

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 211868

Address: 20 Morecambe Avenue, Caversham, Reading RG4 7NL

Applicant: Mr & Mrs Williams

Proposal: Single storey side and rear extension

Target date: 3/2/2022 (extended)

Case officer: Marcelina Rejwerska

1. Site Description and Surrounding Area:

The proposal site is a semi-detached two storey dwelling on Morecambe Avenue in Caversham. There is an existing single garage on the side of the property, set back behind a paved driveway. The property has a rear garden with a number of trees. Morecambe Avenue is a residential road characterised by semi-detached properties of similar design, many of which have existing extensions and alterations. The property is not listed nor in a conservation area.

2. Proposal:

Planning permission is sought for a single storey side and rear extension. The proposal will require removal of the existing garage. At the side, the extension will be set back 1.3m from the front elevation. The proposed side extension measures 2.63m in width and goes up to the property boundary. The extension measures a depth of 9.68m and aligns with the proposed rear extension. The rear extension measures a depth of 3m from the rear elevation across the width of the dwelling. The extensions will have a flat roof, with two roof lanterns at the rear, measuring 3m in height. All materials will match the existing.

2.1. Plans Considered:

Location Plan

1672-01 Existing Plan

Received 18/11/2021

1672-03 Rev.A Proposed Plan

1672-02 Rev.A Proposed Elevations

Received 17/02/2022

3. Relevant Planning History:

None.

4. Consultation Responses:

4.1. Internal Consultees

Trees - No objections subject to pre-commencement condition.

4.2. External Consultation

The following addresses were formally consulted via letter on 30/11/2021:

18, 22 Morecambe Avenue

8, 10 Uplands Road

No responses received.

In addition, a site notice was sent to the applicant and displayed on site.

5. Discussions with applicant/agent

The proposal was amended to reduce the depth of the rear extension.

6. 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.

7. Relevant Planning Policy and Guidance

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 Policy Guidance

Reading Borough Local Plan (2019)

CC8 Safeguarding Amenity
H9 House Extensions and Ancillary Accommodation
H10 Private and Communal Outdoor Space

Design Guide to House Extensions - Supplementary Planning Document (2021)

8. Appraisal

8.1. House Extensions and Ancillary Accommodation

In accordance with policy H9: House Extensions and Ancillary Accommodation, house extension proposals are acceptable where it:

- *Respects the character and appearance of the house in terms of scale, location, materials and design*
 - The proposal has been amended to reduce the depth of the proposed rear extension to reduce appearing overbearing on the adjoining no. 18 Morecambe Avenue.
 - The proposal is considered acceptable in terms of size and scale. There is sufficient space between the application site and no. 22 Morecambe Avenue to mitigate any concerns about the size of the side extension. The side

- extension has been sufficiently set back from the front elevation to appear subservient to the main dwelling.
 - All materials will match the existing therefore the application is considered acceptable in terms of design. A condition is recommended to restrict the use of the flat roof.
 - The proposed rear extension will have large bifold doors which will complement the dwelling.
- *Respects the character and pattern of neighbouring properties and appearance of the street as a whole in terms of scale, location, materials and design, the arrangement of doors, windows and other principal architectural features and any important existing building line.*
 - Many other properties on Morecambe Avenue have similar rear and side extensions. The proposal will therefore not appear out of place. The design of the proposal is considered acceptable and therefore does not pose a risk to the character of the wider street.
- *Does not result in a loss of biodiversity within gardens.*
 - Proposal is unlikely to have a significant impact on biodiversity within rear garden. A TPO tree in the rear garden is unlikely to be affected by the proposal.

8.2.Safeguarding Amenity

This proposal has also been assessed against Reading Borough Local Plan policy CC8: Safeguarding Amenity, which states that proposals are acceptable where they will not cause a detrimental impact on the living environment of existing residential properties with regard to:

- Privacy and overlooking
 - Proposed bifold doors at the rear of the property are unlikely to pose a risk of overlooking.
- Access to sunlight and daylight
 - The proposed rear extension has been scaled down to prevent overshadowing to the neighbouring no.18 Morecambe Avenue. The proposal as amended does not pose a risk of overshadowing.
- Visual dominance and overbearing effects of a development
 - Proposal is considered acceptable in terms of size and scale.
- Harm to outlook

8.3.Private and Communal Outdoor Space

This proposal has also been assessed against Reading Borough Local Plan policy H10: Private and Communal Outdoor Space, which states that:

- *Usable outdoor space for houses should be no less than the gross floor area of the dwelling to which it relates.*
 - It is considered that this proposal will not represent an unacceptable loss in private outdoor space.

9. 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.

RECOMMENDATION: GRANT PERMISSION

Conditions

TL1

AP1

M1

PD5

L7

Informatives