

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Thames

App Ref: 211581/HOU

Address: 263 Hemdean Road, Reading, RG4 7QW

Proposals: Proposed single-storey rear extension, two-storey rear extension and conversion of existing garage plus internal alterations.

Case Officer: Beatrice Malama

Applicant: Mr Paulo Amorim

Date received (valid from): 22 September 2021 **Target Decision date:** 17 November 2021

1. INTRODUCTION

The proposal site is a two story detached dwelling with an undercroft garage. The area is predominantly residential with a mixture of detached and semidetached houses and flats with similar characteristics. The property is not listed and does not fall within a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development involves demolition of the existing conservatory to allow for the construction of a part single-storey and part two-storey rear extension. The proposal also includes conversion of the existing garage plus internal alterations. The proposed rear extension would have a pitched roof and a lantern light on the single story extension. Windows and doors would match the rest the house.

Plans considered

Drawing No: 21092.S.PP-01 - Existing Basement/Garage Floor Plan

Drawing No: 21092.S.PP-02 - Existing Floor Plan

Drawing No: 21092.S.PP-03 - Existing First Floor Plan

Drawing No: 21092.S.PP-04 - Existing Elevations

Drawing No: 21092.S.PP-05 - Proposed Basement/Garage Floor Plan

Drawing No: 21092.S.PP-06 - Proposed Ground Floor Plan

Drawing No: 21092.S.PP-07 - Proposed First Floor Plan

Drawing No: 21092.S.PP-08 - Proposed Elevations

Drawing No: 21092.S.PP-09 - Location Plan

Received 22nd September 2021

Drawing No: 21092.S.PP-10 Rev A - Block Plan

Received 9th November 2021

3. RELEVANT PLANNING HISTORY

No planning history.

4. CONSULTATIONS

4.1 Internal Consultation - Transport

Revised plans illustrating two off-road car parking spaces were requested. The agent submitted a revised block plan on 9th November 2021.

4.2 External Consultation

A site notice was sent to the agent on 15th October 2021 and the following addresses were consulted by letter.

23 Grove Hill, Emmer Green, Reading, RG4 8PN
257 Hemdean Road, Caversham, Reading, RG4 7QW
265 Hemdean Road, Caversham, Reading, RG4 7QW

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

H9 states: An extension to a house will be acceptable where it:

- A. Respects the character of the house in terms of scale, location, materials and design;

To assess this, the following has been considered - would the proposal:

- detract from the appearance of the original building through the use of ill-matching materials and by not fitting in with the design, scale and proportions of the original building;

NO, the proposed rear extension is similar in design and appearance to the original house. The extension would be smaller in scale than the existing house. In addition, the extension would be part single story part two story and the roof ridge would be set down and thus would allow the original house to retain its character. Both the converted garage and the rear extension would have windows and doors that are similar to the original house. Exterior walls would be required to match the existing house (this can be secured via a condition).

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

NO, the proposed rear extension would cover the same foot print as the existing conservatory. In addition, the property has a large back garden and therefore a development of this size would not result in an unacceptable reduction in the amount of useable amenity space.

- require the loss of trees in the garden or put significant trees at risk;

NO, the proposed rear extension would replace the existing conservatory and would have the same footprint as the existing conservatory. Additionally, it does not appear to be trees with the immediate vicinity of the proposed rear extension as shown fig 1 below.

Figure 1: Aerial view of the site (Aerial photo 12/11/21)



- B. 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;
Respects neighbour's amenities and does not present a large blank façade to public areas.

To assess this, the following has been considered - would the proposal:

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

NO, although part of the rear extension would be two story and part of the adjoining neighbour's southern side is currently shadowed by the neighbour (proposal site), it

is considered that the prevailing conditions would not change as a result of the proposed rear extension. It is considered therefore that the proposal would unlikely cause any loss of sunlight and daylight enjoyed by the neighbouring occupants. In addition, the proposed development would not harm the living conditions of current or future neighbouring occupants.

- invade the privacy of neighbouring properties through overlooking from windows or balconies;
NO, no new openings to the proposed side elevations of the upper floor are being introduced.
- detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design;

NO, the proposed extension and garage conversion is in keeping with the character and appearance of neighbouring properties.

- detract from the appearance of the street or area by using ill-matched materials, glazing and detailing;

NO, the proposed rear extension would not be very visible to be public and the converted garage would retain its character and the new windows and doors would match those on the original house.

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 cause a significant detrimental impact to the living environment of existing or new residential properties in terms of:

- Privacy and overlooking; **NO**
- Access to sunlight and daylight; **NO**
- Visual dominance and overbearing effects of a development; **NO**
- Noise and disturbance; **NO**
- Artificial lighting; **NO**
- Vibration; **NO**
- Dust and fumes; **NO**
- Smell; **NO**
- Crime and safety. **NO**

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 with conditions.

8. RECOMMENDATION

GRANT

9. CONDITIONS

Time Limit (Standard)

Approved Plans

Materials (To match)