

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Heights

App Ref: 220391/HOU

Address: 47 Woodcote Way, Caversham, Reading, RG4 7HJ

Proposals: Single storey rear and side extension and loft conversion with hip to gable and flat roof dormer

Case Officer: Beatrice Malama

Applicant: Mr R Teasdale

Date received (valid from): 20 March 2022 **Agreed Decision date:** 2 August 2022

1. INTRODUCTION

The application site is a two storey semi-detached dwelling house on the western side of Woodcote Way. The area is predominantly residential comprising of detached and semidetached properties of similar style. Many houses in the street are built of redbrick with pitched and hipped roofs and they have large back gardens. The area is characterised by extensions to original buildings of different types and sizes.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for a single storey rear and side extension and loft conversion with hip to gable and flat roof dormer. The proposed single storey rear and side extension would have red clay tiles and GRP flat roofs. Exterior walls would be a combination of redbrick and rendered white to match the existing house. Doors and windows would be white UPVC to match the rest of the house.

Plans and documents considered:

Drawing No. 10520-01 - Existing Ground Floor Plan

Drawing No. 10520-02 - Existing First Floor Plan

Drawing No. 25920-03 - Existing Elevations

Preliminary Ecological Appraisal (Bats), 47 Woodcote Way,
Caversham - Ref: SPH/ET/PEA-22/01.03

Received by the Local Planning Authority on 21st March 2022

Drawing No. 10520-04 - Rev B - Proposed Ground Floor Plan

Drawing No. 10520-05 - Rev B - Proposed First Floor Plan

Drawing No. 10520-06 - Rev B - Proposed Second Floor Plan

Drawing No. 10520-07 - Rev B - Proposed Elevations

Drawing No. 10520-08 - Rev A - Block and Location Plans

Received by the Local Planning Authority on 20th June 2022

3. RELEVANT PLANNING HISTORY

201790/HOU -Single storey rear and side extension and loft conversion with hip gable roof - Application withdrawn - 1/ 2/2021

The property has an existing conservatory which would have been constructed under permitted development rights.

4. CONSULTATIONS

4.1 Internal - RBC Ecology comment received on 31st March 2022 as follows:

The Bat Survey Report (Urban Tree Experts, 11 March 2022, Ref: SPH/ET/PEA-22/01.03) has been undertaken to an appropriate standard and concludes that the house is unlikely to host roosting bats. As such, since the proposals are unlikely to affect bats or other protected species, there are no objections to this application on ecological grounds.

4.2 The following addresses were consulted by letter.

49 Woodcote Way, Caversham, Reading, Berkshire, RG4 7HL
12 Gurney Close, Caversham, Reading, RG4 7LE
10 Gurney Close, Caversham, Reading, RG4 7LE
45 Woodcote Way, Caversham, Reading, RG4 7HJ

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

Character and Appearance

The application site, like many others in the area, is a two storey semi-detached dwelling house built of redbrick with a hipped roof. The property has a large back garden and an existing single storey rear extension.

The proposal includes a single storey rear and side extension with a flat roof, loft conversion with hip to gable roof conversion and flat roof rear dormer extension. As a result of the proposal, there would be a marginal increase in the depth of the existing single storey extension from 3.6m to 4m. The proposed single storey side extension would measure approximately 8.2m long by 2m deep. The proposed single storey rear and side extensions will extend along the north-west and south-west boundaries of the property. The proposed rear roof dormer would extend full width of the existing rear roof slope. Exterior walls would be of redbrick and the roof would be red clay tiles and GRP flat roofs. The roof of the rear extension would include a rectangular shaped roof light. Window and door finishing materials would match the existing. The proposal would mirror the proposal at no. 45 Woodcote way.

As a result of the proposed changes, the overall size of the house would increase however this would not be to the detriment of the original building. Whilst the proposed alterations to the roof design would be noticeable, this is not considered likely to cause harm to the appearance of the house. In addition, although the proposed rear dormer, rear and side extensions would have flat roofs different from the original house, this is not considered to have an adverse impact on the appearance of the original building. The proposed side extension and the proposed roof conversion would be visible to the public however these would not adversely impact the outlook of the street scene. There are existing flat roofed side extensions and gable end pitched roofed houses in the area as such the proposal of this nature would not be alien in this area and would unlikely have an adverse impact on the character of the area.

In light of the above, the proposal is considered to comply with the requirements of Policies CC7 and H9 of the Reading Borough Local Plan 2019.

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:

- significantly reduce the amount of daylight and sunlight enjoyed by neighbouring properties;

NO. Whilst the proposal includes roof alterations with hip to gable roof conversion and flat roof rear dormer extension, this would not result in a significant reduction in the amount of daylight and sunlight enjoyed by the neighbouring property. Given the adjoining neighbouring property at no. 49 has a south east facing side elevation as such the amount of natural light received by the property is unlikely to be affected adversely. Although, there are existing windows in the side elevation of the adjoining property, these do not serve any habitable rooms therefore there would be no harmful loss of natural light to the property. In addition, the existing separation gap

between neighbouring upper floors would be retained and thus the proposal would not likely result any harmful loss of light.

- invade the privacy of neighbouring properties through overlooking from windows or balconies;

NO. The proposed development would not introduce any new side openings or create any new views as such there would be no overlooking and loss of privacy concerns.

- reduce the amount of usable amenity space for the property to an unacceptable degree;

NO. Like many other properties in the area, the property has a narrow long back garden. The proposed rear and side extensions would extend a maximum of 4m from the existing rear elevation as such the amount of usable amenity space for the property would not reduce to an unacceptable degree.

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 as attached.

8.0 RECOMMENDATION

GRANT

CONDITIONS

Time Limit (Standard)

Approved Plans

Materials (As specified)