

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham

App Ref: 220659/HOU

Address: 2 Balmore Park, Caversham, Reading, RG4 8PU

Proposals: Rear ground floor extension and rear first floor extension

Case Officer: Marcie Rejwerska

Applicant: Pat Carter

Date received (valid from): 5 May 2022 **Target Decision date:** 6 October 2022 (extended)

1. SITE DESCRIPTION

The application site is a detached two storey dwelling on Balmore Park in Caversham. The property is set back from the road and has a unique low pitch roof. The property also has an existing conservatory at the side. Balmore Park is a residential road comprised of detached properties in similar character, as well as apartment blocks. The property is not listed nor in a conservation area. There are a number of trees at the rear of the property, including one Cedar tree under TPO.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a single storey infill rear extension measuring 2.15m depth x 6.45m in width. The proposed extension will have a flat roof, extending beyond the extension to form an approx. 1m canopy. New window and external door are proposed at the rear elevation. The proposal also includes a rear first floor dormer extension, measuring 5.26m length x 2.78 height x 3.34m depth. The proposed extension will have a Juliet balcony window at the rear elevation, and a flat roof. Both extensions will be finished in off-white render.

Plans considered

2052/P03 Location and block plan

2052/P02 Existing plans and elevations

2052/P04 Proposed elevations

Arboricultural Method Statement

Received 5/5/2022

2052/P03 Proposed floor plans

Received 03/10/2022

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

Internal consultations:

Trees - No objections following clarification, subject to conditions.

External consultations:

The following addresses were consulted by letter.

4 Balmore Park, Caversham, Reading RG4 8PU

No responses 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 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 proposed single storey infill rear extension is modest in scale and subservient to the main dwelling. Similar extensions are common on Balmore Park, therefore this development is not considered uncharacteristic. The proposed fenestration complements the existing layout at the rear elevation.

The proposed first floor dormer extension is less common in the immediate area, however it is contained at the rear of the property and will not be visible from the street, therefore posing minimal risk of harm to the streetscape. The proposed extension is proportionate to the main dwelling, with the proposed dormer considerably set down from the main roof ridge line. The dormer is not considered to be visually dominant.

The proposed render finish is not as common in the immediate area, however the proposed colour complements the existing brickwork and is not considered harmful to the character of the property.

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.

- Privacy and overlooking;
 - No identified risk. The proposed rear elevation first floor Juliet balcony window will create new views, but these are not considered to pose a risk of overlooking to the neighbouring property.
- Overbearing effects;
 - No identified risk.
- Sunlight and daylight;
 - No identified risk.

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

GRANT PERMISSION

Recommended Conditions:

TL1

AP1

M3

PD5

L7A