

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 211530

Address: 43 Buxton Avenue, Caversham, Reading RG4 7BT

Applicant: Suzie Fogden

Proposal: Single storey rear extension

Target date: 9/11/2021

Case officer: Marcelina Rejwerska

1. Site Description and Surrounding Area:

The proposal site is a two storey semi-detached dwelling on Buxton Avenue in Caversham. The rear of the property has an existing modest red brick single storey extension with a clay tiled roof at a low pitch. The existing extension stretches across the width of the main dwelling.

Buxton Avenue is a residential street in Caversham, characterised by detached and semi-detached dwellings, many of which have extensions of various scale.

The property is not listed nor in a conservation area.



*1Google Maps image demonstrating the location of 43 Buxton Avenue.
Image retrieved on 29/09/2021*

2. Proposal:

Planning permission is sought for a single storey rear extension to replace the existing rear extension, extending an additional 3m into the rear garden.

2.1. Plans Considered:

210902_2106 BuxtonAve_PL01

210902_2106 BuxtonAve_PL02

210902_2106 BuxtonAve_PL03

43 Buxton Ave Design and Access Statement

Received 15/9/2021

210902_2106 BuxtonAve_PL04 A

210902_2106 BuxtonAve_PL05 A

Received 8/11/2021

3. Relevant Planning History:

0000013435 - Extension: Lounge, Kitchen and Garage - Approved on 11/2/1966

0000013436 - Garage and Bedroom - Refused on 14/1/1966

4. Consultation Responses:

4.1. Internal Consultees

No internal consultees were consulted on this application.

4.2. External Consultation

The following addresses were formally consulted via letter on 21/9/2021:

53b and 55 Albert Road
41 and 45 Buxton Avenue

Comment received from neighbour:

- Is there any more specific an application can be as to the matching nature of new brickwork to house?
- I'd like to be reassured any rainwater/ drainage systems is/ are not going to impact my property at all.

Agent clarified via email:

1. Is there any more specific an application can be as to the matching nature of new brickwork to house?

Response:

The Design & Access Statement states that the brickwork will match the existing house.

2. I'd like to be reassured any rainwater/ drainage systems is/ are not going to impact my property at all.

Response:

In the 'Proposed Side Elevation', on drawing 2106.PL.05, you can see the dotted outline of the extension to No 41. Buxton Avenue behind the extension of No.43 Buxton Avenue.

The extension at No. 41 has a steeper pitch and abuts the original house's rear wall at a higher level than the new proposed roof at No.43.

The proposal is for a parapet wall (built on No.43's side) to extend between both roof profiles and enable each roof to abut and be weathered into it from either side with an appropriate flashing detail. This will enable the roof pitch at No.41 to be maintained and allow a shallow pitch single ply membrane roof to No.43 to be installed. Rainwater on the proposed new roof (No.43) will drain to a gutter and downpipe at the rear and will not affect No. 41. The rainwater drainage system from the rear extension roof to No.41 would not be affected.

5. Discussions with applicant/agent

Applicant submitted amended plans to add roof lantern and change door/window layout at the rear to include bifold doors on 8/11/2021.

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 proposed rear extension will sit on the same footprint as the existing rear extension, adding 3m in depth. The roof finish will be changed from the existing hipped roof to a flat roof. As such, the proposal is considered acceptable in terms of size and scale.
 - Proposed brickwork will match the existing.
- *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.*

- Other properties on Buxton Avenue such as nos. 37 and 41 have had single storey extensions approved, so this proposal would not be out of place.
- The proposal is situated at the rear of the property, and will not be visible from the street, therefore not affecting the outlook of the street as a whole.
- *Does not result in a loss of biodiversity within gardens.*
 - Proposal is modest in size and unlikely to have a significant impact on biodiversity within rear garden.

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
- Access to sunlight and daylight
 - No identified risk to overshadowing to neighbouring properties.
- Visual dominance and overbearing effects of a development
- Harm to outlook
 - By virtue of its considered subservient and modest in height and scale, the proposed single storey front and side extension is considered not to have a detrimental impact to the living conditions of neighbouring properties.

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.*
 - This proposal will not represent an unacceptable loss in private outdoor space

9. Conclusion

The proposed development would not be harmful to the character or appearance of the site or its surroundings and would not have a detrimental impact on the original building or neighbouring properties. As such the proposed works are considered to be in accordance with CC8 (Safeguarding Amenity), H9 (House Extensions and Ancillary Accommodation) and H10 (Private and Communal Outdoor Space) of the Reading Borough Local Plan (2019) along with the Councils Supplementary Planning Guidance A Design Guide to House Extensions (2021).

RECOMMENDATION: GRANT PERMISSION

Conditions

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Informatives