

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Heights

App Ref: 221272/HOU

Address: 34 Harrogate Road, Caversham, Reading, RG4 7PN

Proposals: Proposed part two storey, part single storey rear extension and front canopy

Case Officer: Sian Hickey

Applicant: Mr Mark Way

Date received (valid from): 28 August 2022

Agreed extension decision date: 01 December 2022

1. SITE DESCRIPTION

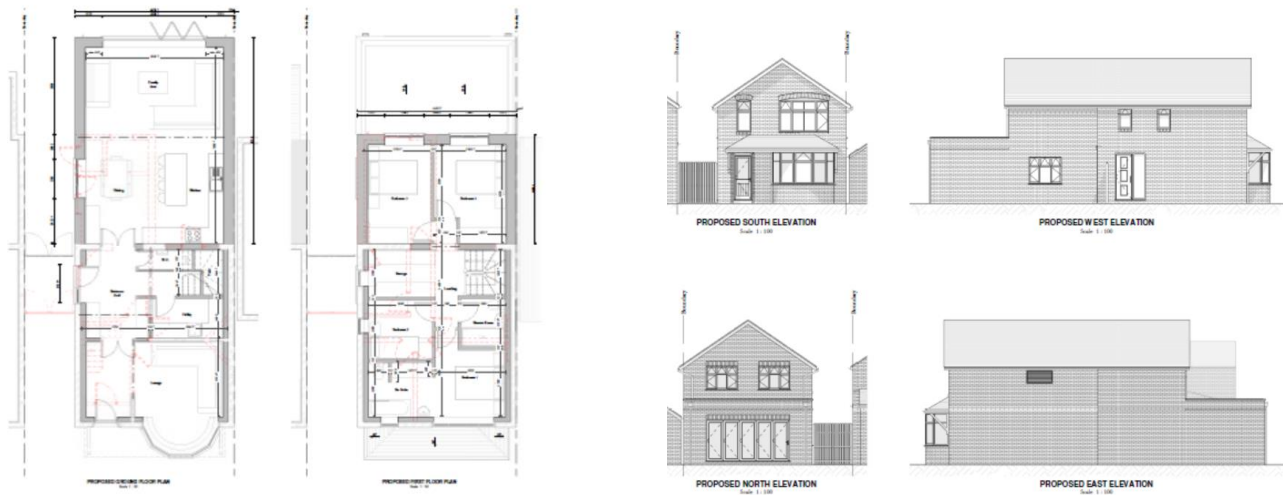
The application site is a two storey detached property with a pitched roof. The property has an existing two storey rear gable projection. The property is not a Listed Building, nor does it fall within a Conservation Area. The surrounding area is predominantly residential.

Site visit date: 20/09/2022

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION



Planning permission is sought for a part single and part two storey rear extension. The proposed extension would have a maximum depth of 8.338m at ground floor level, and a maximum depth of 4.400m at first floor level which would match the depth of the existing rear projection. The extension would extend across the full width of the rear elevation.

The proposal also includes a front canopy which extends across the ground floor bay window and front door.

Plans considered:

Drawing No. RTP-00721-001-A - Location Plan and Site Plans
 Drawing No. RTP-00721-002-0 - Existing Ground Floor Plan
 Drawing No. RTP-00721-003-0 - Existing First Floor Plan
 Drawing No. RTP-00721-004-0 - Existing Roof Plan
 Drawing No. RTP-00721-005-0 - Existing Elevations
 Drawing No. RTP-00721-009-A - Proposed Elevations
 Drawing No. RTP-00721-010-A - 3D Illustrations
 Drawing No. RTP-00721-011-A - Proposed Floor Plans

Received 28th August 2022

Vent-Axia Sentinel Kinetic Plus Specification

Received 18th November 2022

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

The following addresses were consulted by letter.

32 Harrogate Road, Caversham, Reading, Berkshire, RG4 7PN
36 Harrogate Road, Caversham, Reading, RG4 7PN
18 Woburn Close, Caversham, Reading, RG4 7HB
35 Woburn Close, Caversham, Reading, RG4 7HB

One letter of representation has been received from the neighbouring property no. 32 Harrogate Road with regards to loss of light, the proximity to the boundary and therefore access to maintain/repair existing guttering and pipe run, and concerns regarding the vent on the east elevation.

Officer notes: The proposed extension does not breach the 45 degree rule from the middle of the window of the closest habitable room of the neighbour's property. Repairs and maintenance to the neighbours guttering is not a material consideration. It has been confirmed the ventilation heat recovery system would be installed with the acoustic solution for reduced noise. The unit is internal and would not require planning permission.

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)

SPD

Design Guide to House Extensions SPD (2021)

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.

Although the proposal is large in scale, it is considered that the plot is capable of taking extensions of the proposed size and scale. The application site and surrounding properties have relatively large rear gardens and many of the neighbouring properties have rear extensions, therefore the proposal is not considered out of character for its location. The proposed extension is contained at the rear of the property and will not be visible from the street, therefore posing minimal risk of harm to the streetscape. The street scene has a variety of porches and roof styles over the front bay windows, therefore, the proposed front canopy is also not considered to harm the character and appearance of the surrounding area. The proposals are considered acceptable in terms of design, and the proposed materials are to match those of the existing dwelling.

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.

The extension has been designed to ensure that it complies with the 45 degree rule for sunlight and daylight impact assessment in relation to habitable rooms at number 32 Harrogate Road. The first floor extension is limited to the extent of the existing first floor rear projection, therefore the impact on the neighbour at number 36 Harrogate Road will remain the same with regards to the two storey element. The proposal does not include any first floor side facing windows. A ground floor side window is proposed in the west elevation, this is not considered to result in any additional harm than that of the existing fenestration. Therefore, there are no identified risks relating to privacy and overlooking. Although large, there is no identified risk to the neighbouring properties of the proposed rear extension appearing overbearing. The proposal will not result in a loss of biodiversity within the garden, and the amount of remaining amenity space is considered acceptable. Details have been submitted relating to the ventilation heat recovery system, the agent confirmed it would be installed with the acoustic enclosure option for reduced breakout noise.

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:

Time Limits

Approved Plans

Materials

Removing permitted development for side facing windows