

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 211656

Address: 9 Pevensey Avenue, Caversham RG4 6PT

Applicant: Mr & Mrs Stephen Young

Proposal: Proposed construction of single storey side extension to create downstairs WC.

Target date: 6/12/2021

Case officer: Marcelina Rejwerska

1. Site Description and Surrounding Area:

The proposal site is an end-terrace two storey dwelling on Pevensey Avenue in Caversham. The property benefits from a paved driveway and side access gate leading into a rear garden. There is an existing conservatory at the rear of the property. The property abuts a public footpath. Pevensey Avenue is a residential road characterised by detached and semi-detached properties. The property is not listed nor in a conservation area.

2. Proposal:

Planning permission is sought for a single storey side extension to create a downstairs WC.

2.1. Plans Considered:

YOUNG-0721-03 Existing Plan

YOUNG-0721-06 Block and Location Plan

YOUNG-0721-02 Proposed Elevations

YOUNG-0721-01 Proposed Ground Floor Plan

YOUNG-0721-05 Thames Water Sewer

YOUNG-0721-04 Proposed Section

Received 11/11/2021.

3. Relevant Planning History:

211341 - Certificate of Lawfulness for Proposed construction of single storey side extension - Application Withdrawn 11/10/2021

4. Consultation Responses:

4.1. Internal Consultees

None.

4.2. External Consultation

The following addresses were formally consulted via letter on 14/10/2021:

39 Galsworthy Drive

8 Pevensey Avenue

No responses received.

In addition, a site notice was displayed on site by the applicant.

5. Discussions with applicant/agent

None.

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 single storey side extension will measure 1.55m in width and 2.66m in depth. The proposed extension will have a pitched roof measuring 2.33m in height to the eaves, with a total roof height of 3.25m, and include a Velux window. This is considered acceptable in terms of size and scale.
 - Materials will match the existing dwelling.
- *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.*
 - Due to the modest size of the proposed development, there is no identified risk to the character and appearance in relation to other properties on Pevensey Avenue. The proposal is considered acceptable in terms of scale and design.
- *Does not result in a loss of biodiversity within gardens.*

- Proposal is unlikely to have a significant impact on biodiversity within rear garden, as the existing area of the garden to be built on forms part of an existing hard surface patio.

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
- 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