

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Thames

App Ref: 211185/HOU

Address: 22 Woodcote Road, Caversham, Reading, RG4 7BA

Proposals: Single Storey rear and side extensions and Minor alterations to first floor

Case Officer: James Schofield

Date received (valid from): 17 July 2021 Target Decision date: 11 September 2021

1. INTRODUCTION

The application relates to an early 20th century two-storey detached dwelling located on the northern side of Woodcote Road. OS Maps suggest the site was developed between 1900 and 1915 along with the majority of the dwellings on the north side of Woodcote Road between Darell Road and Highmoor Road. These dwellings were built in the then fashionable Arts and Crafts style which sought to balance the use of romanticised Gothic and Tudor-revival ornamentation with functional design in elevations and roofs. Important components of the design for 22 Woodcote specifically includes:

- Roofscape; prominent finials, ornamental ridge tiles, prominent chimneys with Edwardian chimney pots,
- Elevations; a half-timbered gable end in the front elevation, rectangular red hanging tiles beneath the first-floor bay window with a decorative diamond pattern using red rounded hanging tiles at the centre point of the bay, arched red brick lintels above windows, thin straight red brick lintels below windows, one course of thin red brick oversails the boundary between the ground and first floor, otherwise elevations are plain red brick.
- Doors & Fenestration; half-Georgian bar windows, four-panelled doors with upper panels in decorative glass and a semicircular glass decorative panel above those, glass transom above doors in a wooden door frame, all windows and doors placed with regard for symmetry to one another and overall repeating patterns.

The site remains a good example in Reading of this architectural era. The site enjoys a relatively generous garden. The site falls within a habitat of moderate suitability for use by protected species of bats.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development includes single-storey side and rear extensions and moving a first-floor side-facing window into the rear elevation.

Further to talks between the planning officer and the agent, amended plans were submitted which specified that an existing window was to be re-used/re-sited and finials were added to the proposed skylight.

Plans considered;

Drwg No. BA0181-01 Existing Plans & Elevations

~~Drwg No. BA0181-02a Proposed Plans & Elevations (Superseded)~~

Drwg No. BA0181-03 Site & Location Plans

As received 19th of July 2021

Drwg No. BA0181-02b - Proposed Plans and Elevations

As received 9th of September 2021

3. RELEVANT PLANNING HISTORY

None relevant.

4. CONSULTATIONS

4.1 Neighbours

The following addresses were consulted by letter.

43 Highmoor Road, Caversham, Reading, RG4 7BQ
20 Woodcote Road, Caversham, Reading, RG4 7BA
24 Woodcote Road, Caversham, Reading, RG4 7BA
41 Highmoor Road, Caversham, Reading, RG4 7BQ

No letters of representation have been received. The planning administration team confirmed that the applicant submitted a form indicating that a Site Notice was displayed.

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 Planning Policy

National Planning Policy Framework (2019)
National Planning Practice Guidance

Reading Borough Local Plan (adopted 2019)

CC7 Design and the Public Realm
CC8 Safeguarding Amenity
EN12 Biodiversity and the Green Network
EN15 Air Quality
H9 House Extensions and Ancillary Accommodation
H10 Private and Communal Outdoor Space

SPG/SPD

A Design Guide to House Extensions SPG (adopted 2021)

Paragraph 99 of the government Circular 06/05: Biodiversity and Geological Conservation
- Statutory Obligations and Their Impact Within The Planning System

7. APPRAISAL

7.1 Principle of Development

The application seeks permission for re-siting of an existing window, erecting a single-storey rear extension and a side extension. Such domestic works are supported in principle by Policy H9 (House Extensions and Ancillary Accommodation) of the Local Plan (2019) subject to a number of criteria

ensuring the effects of such extensions and alterations respect its context and are not harmful. These considerations will be examined in more detail in the following sections.

7.2 Character, scale and siting

Local Policy CC7 states that, development must be of a high design quality that maintains and enhances the character and appearance of the area in Reading in which it is located. Policy H9 states that an extension will be acceptable where it: respects the character of the house, respects the pattern of neighbouring properties, and does not present a large blank façade to public areas. The SPD 'A design guide to house extensions' provides guidance on design considerations for single-storey rear extensions, which outlines that the design should not detract from the existing dwelling, not encroach on a line taken 45 degrees from the mid-point of the nearest neighbouring habitable room, and should not harm common building lines or positive repeating design features.

The scale and siting of the proposed extension are acceptable and proportional to a dwelling of this size. The re-location of the side facing first-floor bathroom window to the rear-facing first floor wall serving a bedroom is considered positive on conservation, privacy and environmental grounds.

The details of the design are of particular importance for this site given that it is a good example of its architectural style in Reading and as such preservation and enhancement of existing character are warranted. The design detail of the proposal appears to be largely congruent with the existing character of the dwelling with the use of existing windows and visually similar half-Georgian bar windows, and arched brick lintels. However, the proposed use of a flat roof with a parapet using straight modern lines and little to no ornamentation is a significant departure from the existing Edwardian character of the dwelling. Further to discussions with the agent finials were added to the pyramidal skylight in order to provide some degree of ornamentation. The overall effect of the proposed flat-roof section of the extension is one that refers to the architectural language used throughout the rest of the dwelling but does still depart meaningfully in a slightly harmful manner. However, the degree of harm is mitigated through inconspicuous siting, and as such, is not sufficiently harmful enough in its own right to constitute a reason for refusal.

Further to the above analysis, the development proposal accords with the aims of policies CC7 and H9 of the Local Plan (2019) with respect to siting and scale, while character considerations are not sufficiently harmful to warrant a recommendation for refusal.

7.3 Amenity

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. Policy H10 aims to ensure suitable outdoor private and communal outdoor amenity space is prioritised in development decision. The proposal includes a single-storey rear extension.

The extension would not impose on any 45-degree lines of sight. By virtue of limited height and siting neither the extensions or the re-sited window would cause significant overlooking or overshadowing issues for neighbouring properties. Over half the garden remains undeveloped, and the proposal would not harm the quality of outdoor amenity spaces for the site or neighbouring sites. Further to this analysis, the proposal is considered to accord with the aims of policy CC8 and H10 of the Local Plan (2019).

7.4 Biodiversity and sustainability

Part 'b' of Policy EN12 indicates that all development sites should not result in a net loss of biodiversity or geodiversity. These aims are supported by Policy H9 which states that an extension will only be acceptable where it does not result in the loss of biodiversity within gardens. *Paragraph 99 of the government Circular 06/05: Biodiversity and*

Geological Conservation - Statutory Obligations and Their Impact Within The Planning System requires the establishment of the presence or otherwise of protected species prior to the granting of planning permission.

Because those parts of the development subject to this application do not alter in any way existing rooves there is no meaningful risk of harm to any protected species of Bats.

The site does not have any notable vegetation within the proposal site, protected trees or identified Green Links which could be negatively impacted by the proposal.

The proposal is not considered likely to result in a net loss of biodiversity or geodiversity. As such the proposal is considered to accord with the biodiversity and sustainability considerations of Policies H9 and EN12 of the local plan and to accord with the requirements of Paragraph 99 of the government Circular 06/05.

7.5 Air Quality Management Area

The proposal would not introduce any new planning units and no adverse transport or air quality impacts are envisaged. The proposal accords with the aims of Policy EN15.

8. CONCLUSION

The proposed development has been assessed and the proposed works are in accordance with the above relevant policies and planning permission can be granted.

9. RECOMMENDATION GRANT

10. CONDITIONS & INFORMATIVES

1. Standard time limit (TL1)
2. Standard approved plans (AP1)
3. Materials as specified (M3)
4. Bats & works to roofs (I12)

APPENDIX

Site photographs provided by agent on 9th of September 2021.





