

DELEGATED APPLICATION REPORT

Application No: 201717/HOU

Address: 2 Hampden Road, Caversham, Reading

Proposal: Single storey side/rear extension following demolition of existing conservatory

Case officer: Ethne Humphreys

Target Date: 27/01/2021

Site Description and Surrounding Area:

The application property is a two storey end of terrace dwelling located on the southern side of Hampden Road. The property features a single storey side extension and a single storey wrap around rear extension. Many of the properties along this terrace have been extended.

There is a footpath immediately to the west of the site and it is within an Air Quality Management Area.

Proposal:

This is an application for a single storey side/rear extension following demolition of existing conservatory. The materials would match those of the host dwelling.

Decking is also proposed, at a height of 300mm.

Plans Considered:

Drawing No: Location Plan 3088-11

Drawing No: Site Plan 3088-10

Drawing No: Existing Elevations 3088-1

Drawing No: Floor Plans 3(Existing and Proposed) 3088-2

Received 2nd December 2020

Drawing No: Proposed Elevations 3088-3

Received 4th January 2021

Relevant Planning History:

None.

Consultation Responses:

None.

Neighbour letters were sent to adjoining properties and a site notice was put up 13th December 2020. No neighbour letters of representation received.

Summary of discussions with applicant/agent:

The agent was advised that the proposed decking, due to its height and position close to the common boundary with No.4 Hampden Road, was likely to result in an increased perception of- if not actual - overlooking. The agent submitted revised plans reducing the height of the decking from 540mm to 300mm.

No formal pre-application advice was sought prior to the submission of this application.

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 and Guidance

The following local and national planning policy and guidance is relevant to this application:

Reading Borough Local Plan (2019)

CC7: Design and the Public Realm

CC8: Safeguarding Amenity

H9: House Extensions and Ancillary Accommodation

H10: Private and Communal Outdoor Space

Supplementary Planning Guidance

A Design Guide to House Extensions (2003)

Appraisal

The main issues are considered to be:

- Design, impact on the host dwelling, character of the area and street scene
- Impact on neighbouring amenity

Design, impact on the host dwelling, character of the area and street scene

Following the demolition of the existing conservatory, the overall increase in the actual footprint of the dwelling would not be excessive. Indeed, the proposals would effectively 'square off' the rear of the dwelling. Given its single storey nature it would remain subservient to the host property with materials to match which is appropriate. Whilst visible from the footpath to the west, and indeed would form part of the boundary, it would be a continuation of an existing side extension (which also forms part of the boundary) and the roof would be hipped away to minimise the impact. It is not considered to be so deep or overtly incongruous so as to result in any unacceptable visual or overbearing harm to users of the footpath.

The amount of decking would not be excessive in footprint or height and a significant amount of rear garden space would remain.

The proposals are not considered to result in any detrimental adverse effect on either the host dwelling or character of the wider area.

The proposal would accord with Policies CC7, H9 and H10.

Impact on neighbouring amenity

The neighbouring property most likely to be affected by the proposals is the adjoining No.4 Hampden Road, to the east of the site. This property has the benefit of a single storey rear addition close to the common boundary. The proposed extension would not project past this, and indeed, following the removal of the conservatory this would result in a better relationship.

Whilst there were concerns that the decking as originally proposed (540mm) would result in a perception of - if not actual - overlooking to the rear garden of No.4, this has been reduced in height to 300mm. This is not considered to result in any significant harmful overlooking and would also be considered permitted development.

Owing to the flat roof element of the rear extension proposed, it is considered necessary to include a condition stipulating that the flat roof area shall not be used as a roof terrace, and any access out onto this area shall be for maintenance/means of escape purposes only. This is in order to prevent any detrimental impacts of overlooking and/or noise and disturbance of the neighbouring premises and users of the footpath.

Therefore, in overall terms it is considered that the proposals comply with Policy CC8.

Conclusion

Having regard to the material considerations and all matters raised, the Local Planning Authority considers that the balance of considerations therefore weigh in favour of granting planning permission subject to conditions.

RECOMMENDATION: GRANT subject to conditions and informatives