

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Thames

App Ref: 210818/HOU

Address: 158 Henley Road, Caversham, Reading, RG4 6DD

Proposals: Single storey side and rear extension (amended description)

Case Officer: Mr Jonathan Markwell

Applicant: Mr Brown & Ms Clift

Date received (valid from): 20 May 2021

Target Decision date: 15 July 2021

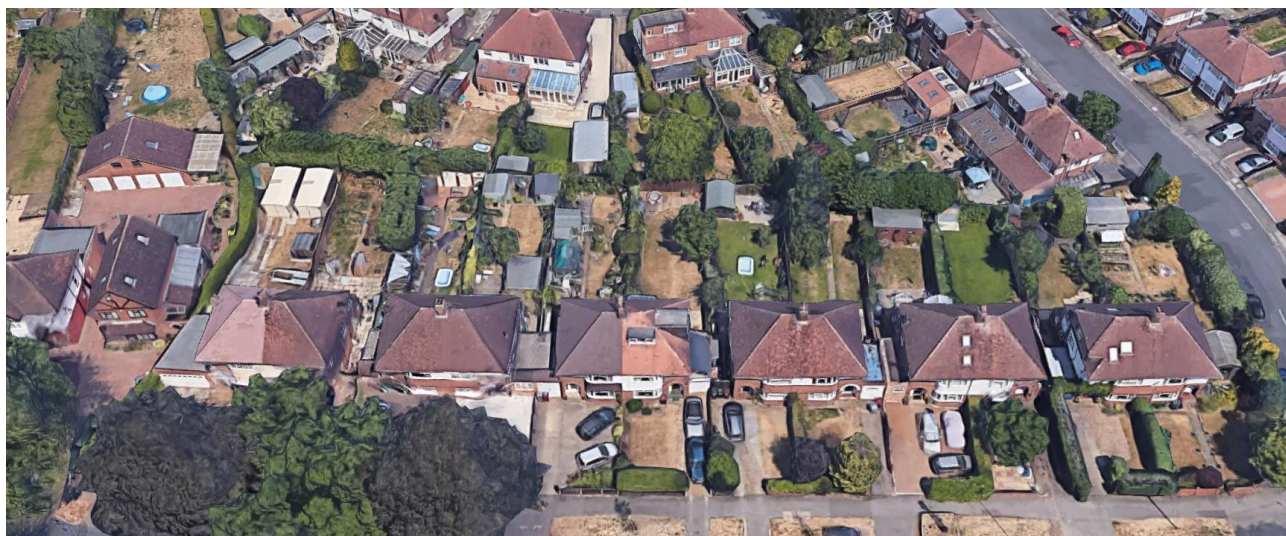
1. INTRODUCTION

The application relates to a two-storey semi-detached property dwelling located on the northern side of Henley Road, between the junctions with Chiltern Road (to the west) and Rossendale Road (to the east). The application site is also close to the junction of Anglefield Road (to the south) off Henley Road. The property is one of a pair with its neighbour (No. 30 to the west). There are a number of paired semi-detached properties similar in style to the host dwelling within the road, together with a number of individually designed detached dwellings. The neighbouring property to the east is a detached property, set slightly forward of the host dwelling in its neighbouring plot. On the approach to the application site the land levels fall north to south. The site is within an air quality management area and smoke control zone. The character of the wider area is predominantly residential. The property is not listed, nor located within a conservation area.

The Covid pandemic meant an accompanied officer site visit was not possible at this time, but an unaccompanied visit from public vantage points was undertaken. In addition, the applicant provided a series of site photographs. Given the nature of the proposals, an unaccompanied site visit, together with site photographs from the applicant, was sufficient in this instance to assess the proposals.



Photograph provided by applicant on 29/05/2021.



Aerial view looking north

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks permission for the erection of a single storey side and rear extension. This would wrap around the side and rear of the property and result in the removal of an existing part-width rear addition. The proposed rear extension would be set marginally off the boundary with No. 160. The depth of rear extension is 2.1m, with the eaves height 2.6m and the overall height being 3.3m (with simple lean-to roofs proposed). The side extension will be to the boundary with No. 156 and is set back marginally from the front building line. A series of rooflights are also proposed, with three on the side elevation and five on the rear elevation. The proposed works would facilitate a store room, WC, utility room and extended living/dining/kitchen room. The proposed materials are specified on the application form as matching the existing (brickwork / render). Two parking spaces would remain on the front driveway.

At the outset of the application a hip to gable roof extension and rear dormer extension was also proposed. These elements of the proposals were omitted during the course of the application, following officer feedback. These elements were not considered to respond positively to the character of the property or local wider street scene, with those proposals considered to be contrary to Policies CC7 and H9 of the Reading Borough Local Plan 2019 and guidance within the March 2021 adopted Design Guide to House Extensions SPD. Accordingly, revised plans solely seeking permission for the side and rear extension were submitted.

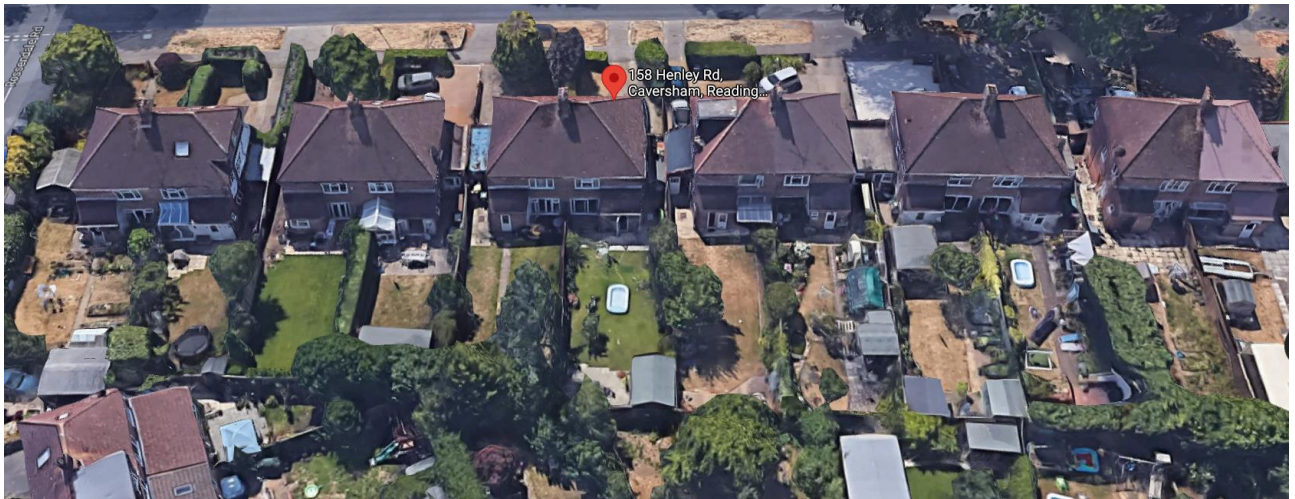
Plans considered:

21015-LO-001 Location Plan
 21015-SU-001 Existing Site Plan (block plan)
 21015-SU-002 Existing Floor Plans
 21015-SU-003 Existing Elevations & Typical Section
 21015-SU-004 Existing Elevations
~~21015-DD-001 Proposed Site Plan (block plan)~~
~~21015-DD-002 Proposed Floor Plans~~
~~21015-DD-003 Proposed Elevations & Typical Section~~
~~21015-DD-004 Proposed Elevations~~
 As received 20/05/2021

21015-DD-001 Rev A Proposed Site Plan (block plan)
 21015-DD-002 Rev A Proposed Floor Plans
 21015-DD-003 Rev A Proposed Elevations & Typical Section



Aerial views looking north (above) and south (below)



Streetscene view from Henley Road



3. RELEVANT PLANNING HISTORY

None at the application site.

4. CONSULTATIONS

4.1 Public consultation - The following addresses were consulted by letter.

156 & 160 Henley Road
1 & 3 Mayfield Drive

4.2 No responses have been received. It was witnessed during the unaccompanied officer site visit on that a site notice had been erected, specifying that comments should be received by 19/06/2021. This aligns with the site notice advice slip returned by the applicant, stating that the site notice was displayed on 29/05/2021, and the site photograph below provided by the applicant.



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

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

TR3 Access, Traffic and Highway-related matters

SPG/SPD

- A Design Guide to House Extensions SPG 2021
- Revised Parking Standards and Design SPD 2011

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 - a variety of side extensions exist along this part of Henley Road, with this proposal not out of character with others in the vicinity.
- reduce the amount of usable amenity space for the property to an unacceptable degree; No - a sufficiently sized rear amenity space would be retained, as would a front driveway for two cars.
- 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 - Whilst the proposed extension would abut the boundary with both neighbouring properties, the limited 2.6m eaves height and lean-to roof design, together with the limited rear extension depth of 2.1m means no significant loss of light is envisaged to either neighbouring property.



Towards No. 156.



Towards No. 160.

- invade the privacy of neighbouring properties through overlooking from windows or balconies; NO - for the same reasons as set out above, no significant loss of privacy is envisaged; the proposals are single storey and do not include any windows on the side facing elevations (the boundary treatments would also minimise loss of privacy too).
- detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; NO - the applicant has specified that the materials would match the existing.
- detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; NO - the applicant has specified that the materials would match the existing.

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;
- Access to sunlight and daylight;
- Visual dominance and overbearing effects of a development;
- Noise and disturbance;
- Artificial lighting;
- Vibration;
- Dust and fumes;
- Smell;
- Crime and safety.



Photograph provided by the applicant on 29/05/2021 towards neighbouring property to the west

A number of these matters have already been addressed in the H9 assessment above. In short, it is confirmed that no significantly detrimental impacts would occur for either neighbour along Henley Road. Occupiers of nearby Mayfield Drive properties are too distant for there to be a harmful amenity impact.

In terms of current and future occupiers of the host building, the proposals will improve the quality of accommodation provided.

Other matters

Sufficient off-street parking is maintained at the site. There are no significant trees in the areas immediately adjacent to the proposals.

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

1HA (TL1 / AP1 / M1)

IF1; IF3; IF5; IF6; IF7.