

DELEGATED HOUSEHOLDER APPLICATION REPORT

App Ref: 211121/HOU

Address: April Ridge, Woods Road, Caversham

Proposal: Extension of ground floor garage space with construction of new first floor bedroom over and a new porch (amended)

Case Officer: Connie Davis

Agreed Target Decision Date: 29/09/21

SITE DESCRIPTION AND SURROUNDING AREA

The application site is a two storey detached dwelling located on the southern side of Woods Road, near the corner with Hawthorne Road. The property has an attached side garage. The property is finished in brick and the surrounding area is residential.

The site is not Listed, nor in a Conservation Area.



The application site

PROPOSAL

Planning permission is sought for a first floor side extension over the existing garage. It would be set back from the front elevation by 0.4m and set down from the ridge by 0.3m. It would have a width of 4.3m, and a depth of 6.2m. The side extension would have a pitched roof to match the existing dwelling. At ground floor level, the existing garage is to be extended in depth by 1.8m. A new mono-pitched roof is proposed above the existing garage (between the ground and first floor) which would extend to create a new porch. The porch would measure a depth of 2m.

Materials are to match the existing property.

PLANS/ DOCUMENTS CONSIDERED

20-012 - 15 RV.-A - Tree Drawings

Received 16th September 2021

20-012 - 3 RV.-A - Site Plan

20-012 - 2 RV.-A - Block Plan

20-012 - 14 RV.-A - Neighbouring Property

20-012 - 13 RV.-A - Elevations - Proposed

20-012 - 12 RV.-A - Roof Plan - Proposed

20-012 - 11 RV.-A - Loft Plan - Proposed

Received 15th September 2021

20-012-10 - First Floor Plan - Proposed
20-012-9 - Ground Floor Plan - Proposed
20-012-8 - Elevations - Existing
20-012-7 - Roof Plan - Existing
20-012-6 - Loft Plan - Existing
20-012-5 - First Floor Plan - Existing
20-012-4 - Ground Floor Plan - Existing
20-012-1 - Site Location Plan
Application Form

Received 6th July 2021

RELEVANT PLANNING HISTORY

170098/HOU - Single storey rear extension, loft conversion with rear dormer, front car port and entrance canopy, replacement of windows throughout and rendering of principal elevation - Application Permitted

CONSULTATIONS

Internal consultation

Transport - No objections

External consultation

The following addresses were formally consulted via letter on 15/07/21:

10A Woods Road
3, 5 Hawthorne Road

In addition, a site notice was displayed between 19/07/21 - 09/08/21.

No representations 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.

Relevant Planning Policy and Guidance

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with policies in 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 current development plan is:

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
EN12 - Biodiversity and the Green Network
EN14 - Trees, Hedges and Woodland

SPG/SPD

A Design Guide to House Extensions SPG (2021)

Appraisal Checklist

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:

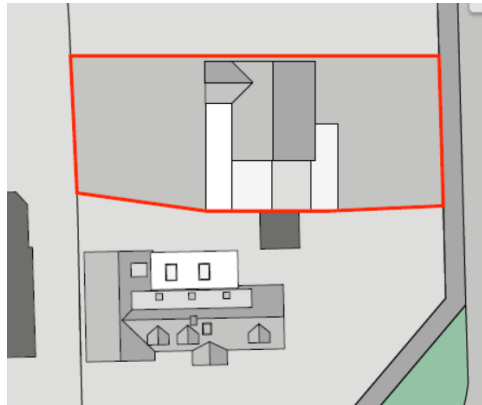
- Detract from the appearance of the original building through the use of ill-matching materials and by not fitting in with the design, scale and proportions of the original building; **NO, the extension is considered of an overall suitable scale and subservience to the main dwelling. It would be considered an acceptable design, with a roof form in keeping with that of the main property.**
 - Reduce the amount of usable amenity space for the property to an unacceptable degree; **NO, adequate amenity space would still be retained.**
 - Require the loss of trees in the garden or put significant trees at risk; **NO, the plans indicate that an existing Magnolia tree is to be trimmed on the side closest to the existing garage to avoid obstructing the proposed roof line to the rear of the garage. All efforts will be made to preserve as much of the tree as possible and to protect it and its roots during construction. Given the tree is not protected and can be removed at any time outside the planning process, it is not considered necessary to seek further information or protection measures. An informative will be attached to remind the applicant to take due care of the tree at all times.**
- B. Respects the character and pattern of neighbouring properties and appearance of the street as a whole in terms of scale, location, materials and design, the arrangement of doors, windows and other principal architectural features and any important existing building line;
- & C. Does not present an overbearing impact on neighbours or 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 extent of the first-floor extension along the shared boundary with no. 5 Hawthorne Road would be just over 6m, although it would not be situated in direct line with the first floor windows of this neighbour so as not to cause a direct**

loss of light. There would also be a minimum separation distance of 3.5m from the rear of the neighbouring property and the side elevation of the first-floor extension.

At ground floor, the extension of 1.8m in depth to the garage would not be considered to cause substantial harm to neighbouring widows due to the modest increase. There is also screening between the sites.



Proposed site plan showing no 5 Hawthorne Road

The proposal would not extend past the existing rear building line on the boundary with 10A Woods Road. As such the proposal is considered acceptable in relation to this neighbour.

- Invade the privacy of neighbouring properties through overlooking from windows or balconies; **NO**, the extension would not have any side facing windows looking onto the neighbouring plot, and a condition would be attached preventing any windows being placed on the side elevation without separate planning permission from the Local Planning Authority.
 - Detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; **NO**, the design of the extension is considered suitable in relation to the main property. Properties in the vicinity are also of various styles and sizes. For these reasons, the proposal (both the extension and porch) is considered acceptable in relation to the appearance of the street scene.
 - Detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; **NO**, the materials of the proposed extension will match those of the existing dwelling, which is considered to be acceptable, and will not have a detrimental impact upon the surrounding area, the original dwelling or the street scene.
- D. Does not result in a loss of biodiversity within garden - **NO**
- E. Ancillary accommodation, such as granny annexes, will be acceptable where it would not be capable of operating as a separate dwelling which could be let or sold separately - **NO**

CC8: states: Development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for 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** - whilst the side extension would be located on the site boundary with no. 5 Hawthorne Road, it is considered that this neighbour has sufficient rear amenity space so the development would not result in an overbearing scheme that encompasses this neighbour's rear garden. Due to the positioning of the plots and depth of the proposed extension, the extension would not face directly onto first floor windows and so would not be considered overbearing from inside the neighbouring property.
- Harm to outlook; **No**
- Noise and disturbance; **No**
- Artificial lighting; **No**
- Vibration; **No**
- Dust and fumes; **No**
- Smell; **No**
- Crime and safety; **No** or
- Wind, where the proposals involve new development of more than 8 storeys - **N/A**.

Conclusion

The proposed development would not be harmful to the character or appearance of the site or its surroundings and would not have a detrimental impact on the original building or neighbouring properties. As such the proposed works are considered to be in accordance with CC7 (Design and the Public Realm), CC8 (Safeguarding Amenity) and H9 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (2019) along with the Councils Supplementary Planning Guidance A Design Guide to House Extensions (2021).

RECOMMENDATION: GRANT PERMISSION

Conditions

1. TL1 - 3 year time limit.
2. Approved plans
3. Materials to match
4. No additional side windows

Informatives

1. Building Control
2. Construction & Demolition
3. Terms
4. Encroachment
5. The applicant is reminded to make effort in protecting the onsite Magnolia tree (including its roots) during construction
6. Positive and Proactive