

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Thames

App Ref: 211128/HOU

Address: 14 The Rise, Caversham, Reading, RG4 8NZ

Proposals: First floor side and single storey rear extensions

Case Officer: Tom Hughes

Applicant: Mrs Tracy Gillespie

Date received (valid from): 4 August 2021

Target Decision date: 29 September 2021

1. INTRODUCTION

The application site comprises a two storey detached dwelling, set within a sizeable plot. The dwelling benefits from an attached double garage to the side, and a rear conservatory. Four trees, to other side of the dwelling, are subject to TPO 41/003. The surrounding area is residential in character, comprised of detached dwellings of various styles and design.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for first floor side and single storey rear extensions. The side extension would be located above the existing garage, set back from the principal elevation by 0.6m and set down from the existing ridgeline.

The agent supplied the following, received on 06/07/21:

Drawing No: 21063.S.BC-07 - Site Location

Drawing No: 21063.S.BC-08 - Block Plan

Drawing No: 21063.S.BC-01 - Existing Ground Floor Plan

Drawing No: 21063.S.BC-02 - Existing First Floor Plan

Drawing No: 21063.S.BC-04 - Proposed Ground Floor Plan

Drawing No: 21063.S.BC-05 - Proposed First Floor Plan

Drawing No: 21063.S.BC-03 - Existing Elevations

Drawing No: 21063.S.BC-06 - Proposed Elevations

Subsequently the agent supplied the following, received on 04/08/21:

Tree Retention and Protection Plan

Arboricultural Report, by Tree Assessments UK

Subsequently the agent supplied the following, received on 05/08/21:

Tree Survey

Subsequently the agent supplied the following, received on 15/09/21:

Arboricultural Report v2, by Tree Assessments UK

3. RELEVANT PLANNING HISTORY

041098/FUL - Single storey rear extension - Permitted 26/10/04

4. CONSULTATIONS

4.1 The following addresses were consulted by letter:

23 Greystoke Road, Caversham, Reading, RG4 5EL

12 The Rise, Caversham, Reading, RG4 8NZ

27 Greystoke Road, Caversham, Reading, RG4 5EL

25 Greystoke Road, Caversham, Reading, RG4 5EL

6 Cedarwood Crescent, Caversham, Reading, RG4 8NW

4.2 Letters of representation have been received as follows:
None.

4.3 Reading Borough Transport Development Control
Requested site plan illustrating that two off-road parking spaces can be accommodated.

4.4 Reading Borough Ecology
Advised that the site is surrounded by habitat suitable for use by foraging and commuting bats, and that the property may contain features suitable for use by roosting bats. Given the extent of the proposed works, the findings of a bat survey would be required prior to the determination of the application. The agent was advised of this requirement on 06/09/21.

Subsequently the agent supplied the following, received on 09/11/21:
Preliminary Roost Assessment, ref: R2944/a, dated November 2021, by John Wenman Ecological Consultancy

Ecology confirmed that the bat survey had been carried out to an appropriate standard, concluding that bats are unlikely to be affected by the proposals. There are therefore no objections to the proposals on ecological grounds.

4.5 Reading Borough Natural Environment
Natural Environment drew attention to four trees within/adjacent to the site subject to TPO 41/003. Advised that the footprint of the proposed extension is outside the RPAs of these trees, so is acceptable in this respect. Though one Conifer (T4) would be felled, this would not be to enable the proposed development. The minor pruning works to Oak (T5) were deemed acceptable. Slight amendments to the Arboricultural Report were requested. These have been addressed in the v2 Report.

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)
EN12 (Biodiversity and the Green Network)
EN14 (Trees, Hedges and Woodland)
H9 (House Extensions and Ancillary Accommodation)
TR3 (Access, Traffic and Highway-Related Matters)
TR5 (Car and Cycle Parking and Electric Vehicle Charging)

A Design Guide to House Extensions SPD (2021)

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 proposal is sufficient in its design and proportion that it does not significantly detract from the original buildings appearance. The first floor achieves a suitable degree of subservience to the original dwelling, set back from the principal elevation and down from the original ridgeline. Though the rear extension would extend across the full width of the dwelling, it is modest in depth and would not be clearly visible from public areas**
- reduce the amount of usable amenity space for the property to an unacceptable degree; **No**
- require the loss of trees in the garden or put significant trees at risk; **No, subject to a condition requiring tree protection and working procedures being undertaken in accordance with the approved details**

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, the proposal is located a sufficient distance from neighbouring properties and would not cause any significant harm to neighbouring amenities**
- invade the privacy of neighbouring properties through overlooking from windows or balconies; **No, the proposal is located a sufficient distance from neighbouring properties and would not cause any significant harm to neighbouring amenities**
- detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; **No, properties in the vicinity of the site are large detached properties of various styles and design. The proposals are not considered to have a detrimental impact on the character of the area**
- detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; **No, the proposed extension would be of a similar appearance to the existing dwelling**

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, the proposal is located a sufficient distance from neighbouring properties and would not cause any significant harm to neighbouring amenities
- Access to sunlight and daylight; No, the proposal is located a sufficient distance from neighbouring properties and would not cause any significant harm to neighbouring amenities
- Visual dominance and overbearing effects of a development; No, the proposal is located a sufficient distance from neighbouring properties and would not cause any significant harm to neighbouring amenities
- 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.

8.0 RECOMMENDATION

Application Permitted