

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Emmer Green

App Ref: 221522/HOU

Address: 7 Hertford Close, Caversham, Reading, RG4 6QL

Proposals: Proposed erection of single storey side extension, entrance canopy and outbuilding

Case Officer: Ryan Allen

Applicant: Mr & Mrs R. Brashares

Date received (valid from): 12 October 2022 **Target Decision date:** 7 December 2022

1. SITE DESCRIPTION

Site visit date: 01/11/2022

2. PROPOSAL AND SUPPORTING INFORMATION

The application site is a two-storey semi-detached dwellinghouse situated at the end of Hertford Close, a cul-de-sac in Caversham Park Village. The property is not a listed building, nor is it located in a conservation area.

Planning permission is sought for the erection of a single-storey wrap around side extension, complete with entrance canopy, alongside an outbuilding to the property's rear. The side extension aspect of the proposal would stretch along the entirety of the western elevation and would stand at an approximately 8.6m in width, 3.20m in depth from the western elevation, 2.26m from ground to eaves and 4.7m in total height. The entrance canopy aspect of the proposal would measure approximately 4.6m in width, 1.2m in depth from the southern elevation, 2.26m from ground to eaves and 3.2m in total height. Whereas the proposed outbuilding approximate dimensions would be: 2.44m x 2.32m x 3.48m.

Plans considered:

Received 12/10/22

Existing Ground Floor Plan - Drawing NO. 3859/101

Existing First Floor Plan - Drawing No. 3859/102

Existing Elevations - Drawing No. 3859/104

Block and Location Plan - Drawing No. 3859/200

Proposed Ground Floor Plan - Drawing No. 3859/201

Proposed First Floor Plan - Drawing No. 3859/202

Proposed Site Plan - Drawing No. 3859/203

Proposed Elevations - Drawing No. 3859/204

3. RELEVANT PLANNING HISTORY

12/07/99 - 91514/FUL - Two Storey Side and Single Storey Rear Extensions - Refused

4. CONSULTATIONS

The following addresses were consulted by letter.

8 Hertford Close, Caversham, RG4 6QL

Letters of representation have been received as follows:
None.

Internal Consultees:
None.

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)
H10 (Private and Communal Outdoor Space)

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.

Wrap-Around Extension

The extension is considered subservient and respectful to the character of the existing dwelling in terms of design. The materials of the proposed seek to match those of the existing dwelling and the extension as a whole is considered to be an attractive update to the property as it currently stands.

Outbuilding

Similar thought is considered when assessing the proposed outbuilding. The materials used are to match the existing dwelling.

Overall, the proposal as a whole is considered to be compliant with policies CC7 & H9 of the Reading Borough Council Local Plan (2019).

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.

Wrap-Around Extension

The site benefits from being the last plot on the cul-de-sac, with an alleyway running next to the north and western elevations. This establishes significant depth between the location of the proposed and any neighbouring properties. Given this, it is not considered that the proposal would pose any detrimental harm in terms of privacy or overbearing impact on neighbouring properties.

Outbuilding

Due to the scale of the proposed outbuilding and the surrounding garden space onsite, substantial outdoor space is considered to be retained at the property with inclusion of the outbuilding on site and with the proposed garden alterations.

Overall, the proposal is considered to be compliant with policies CC8, H9 & H10 of the Reading Borough Council Local Plan (2019).

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

Recommended Conditions:

TL1

AP1

M1