

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham

App Ref: 210399/FUL

Address: Flat, 51 Donkin Hill, Caversham, Reading, RG4 5DG

Proposals: Existing single storey side extension to be demolished with change of use of the side extension from A1 shop to a proposed larger C3 residential single storey side extension.

Case Officer: Nathalie Weekes

Date received (valid from): 1 May 2021

Extended Target Decision date: 10 August 2021

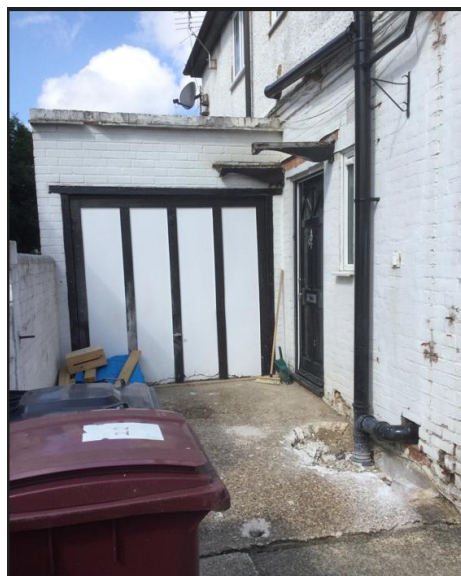
SITE, PROPOSAL AND SUPPORTING INFORMATION

The application site lies within a short parade of shops and other commercial units located at the northern end of Donkin Hill in an AQMA. It consists of one half of a semi-detached building with a self-contained flat at first floor level with access currently gained from the side. A hairdresser occupies the ground floor and there is an attached side garage, which forms part of the existing hairdressing use, and a single storey flat roof rear extension at the rear of the shop.

The proposal is for the existing side extension to be demolished and replaced with a larger single storey side extension by approximately an additional 3.1m in length, 2.2m to the eaves at the front with a hipped roof, rising to a peak of 3.6m and continuing with a flat roof 2.4m to eaves, with a 2.8m ridge height along the footprint of the existing garage. The entrance to the first floor flat will be accessed by a new entrance door at the front elevation and any previous access to the existing garage from the shop will be blocked up. A patio door is proposed at the rear elevation to provide access into the garden. Both the shop and the flat are owned by the applicant. Materials are proposed to match the existing dwelling.

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

Current entrance to flat 51 Donkin Hill Rear of existing garage



Front of 51 Donkin Hill and side of 49 Donkin Hill



Plans considered:

PARENTE-1120-03 Existing plan & elevation
PARENTE-1120-01 Proposed ground floor plan
PARENTE-1120-02 Proposed elevations
PARENTE-1120-04 Section A-A
PARENTE-1120-05 Block & Location plans
As received 12 March 2021

PLANNING HISTORY

070958 Two storey side extension and first floor rear extension to existing flat Refused 9 July 2008

CONSULTATIONS

Statutory or Internal consultations:

Public consultations:

The following addresses were consulted by letter:

49 Donkin Hill, Caversham, Reading, RG4 5DG
7 Barclose Avenue, Caversham, Reading, RG4 5DR
53a Donkin Hill, Caversham, Reading, RG4 5DG
53 Donkin Hill, Caversham, Reading, RG4 5DG
49a Donkin Hill, Caversham, Reading, RG4 5DG
6 Barclose Avenue, Caversham, Reading, RG4 5DR

A site notice was sent to the agent to be displayed. No letters of representation have been received.

Transport

There were no objections to the development as the proposed development will not materially alter either the commercial use on the ground floor or the residential that would result in increased trip generation of parking demand.

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)

CC1 (Presumption of Sustainable Development)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

H9 (House Extensions and Ancillary Accommodation)

TR3 (Access, Traffic and Highway-related matters)

TR5 (Car and Cycle Parking and Electric Vehicle Charging)

EM4 (Maintaining a Variety of Premises)

SPG/SPD

- A Design Guide to House Extensions SPG (2021)

ASSESSMENT

The proposed change of use from A1 to C3 for the garage area is acceptable and it will not lead to a net loss in business due to the retention of the A1 shop at the ground floor and would not impact the access or parking at the site as it would not generate additional traffic.

Proposed works to replace the garage with a larger single storey side extension are small-scale and will not lead to a significant loss of daylight or sunlight as the ground floor side window at 49 Donkin Hill which is set back from the boundary, in a lobby entrance area providing access to the main living areas and the first floor window is an opaque glazed bathroom window.

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