

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Mapledurham

App Ref: 211109/HOU

Address: 85 Woodcote Way, Caversham, Reading, RG4 7HL

Proposals: Proposed Single-Storey Wrap Around Extension With A First Floor Extension, Plus Internal Alterations.

Case Officer: Nathalie Weekes

Date received (valid from): 5 July 2021 **Target Decision date:** 5 October 2021

PROPOSAL AND SUPPORTING INFORMATION

The application site is a two storey semi-detached dwelling, with an L shaped existing rear extension and garage in the garden, with 2 parking places at the front of the dwelling. There is an existing gap of approximately 2.25m between each of 85 and 83 Woodcote Way and their shared boundary. The surrounding area is predominantly residential.

The proposal is for a single storey wrap around extension measuring approximately 1.85m in width and 13.95m in length and 2.75m to the eaves along the side elevation and extending around onto the proposed single storey rear extension which will be the same depth as an existing rear extension. The existing garage is to be demolished. The first storey rear extension gable with hipped roof proposed measures 4,15m in width 5.75m in depth, 4.7m to the eaves and is set down from the roof ridge height by 1m. It is inset from the boundary with 87 Woodcote Road by 3m and inset away from 83 Woodcote Way by 1 metre from the proposed ground floor extension.

Materials are proposed to be of a similar appearance to those of the existing dwelling.

The existing dwelling is not a listed building or located in a conservation area.

Due to unforeseen circumstances a site visit cannot be undertaken however the applicant and a neighbour provided photographs of the site.

Plans considered:

20136.S.PP-01 Existing ground floor

20136.S.PP-02 Existing first floor

20136.S.PP-05 Proposed first floor plan

20136.S.PP-06 Proposed elevations

20136.S.PP-07 Location plan

20136.S.PP-07 Block plan

As received 5 July 2021

20136.S.PP-03 Rev A Existing elevations

20136.S.PP-04 Rev A Proposed ground floor plan

As received 3 September 2021

PLANNING HISTORY

None

CONSULTATIONS

Public consultations:

The following addresses were consulted by letter.

4 Crispin Close, Caversham, Reading, RG4 7JS
87 Woodcote Way, Caversham, Reading, RG4 7HL
83 Woodcote Way, Caversham, RG4 7HL

A site notice was displayed at the property on 20 July 2021 for the requisite period. No letters of representation 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 & 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)

EN14 (Trees, hedges and woodland)

TR5 (Car and cycle parking and electric vehicle charging)

SPG/SPD

- A Design Guide to House Extensions SPG (2021)

ASSESSMENT

The development is not considered to have a significantly detrimental impact on neighbouring properties at 87 and 83 Woodcote Way. The proposed ground floor extension will remain the same as the existing depth in relation to 87 Woodcote Way and 83 Woodcote Way is set away from the boundary adjacent to the proposed ground floor extension. The proposed rear first floor element is inset away from each neighbouring property by approx. 3m to ensure light will not be significantly detrimentally impacted. The proposed additional first floor window in the side elevation opposite 83 Woodcote Way will be obscure glazed to remove the impact of any overlooking. The window in the proposed rear first floor extension should not create a significant increase in overlooking to the rear of the garden.

The proposed wraparound extension is set down from the front roofline and is subservient to the existing dwelling, whilst the proposed rear extension is set back from the public realm. On balance due to the proposed small scale development mostly at ground floor level and set away from neighbours at first floor level, it is considered acceptable.

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 amenities of the original building or those of neighbouring properties. As such the proposal is found to be in accordance with Policies CC7 (Design and the Public Realm), CC8 (Safeguarding amenity) and H9 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (2019)

and the Council's Supplementary Planning Guidance "A Design Guide to House Extensions" (2021).

RECOMMENDATION:

Grant