

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Mapledurham

App Ref: 211068/HOU

Address: 87 Woodcote Road, Caversham, Reading, RG4 7EY

Proposals: Single Storey Rear Extension

Case Officer: Nathalie Weekes

Date received (valid from): 26 June 2021

Target Decision date: 21 September 2021

PROPOSAL AND SUPPORTING INFORMATION

The proposal is situated at the rear of a detached house. An existing conservatory is proposed to be replaced with an extended rear single story extension, joining onto a smaller, stepped rear extension at the rear of the dwelling.

Materials are proposed to match and complement the original dwelling, with red brick and timber cladding walls and zinc cladding for the roof.



Plans considered:

- 1398-00 EX OS Site plan and location plan as existing
- 1398-00 EX EL All elevations as existing
- 1398-00 EX 3D 3D views existing
- 1398-00 EX GA Existing ground floor, first floor and roof
- 1398-00 PR OS Site plan and location plan as proposed
- 1398-00 PR EL All elevations as proposed
- 1398-00 PR 3D 3D views proposed
- 1398-00 PR GA2 Proposed loft and roof plans
- 1398-00 PR GA0 Proposed ground and first floor

PLANNING HISTORY

991452 Single Storey Rear Extension to Provide Conservatory Permitted 09/09/1999

210412 Rear extension measuring 4.50m in depth, with a maximum height of 3.40m, and 2.10m in height to eaves level. Notification of the construction of an extension under class A Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 Withdrawn 21/04/2021

CONSULTATIONS

Public consultations:

The following addresses were consulted by letter.

85 Woodcote Road, Caversham, Reading, RG4 7EY
164 St Peters Avenue, Caversham, Reading, RG4 7DR

91 Woodcote Road, Caversham, Reading, RG4 7EZ
89 Woodcote Road, Caversham, Reading, RG4 7EZ

A site notice was sent to the agent to be displayed at the site. 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.

RELEVANT PLANNING POLICY & GUIDANCE

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with policies in 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 current development plan is:

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

H9 (House Extensions and Ancillary Accommodation)

EN14 (Trees, Hedges and Woodland)

SPG/SPD

- A Design Guide to House Extensions SPG (2021)

ASSESSMENT

The proposed development is at the rear of the house and will not be seen from the public realm. Due to the existing conservatory, the small scale changes do not result any significant harm on neighbours.

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 amenities of the original building or those of neighbouring properties. As such the proposal is found to be in accordance with Policies CC7 (Design and the Public Realm), CC8 (Safeguarding amenity) and H9 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (2019) and the Council's Supplementary Planning Guidance "A Design Guide to House Extensions" (2021).

RECOMMENDATION:

Grant