Hemdean Road, Caversham, Reading, RG4 7QT

No Letters of representation have been 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 CC7 (Design and the Public Realm) requires that all developments be of high design quality, whilst Policy H9 (House Extensions and Ancillary Accommodation) requires that an extension “respects the character and appearance of the house in terms of scale, location, materials and design and should not harm the character and pattern of neighbouring houses and the appearance of the street scene”.

The proposed rear extension would be single story with a pitched roof and two roof lights in the roof slope. It would extend beyond the width of the existing house by approximately 1.4m. Exterior walls would be of brick to match the lower half of the existing building. The proposed development includes a parapet wall to the side.

Whilst the proposed extension would extend beyond the width of the existing building and would be visible to the public realm, the impact on the appearance of the existing house and the street scene would not be considered detrimental. The proposed design and materials to be used on the extension would be similar to that on the existing house. The proposal therefore does not harm the character or appearance of the existing house nor have a detrimental impact on the wider area.

Residential Amenity

CC8 (Safeguarding Amenity) seeks to prevent development causing detrimental impact on the neighbouring properties; policy H9 (House Extensions and Ancillary Accommodation) provides that extensions should not cause an overbearing impact on neighbours”.

Although the nature of the proposal would result in a notable addition to the existing house, it is considered that it would not represent an overbearing impact on the existing house and neighbouring properties. As the proposal is single story there would be no overlooking of neighbouring houses therefore the extension is unlikely to cause loss of privacy to the neighbour. In addition, due to the orientation of existing buildings and the scale of the proposed extension, it is considered unlikely that the proposed extension would cause any loss of sunlight, daylight or overshadowing to the neighbouring houses.

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

Application Permitted

9.0 CONDITIONS

1. Time Limit (Standard) TL1
2. Approved Plans Ap1
3. Materials (As Specified) M3