

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham

App Ref: 211456/HOU

Address: 71 Briants Avenue, Reading, RG4 5AS

Proposals: Single storey side extension

Case Officer: Beatrice Malama

Applicant: A Clink

Date received (valid from): 31 August 2021 Target Decision date: 26 October 2021

1. INTRODUCTION

The application site is a two story end terrace dwelling located at 71 Briants Avenue on a terrace of ten properties. The street is characterised by a mix of detached, semi-detached and terraces properties of similar style. The property is not listed nor does it fall within a conservation area however it is within a designated Air Quality Management Area (AQMA) and Flood Zone 3.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a single storey side extension measuring 3.8m deep from the existing side wall and stretches 7.6m along the side adjacent to the northern site boundary. The proposed side extension would be setback from the existing front elevation by at least 0.6m and a gap of 0.6m would be retained between the site boundary and the extension. The proposed extension would be of redbrick with a pitched slate roof.

Plans/documents considered:

Drawing No: 01 A - Existing and Proposed Plans & Elevations, Location and Block Plans

Flood Risk Assessment dated June 2020

Flood Map for Planning dated 8 June 2020

Received 1st September 2021

3. RELEVANT PLANNING HISTORY

No planning history

4. CONSULTATIONS

4.1 The following addresses were consulted by letter.

69 Briants Avenue, Caversham, Reading, RG4 5AS

71 Star Road, Caversham, Reading, RG4 5BE

73b Star Road, Caversham, Reading, RG4 5BE

73 Briants Avenue, Caversham, Reading, RG4 5BA

73a Star Road, Caversham, Reading, RG4 5BE

No letters of representation have been received.

5. 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.

6. 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 single story side extension would be of redbrick with a pitched slate roof to match the original house and therefore would not detract from the appearance of the original house. Whilst the extension would have a notable footprint, it would be single story and smaller in scale than the original building and as a result would not be considered likely to harm the character and appearance of the original building.
- reduce the amount of usable amenity space for the property to an unacceptable degree;
NO, the application site has a relatively large side and back garden and therefore an extension of this size would be considered unlikely to significantly reduce the amount of amenity space available to the enjoyment of present and future occupants of the property.
- require the loss of trees in the garden or put significant trees at risk; **NO**, there appears to be no trees within the boundaries of the application site (See Fig 1).

Figure 1: Existing Side Elevation (Aerial Photo - 22/10/21)



- 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, the proposed side extension would be single story and the separation gap (including the existing pedestrian path) between the site and the neighbouring property north of the site would prevent any harmful loss of daylight and sunlight enjoyed by the neighbour.
- invade the privacy of neighbouring properties through overlooking from windows or balconies;
NO, the proposed extension is single story with a height of 2.3m up to eaves level and no side windows therefore it is considered unlikely to overlook neighbouring properties and hence there would be no loss of privacy to the neighbouring occupants.
- detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; or detract from the appearance of the street or area by using ill-matched materials, glazing and detailing;
NO, whilst the proposed side extension would be fully visible to the public using both the road and the existing pedestrian path north of the site, the design and exterior finishes are in keeping with the character and appearance of the original house and surrounding properties and therefore it is considered that the extension would not harm the character and appearance of neighbouring properties nor would it have a detrimental impact on the wider area.

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**

Flooding

The application site is within flood 3 zone which is an area with a high probability of flooding. A flood risk assessment was conducted prior to submission of this proposal. As a mitigation measure the proposed extension would have pre-cast block and beam floors that creates a void between the underside of the slab and the ground to allow water in and out.

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 subject to conditions.

8.0 RECOMMENDATION

Grant

9.0 CONDITIONS

1. Time Limit (Standard)
2. Approved Plans
3. Materials (To Match)