

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Mapledurham

App Ref: 211422/HOU

Address: 35 Woodcote Road, Caversham, Reading, RG4 7BB

Proposals: Front porch extension. First floor front extension. Single storey flat roof rear extension. Removal of conservatory. Existing store convert to garage.

Case Officer: James Schofield

Date received (valid from): 26 August 2021 **Target Decision date:** 21 October 2021

1. INTRODUCTION

The application relates to a modern two-storey detached dwelling located on the west side of Woodcote Road. The area the dwelling is in is characterised by a mix of detached and semi-detached dwellings.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a porch, first-floor front extension over existing ground floor element of the dwelling and a single storey rear extension replacing an attached conservatory. Plans considered;

Dwg No. 3758/250 Rev A Block and Location Plans
Dwg No. 3758/251 Rev B Proposed Ground Floor Plan
Dwg No. 3758/252 Rev B Proposed First Floor Plan
Dwg No. 3758/253 Rev A Proposed Roof Plan
Dwg No. 3758/254 Rev B Proposed Elevations
Dwg No. S/20/01 Survey As Existing Ground Floor Plan
Dwg No. S/20/02 Survey As Existing First Floor Plan
Dwg No. S/20/03 Survey As Existing Elevations
As received 27th of August 2021

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

4.1 Neighbours

The following addresses were consulted by letter.

33 Woodcote Road, Caversham, Reading, RG4 7BB
37A Woodcote Road, Caversham, Reading, RG4 7BB
37 Woodcote Road, Caversham, Reading, RG4 7BB
37b Woodcote Road, Caversham, Reading, RG4 7BB
92 St Peters Avenue, Caversham, Reading, RG4 7DL
88 St Peters Avenue, Caversham, Reading, RG4 7DL
90 St Peters Avenue, Caversham, Reading, RG4 7DL

No letters of representation have been received. The applicant and/or their agent submitted a form indicating that a Site Notice was displayed on the 24th of September 2021.

4.2 Transport

No objections.

4.3 Ecology

No objections further to the bat survey which indicated there was no meaningful risk of harm to protected species of bats.

5. 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.

6. 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 Planning Policy

National Planning Policy Framework (2019)

National Planning Practice Guidance

Reading Borough Local Plan (adopted 2019)

CC7 Design and the Public Realm

CC8 Safeguarding Amenity

EN12 Biodiversity and the Green Network

H9 House Extensions and Ancillary Accommodation

H10 Private and Communal Outdoor Space

SPG/SPD

Design Guide to House Extensions SPD (adopted 2021)

Paragraph 99 of the government Circular 06/05: Biodiversity and Geological Conservation - Statutory Obligations and Their Impact Within The Planning System

7. APPRAISAL

7.1 Principle of Development

The application seeks permission for extensions to an existing dwelling. Such domestic works are supported in principle by Policy H9 (House Extensions and Ancillary Accommodation) of the Local Plan (2019) subject to a number of criteria ensuring the effects of such extensions and alterations respect its context and are not harmful. These considerations will be examined in more detail in the following sections.

7.2 Character, scale and siting

Local Policy CC7 states that, development must be of a high design quality that maintains and enhances the character and appearance of the area in Reading in which it is located. Policy H9 states that an extension will be acceptable where it: respects the character of the house, respects the pattern of neighbouring properties, and does not present a large blank façade to public areas.

The proposed first-floor front extension to an existing gable ended roof matches that of the central gable in the front elevation. This is considered to result in an acceptably sympathetic alteration to the character of the existing dwelling. The proposed front porch is similarly appropriate to the character of the dwelling. The proposed rear extension is not a feature of the streetscene and would not be harmful to the character of the dwelling. The design detail and materials proposed appear to be in keeping with that of the original dwelling.

The scale of the proposed changes are considered to be acceptable given the size of the host dwelling. The siting of the proposed changes is far from shared boundary lines.

As such, the proposal accords with the aims of policies CC7 and H9 of the Local Plan (2019) with respect to character, scale and siting.

7.3 Amenity

Policy CC8 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. Policy H10 aims to ensure suitable outdoor private and communal outdoor amenity space is prioritised in development decision. The proposal includes a single-storey rear extension. The SPD 'Design Guide to House Extensions' provides guidance on design considerations for single-storey rear extensions, which outlines that the design should not detract from the existing dwelling, not encroach on a line taken 45 degrees from the mid-point of the nearest neighbouring habitable room, should avoid reducing back-to-back distance for dwellings like these to less than 20 meters, and should not harm common building lines or positive repeating design features.

The extension would by virtue of its siting and scale not impede upon on any 45-degree line of sight from neighbouring windows. The siting and height of the proposed extensions would ensure no significant overshadowing would result for neighbouring sites. The proposal would not introduce any new windows capable of overlooking neighbouring sites. Over half of the existing private outdoor amenity space would be maintained if the proposal were to be built.

Further to this analysis, the proposal is considered to accord with the aims of policy CC8 and H10 of the Local Plan (2019).

7.4 Biodiversity and sustainability

Part 'b' of Policy EN12 indicates that all development sites should not result in a net loss of biodiversity or geodiversity. These aims are supported by Policy H9 which states that an extension will only be acceptable where it does not result in the loss of biodiversity within gardens. *Paragraph 99 of the government Circular 06/05: Biodiversity and Geological Conservation - Statutory Obligations and Their Impact Within The Planning System* requires the establishment of the presence or otherwise of protected species prior to the granting of planning permission.

A Bat Survey has been conducted and the resulting report has been reviewed by the Ecology Officer who has indicated there is no meaningful risk of harm to any protected species of Bats.

The site does not have any notable vegetation within the proposal site, protected trees or identified Green Links which could be negatively impacted by the proposal.

The proposal is not considered likely to result in a net loss of biodiversity or geodiversity. As such the proposal is considered to accord with the biodiversity and sustainability considerations of Policies H9 and EN12 of the local plan and to accord with the requirements of Paragraph 99 of the government Circular 06/05.

8. CONCLUSION

The proposed development has been assessed and the proposed works are in accordance with the above relevant policies and planning permission can be granted.

9. RECOMMENDATION

GRANT

10. CONDITIONS

1. Standard time limit (TL1)
2. Standard approved plans (AP1)
3. Materials to match (M1)