

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 211515

Address: 54 Grosvenor Road, Caversham RG4 5EN

Applicant: Mr and Mrs Lamb

Proposal: Single storey side and rear extension

Target date: 8/11/2021

Case officer: Marcelina Rejwerska

1. Site Description and Surrounding Area:

The proposal site is a three storey detached dwelling on Grosvenor Road in Caversham. The dwelling has a pitched slate roof and rendered gable above a front bay painted timber window. The external brickwork walls have detailed brick and stonework. There is also a single storey utility, WC and external store element which is to be replaced as part of this application. There is a detached garage on the west side of the property, as well as a Western Red Cedar tree protected by a TPO.

Grosvenor Road is a private road, comprised of predominantly detached residential dwellings. The property is not listed nor in a conservation area.



1Google Maps image demonstrating the location of 54 Grosvenor Road. Image retrieved on 30/09/2021

2. Proposal:

Planning permission is sought for a single storey side and rear extension to replace the existing utility, WC external store element at the rear of the property.

2.1. Plans Considered:

2165_001_00 Location Plan

2165_002_00 Block Plan

2165_003_01 Site Plan - Trees

2165_006_00 Existing Plans and Elevations

2165_010_01 Proposed Plans and Elevations

2165_301_00 54 Grosvenor Road - Design and Access Statement

Received 13/09/2021. Amended Proposed Plans and Elevations received 14/10/2021.

3. Relevant Planning History:

040004 - Erection of 2 x 4-bed semi-detached dwellings, 2 x 5-bed detached dwellings, 1 x 1-bed flat and 5 x 2-bed flats and *side garage extension to 54 Grosvenor Road (amendment to scheme approved under outline consent 03/01465/OUT and reserved matters approved under 03/01465/OUT) to allow for the erection of a double garage extension of No.54 Grosvenor Road*, the realignment of the adjacent boundary treatment approved under 04/00773/REM and the incorporation within the re-aligned boundary treatment of a 0.75m high wall along the western section of this approved boundary treatment. - Application Permitted

4. Consultation Responses:

4.1. Internal Consultees

Trees - No objections, tailored condition suggested to protect existing trees in rear garden.

4.2. External Consultation

The following addresses were formally consulted via letter on 21/09/2021:

56 and 50 Grosvenor Road, Caversham RG4 5EN

No consultation responses have been received for this application.

In addition, a site notice was displayed between 21/09/2021 - 12/10/2021.

5. Discussions with applicant/agent

Agent supplied revised plans following officer identifying a discrepancy on the plans submitted.

6. 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.

7. Relevant Planning Policy and Guidance

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 Policy Guidance

Reading Borough Local Plan (2019)

CC8 Safeguarding Amenity

H9 House Extensions and Ancillary Accommodation

H10 Private and Communal Outdoor Space

Design Guide to House Extensions - Supplementary Planning Document (2021)

8. Appraisal

8.1. House Extensions and Ancillary Accommodation

In accordance with policy H9: House Extensions and Ancillary Accommodation, house extension proposals are acceptable where it:

- *Respects the character and appearance of the house in terms of scale, location, materials and design*
 - The proposal seeks to replace the existing utility, WC and external store element at the rear of the property with a single storey rear extension, as well as a side extension to create a new utility room. The existing utility, WC and external store element extends 4m from the line of the dwelling, with a height of 3.5m from ground level to the roof at its highest point. The side of the property is currently used as a bin storage area, and hard surface patio.
 - The proposed rear extension would sit in line with the existing structure, at the same depth of 4m, as such the proposed extension would not increase the depth from the rear of the property into the rear garden. In place of a low pitch roof which characterises the existing structure, the proposed rear extension would include a flat roof with two roof lanterns.
 - The proposed side extension is set back 3m from the line of the property, with a low pitch roof to complement the existing, including 3 new skylights. The proposed extension would measure 4m at the highest point of the roof, and 2.64m at the eaves. The width of the side extension measures 2.18m.
 - As such, due to their modest size and scale, both the proposed side and rear extension are considered subservient to the main dwelling, and therefore acceptable.
- *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.*
 - Other properties on Grosvenor Road such as numbers 56 and 58 have had approved side and rear extensions and as such this proposal would not be out of character for this road.
 - The side extension is set back from the main line of the property and modest in size, and therefore considered subservient to the main dwelling, which removes any harm to outlook from the street.
 - Proposed materials will match the existing.
- *Does not result in a loss of biodiversity within gardens.*

- Proposal is modest in size and unlikely to have a significant impact on biodiversity within the rear garden.

8.2.Safeguarding Amenity

This proposal has also been assessed against Reading Borough Local Plan policy CC8: Safeguarding Amenity, which states that proposals are acceptable where they will not cause a detrimental impact on the living environment of existing residential properties with regard to:

- Privacy and overlooking
 - Proposed side extension to include a high-level window which is not considered to cause risk of overlooking.
- Access to sunlight and daylight
- Visual dominance and overbearing effects of a development
- Harm to outlook
 - By virtue of its considered subservient and modest in height and scale, the proposed single storey front and side extension is considered not to have a detrimental impact to the living conditions of neighbouring properties.

8.3.Private and Communal Outdoor Space

This proposal has also been assessed against Reading Borough Local Plan policy H10: Private and Communal Outdoor Space, which states that:

- *Usable outdoor space for houses should be no less than the gross floor area of the dwelling to which it relates.*
 - It is considered that this proposal will not represent an unacceptable loss in private outdoor space.

9. 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 CC8 (Safeguarding Amenity), H9 (House Extensions and Ancillary Accommodation) and H10 (Private and Communal Outdoor Space) 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

TL1

AP1

M1

L6 amended

Informatives