

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham

App Ref: 211397/HOU

Address: 8 Rectory Road, Reading, RG4 7SH

Proposals: Proposed ground floor rear extension, garage conversion floor plan redesign and all associated works

Case Officer: Beatrice Malama

Applicant: James Parrish

Date received (valid from): 23 August 2021 Target Decision date: 18 October 2021

Agreed Extension 25 October 2021

1. 1. INTRODUCTION

The application site is a two story end terrace dwelling located on a residential terrace of six houses. The area is predominantly residential comprising of detached, semidetached and terraced properties of similar style and design. The property is not listed and does not fall within a conservation however it is within an Air Quality Management Area.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development includes a single story rear extension and garage conversion to create an ensuite bathroom and a storage room. The proposed single story extension would allow the main house to be joined to the converted garage to create a single dwelling unit. The proposed extension and converted garage would have a flat roof and a store room would have a roof light.

Plans considered:

Drawing No: B36812 - 1200-02 - Existing Elevations

Drawing No: B36812 - 1201-02 - Existing Elevations

Drawing No: B36812 - 1100-02 - Existing Ground Floor Plan

Drawing No: B36812 - 1101-02 - Existing Roof Plan

Drawing No: B36812 - 1300-02 - Existing Section A-A

Drawing No: B36812 - 1500-02 - Existing Block Plan

Unnumbered - Location Plan

Drawing No: B36812 - 3500-02 - Proposed Block Plan

Drawing No: B36812 - 3200-02 - Proposed Elevations

Drawing No: B36812 - 3201-02 - Proposed Elevations

Drawing No: B36812 - 3101-02 - Proposed Floor and Roof Plans

Drawing No: B36812 - 3300-02 - Proposed Section A-A

Received on 23rd August 2021

3. RELEVANT PLANNING HISTORY

211396/HOU - Proposed ground floor side and rear extension, floor plan redesign and all associated works - Permitted - 18/10/2021

4. CONSULTATIONS

- 4.1 The following addresses were consulted by letter and a site notice was sent to the agent on 24th August 2021.

4 Hemdean Road, Caversham Reading
2 Rectory Road, Caversham, Reading, RG4 7SH
10 Rectory Road, Caversham, Reading, RG4 7SH

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)

SPG/SPD

- A Design Guide to House Extensions SPG

6. APPRAISAL

H9 states: An extension to a house will be acceptable where it:

- A. Respects the character of the house in terms of scale, location, materials and design;

To assess this, the following has been considered - would the proposal:

- detract from the appearance of the original building through the use of ill-matching materials and by not fitting in with the design, scale and proportions of the original building; **NO, exterior finishes would closely match that on the original house. The extension would have a flat roof to match that on the existing garage and the height would be the same as the existing garage. Considering the design and**

finishes, it is considered that the proposed extension would not harm the appearance of the existing house.

- reduce the amount of usable amenity space for the property to an unacceptable degree; **NO**
- require the loss of trees in the garden or put significant trees at risk; **NO**

B. 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; Respects neighbour's amenities and does not present a large blank façade to public areas.

To assess this, the following has been considered - would the proposal:

- significantly reduce the amount of daylight and sunlight enjoyed by neighbouring properties; **NO**, the proposed extension is single story with a maximum height of 3m and the height of the converted garage would be retained. In addition, due to the height and orientation of existing surrounding buildings, the site and the adjoining neighbour are currently shadowed by their own shadows and therefore it is considered that the proposed development would not make the living conditions of the neighbours significantly worse.
- invade the privacy of neighbouring properties through overlooking from windows or balconies; **NO**, the proposed development is single story and therefore would not likely overlook the neighbour's property.
- detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; **NO**, the proposed extension is smaller in scale than the existing and surrounding houses. In addition, the design and exterior finishing materials are in keeping with the character of the existing house and that of the neighbouring properties.
- detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; **NO**, proposed materials closely match that of the existing house. Although part of the rear extension would be visible to the public from the road, as the extension retains the character of the existing garage, the proposal would not detract from the appearance of the street.

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:

- Privacy and overlooking; **NO**
- Access to sunlight and daylight; **NO**
- Visual dominance and overbearing effects of a development; **NO**
- Noise and disturbance; **NO**
- Artificial lighting; **NO**
- Vibration; **NO**

- Dust and fumes; **NO**
- Smell; **NO**
- Crime and safety. **NO**

7. 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 subject to conditions.

8.0 RECOMMENDATION

Grant

CONDITIONS

1. Time Limit (Standard) TL1
2. Approved Plans Ap1
3. Materials (As Specified) M3