

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Thames

App Ref: 211178/HOU

Address: 25 Berrylands Road, Caversham, Reading, RG4 8NU

Proposals: Single storey front, side and rear extensions

Case Officer: Tom Hughes

Applicant: Mr & Mrs Curtayne

Date received (valid from): 19 July 2021

Target Decision date: 13 September 2021

1. INTRODUCTION

The application site comprises a semi-detached dwelling, set within a dog-legged plot, close to the junction with The Ridgeway. Gated access to The Ridgeway is at the end of the rear garden. The dwelling has undergone various alteration, including a loft conversion with side and rear dormers, single storey side and rear extensions, and the erection of an annexe to the rear. The surrounding area is residential in character.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for single storey front, side and rear extensions. The existing side and rear extensions would be demolished to facilitate the proposal. The front extension includes the provision of a timber framed porch canopy.

The agent supplied the following, received on 16/07/21:

Drawing No: 21028-LO-001 - Site Location

Drawing No: 21028-SU-001 - Existing Site Plan

Drawing No: 21028-DD-001 - Proposed Site Plan

Drawing No: 21028-SU-002 - Existing Ground and First Floor Plans

Drawing No: 21028-SU-003 - Existing Second Floor and Roof Plans

Drawing No: 21028-DD-002 - Proposed Ground and First Floor Plans

Drawing No: 21028-DD-003 - Proposed Second Floor and Roof Plans

Drawing No: 21028-SU-004 - Existing Front and Side Elevations

Drawing No: 21028-SU-005 - Existing Rear Elevation and Section

Drawing No: 21028-SU-006 - Existing Elevations (annexe)

Drawing No: 21028-DD-004 - Proposed Front and Side Elevations

Drawing No: 21028-DD-005 - Proposed Rear Elevation

3. RELEVANT PLANNING HISTORY

990303/FUL - Erection of residential annexe - Permitted 13/12/00

030983/FUL - Loft conversion, with side and rear dormers - Permitted 23/12/03

4. CONSULTATIONS

4.1 The following addresses were consulted by letter:

26 Berrylands Road, Caversham, Reading, Berkshire, RG4 8NU

4 The Ridgeway, Caversham, Reading, Berkshire, RG4 8NX

24 Berrylands Road, Caversham Reading

4.2 Letters of representation have been received as follows:

None.

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)

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 proposals are of a scale proportionate to the original dwelling. While the proposal will be clearly visible from public areas, it is not considered to significantly detract from the buildings original appearance. It is also noted that other front extensions have been constructed in the street. The extensions would be constructed of materials to match those of the existing dwelling, with the exception of the timber framed porch extension, which is considered a complementary feature**
- 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**

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, while neighbours will notice the additional height and depth of the proposals, no significant light loss is expected to occur. The rear extension, though in close proximity to the sideward boundary, is of a relatively modest depth and is not deemed to cause significant harm**

- invade the privacy of neighbouring properties through overlooking from windows or balconies; **No**
- detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; **No, the properties in the vicinity of the site of various styles and design, many of which have been extended. As above, the proposals are of a scale proportionate to the original building and are not considered to cause significant harm to the character of the area. However, considered cumulatively with the existing enlargements and alterations to the property, the proposals are significant. For this reason, future permitted development rights are removed by condition, to ensure LPA scrutiny on any further development proposals, not ensure no harm is caused to the character and appearance of the area**
- detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; **No, external materials would closely match those of the existing property. The timber framed porch is considered a feature addition, and would not cause significant harm to the character and appearance of the dwelling or the surrounds**

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, see above**
- Access to sunlight and daylight; **No, see above**
- Visual dominance and overbearing effects of a development; **No, while neighbours will notice the additional height and depth of the proposals, they are sufficient in there design and proportion that no significantly harmful effects would be caused in terms of visual dominance or overbearing effects**
- 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