

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Peppard

App Ref: 220149/HOU

Address: 264 Henley Road, Caversham, Reading, RG4 6LS

Proposals: Single storey rear extension

Case Officer: Beatrice Malama

Applicant: Mr & Mrs Behar

Date received (valid from): 2 February 2022 **Target Decision date:** 14 April 2022

1. SITE DESCRIPTION AND SURROUNDING AREA

The application site is a two story semidetached dwelling house located northwest of Henley Road. The area is predominantly residential comprising of detached and semidetached dwelling houses of mixed design and style. Whilst most houses in the street are built of brick with pitched roofs, some have a mixture of redbrick and rendered exterior walls. Most properties in the area have large but narrow back gardens. The area is characterised by extensions to original dwelling houses of various types and sizes.

Within the immediate surrounding of the site are semidetached dwelling houses. Located south of the site across Henley Road is a green open space and beyond which are Caversham Lakes. The existing dwelling is built of brick with a pitched slate roof. Within the site boundary is a detached garage attached to the neighbour's garage.

2. BACKGROUND AND PROPOSAL

Planning application 211817 for the proposed two story side extension with an additional rear loft dormer extension was approved in January 2022. This application is for the proposed single story rear extension measuring 6m deep on one side and 3.3m on the other and would be approximately 8.3m wide with a height of 3.5m. The roof would be flat with two hipped roof lanterns each measuring 3.4m x 1.4m.

Plans considered:

Drawing No. - 005-P-020: OS Site Map - Existing Block Plan

Drawing No. - 005-P-021: Existing - Plans & Elevations

Drawing No. - 005-P-022: Consented - Plans & Elevations

Drawing No. - 005-P-023: OS Site Map - Proposed Block Plan

Drawing No. - 005-P-024: Proposed - Plans & Elevations

Drawing No. - 005-P-025: Existing - Site Photos

Received by the Local Planning Authority on 2nd February 2022

Other Documents considered:

Covering letter Ref 005/PL/LB/220202

Daylight and Sunlight Report for 264 Henley Road prepared by SHA Environmental.

Received by the Local Planning Authority on 2nd February 2022

3. RELEVANT PLANNING HISTORY

Application Ref	Description	Decision	Date
211766	Rear extension measuring 6m in depth, with a maximum height of 3.50m. Notification of the	Withdrawn	16/11/2021

	construction of an extension under Class A Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015		
211817/HOU	Double storey side extension with additional rear loft dormer extension	Permitted	19/01/22

4. CONSULTATIONS

4.1 Confirmation that the site notice was displayed was received on 9th February 2022.

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)
EN14 (Trees, Hedges and Woodlands)

SPG/SPD

- A Design Guide to House Extensions SPG

6. APPRAISAL

Character and Appearance

The area is characterised by detached and semi-detached dwelling houses of mixed design and style. Most Houses in the street are built of brick with pitched roofs. House extensions of various types, designs and sizes are a common feature in the area.

The application site is a semidetached dwelling house originally built of brick with a slate pitched roof. The house has an existing flat roofed single-story rear and side extension with

redbrick exterior walls as shown in fig 1. The existing side extension extends up to the site boundary and stretches along the boundary for a length of 6.84m. The property has existing side and rear facing dormers. To the rear of the property there is an existing boundary fencing on both sides of the boundary.

Figure 1: Existing Rear Elevation (photo received on 2nd February 2022)



Figure 2: Existing front elevation (photo received on 2nd February 2022)



The impact of the proposed extension on character and appearance is assessed in terms of design and scale:

1. Design

The proposal is for a single story rear extension measuring 6m and 3.3m deep respectively, and approximately 8.3m wide and 3.5m high. The proposed extension would be of red brick to match the existing and would be set away from the boundary with the property at no. 266 by 1m; whereas the other side of the extension would extend along the boundary with the property at 262 for 6m. The roof would be flat with two roof lanterns and the rear facing door would be an aluminium framed double glazed sliding door. This application follows the recently approved

planning application 211817 for a two story side extension and rear dormer extension. The approved two story side extension would replace the existing single story side extension.

The proposed rear extension would replicate some of the detailing of the original house and would utilise materials that complement the original house. Although a pitched roof would have been ideal to match the original house, the proposed flat roof is not considered to have a detrimental impact on the appearance of the original house. In addition, the proposed hipped roof lanterns would create a balance and thus reduce any potential harm to the appearance of the house. The design and use of materials that match and/or compliment the original house would allow the original house to retain its character. Therefore it is considered unlikely that the additional single story rear extension would cause harm to the character and appearance of the original house. Furthermore, within the immediate surrounding of the site are a number of flat roofed side and rear extensions as such an extension of this kind would not be unconventional nor would it detract from the character of the wider area.

II. Scale

The proposed extension would result in a notable increase in the size of the house. As a result of the proposed rear extension the floor space of the house would increase by approximately 37 square metres and by 67 square meters when combined with previously permitted developments. Incrementally, the size of the house would double. Overall, the building would cover a total of 130 square metres of floor space. The side wall of the proposed rear extension would be 6m deep and would form a boundary wall between 264 and the adjoining neighbouring property at 262. The proposed rear extension would have a flat roof and a height of 3.5m.

Due to the size (depth and height) and scale of the proposed extension and the relationship with neighbouring buildings, it is considered the proposed extension would be visually dominant. This would likely result in an overbearing impact on the neighbouring properties - particularly the adjoining property at 262 Henley Road. In this regard, it is considered that the proposed rear extension would have a detrimental impact on the adjoining properties. The proposed changes therefore are not considered acceptable in terms of scale and impact on neighbouring properties and thus would conflict with Policies CC7, CC8 and H9 of the Reading Borough Local Plan 2019 and the Design Guide to House Extensions 2021. On this basis the proposal is being recommended for refusal.

Residential Amenity

CC8: Safeguarding Amenity 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.

To assess this, the following has been considered - would the proposal cause a significant detrimental impact to the living environment of existing or new residential properties in terms of:

- significantly reduce the amount of daylight and sunlight enjoyed by neighbouring properties; **NO.**

The proposed single story rear extension would stretch along the boundary shared with the adjoining neighbour at 262 Henley road and away from the adjoining neighbour at 266 Henley Road. The proposed extension would be 3.5m high. There is an existing boundary fencing on both sides of the property. The fencing between the site and the property at 262 vary in height between approximately 2.3m (portion

closer to the building) to 1m (further away from the building). Beyond the boundary is the adjoining neighbour's rear facing double door with smaller side windows as shown in figure 3 below.

Figure 3: Rear elevations - 262 and 264 Henley Road



Due to the orientation of the existing house and surrounding properties (north western facing), many properties within the site's immediate surrounding area receive shadows of their own buildings. As such it is not considered likely that the proposed rear extension would cause a harmful reduction in the amount of sunlight received by the neighbouring occupants. In addition, according to the daylight and sunlight assessment report prepared for 264 Henley Road by SHA Environmental, although the amount of daylight received by neighbouring properties would reduce, it would not be to the detriment of neighbouring occupants. The report indicates that the reduction would be negligible as such it is considered unlikely to have a detrimental impact on the living conditions of neighbouring occupants.

In view of this, it is considered that the proposed single story rear extension would unlikely cause a significant reduction in the amount of daylight and sunlight enjoyed by the neighbouring occupants nor would it cause any harmful overshadowing to the neighbouring property.

- invade the privacy of neighbouring properties through overlooking from windows or balconies; NO.

The proposed extension would be single story and no side facing windows have been proposed as part of this scheme as such the risk of overlooking is eliminated. In addition, there is an existing boundary fencing on both sides of the property and therefore it is considered that there would be no loss of privacy to adjoining neighbours.

With regard to the existing boundary fencing and potential encroachment on to the neighbour's property, it is noted that the existing boundary fencing would be retained and no part of the proposed extension would encroach on to any of the adjoining neighbour's properties. Were the application otherwise acceptable, the applicant would have been advised through an informative to make sure that during the course of construction, care is taken to ensure that no part of the proposed development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property.

- reduce the amount of usable amenity space for the property to an unacceptable degree;
NO

The application site, like most properties in the area, has a large back garden.

The property's back garden measures over 50m long and 9m wide. The proposed rear extension would measure a maximum of 6m deep and approximately 8m wide. Although the proposed rear extension together with already permitted alterations to the property would almost double the size of the original house, it would not result in a significant reduction in the amount of usable amenity space available for the enjoyment of present and future occupants.

7. CONCLUSION

This proposal has been carefully considered in the context of the Reading Borough Local Plan 2019 and supplementary planning documents. The proposed single storey rear extension by way of its depth, height and siting on the boundary would result in a visually dominant and overbearing development which would be harmful to the residential amenity of the occupiers of no. 262 Henley Road, contrary to Policies CC8 (Safeguarding Amenity) and H9 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (2019) and the Council's SPD, A Design Guide to House Extensions (2021).

8.0 RECOMMENDATION

REFUSE Planning Permission