

## DELEGATED HOUSEHOLDER APPLICATION REPORT

**Ward:** Mapledurham

**App Ref:** 201751/HOU

**Address:** 1 Westdene Crescent, Caversham, Reading, RG4 7HD

**Proposals:** Proposed Single Storey Rear and Side Extension

**Case Officer:** Nathalie Weekes

**Applicant:** Mr Owen Reynolds

**Date received (valid from):** 8 December 2020      **Target Decision date:** 8 April 2021

### 1. INTRODUCTION AND PROPOSAL

The detached bungalow has a covered area at the side of the house with a detached garage in the rear of the garden with trellis attached. It is located on the eastern side of Westdene Crescent. The surrounding area is predominantly residential with a mixture of styles and designs of houses. It is in a bats priority area, green link area and an AQMA.

The application building is not listed, nor is it located in a conservation area.

The proposal is for a single storey rear and side extension which will integrate the detached garage to the rear elevation by extending approximately 2.1m in length and increase its width into the garden by 3.1m. The proposed ridge height is set down by 0.5m from the bungalow's roof ridge with a hipped roof. The proposed extension will measure approximately 2.3m in height to the eaves and 4.6m in height to the roof ridge, the roof ridge is 1m in length and is 2.9m away from the neighbouring boundary at 2 Westdene Crescent at its highest point. A window will replace a door on the side elevation and patio door will face into the garden from a kitchen/dining area. Materials are proposed to match the existing dwelling.

Due to extenuating circumstances a site visit could not be conducted and the agent submitted photos of the site for consideration.



Plans considered

20146.S.PP-01 Existing floor plan

20146.S.PP-02 Existing elevations

20146.S.PP-03 Proposed ground floor plan

20146.S.PP-05 Location plan

20146.S.PP-06 Proposed Block plan

Photo

As received on 8 December 2020

Email from agent 14/01/2021 13:27 with site photos

As received on 14 January 2021

Email with additional photos of existing garage and boundary with 2 Westdene Crescent and amended plan 28/02/2021 17:03

20146.S.BC-04 Proposed elevations

As received on 28 January 2021

R2718/a Preliminary Bat Roost Assessment, March 2021

As received 15 March 2021

## **2. RELEVANT PLANNING HISTORY**

None

## **3. CONSULTATIONS**

The following addresses were consulted by letter.

2 Westdene Crescent, Caversham, Reading, RG4 7HD

134 Woodcote Road, Caversham, Reading, RG4 7HA

132 Woodcote Road, Caversham, Reading, RG4 7HA

A site notice was sent to the agent and was displayed at the site. A letter of representation has been received from 2 Westdene Crescent raising concerns regarding a tiled roof and an impact on light and sun on the garden.

Internal consultations

Transport had no objections as the garage is to be retained and there is provision for off-road parking at the front of the property.

Ecologist had no objections, following the submission of a bat survey as the site is surrounded by habitat of good suitability for use by foraging and commuting bats.

Communication with agent

Following discussions the agent provided additional photos regarding the boundary with 2 Westdene Crescent, amended plans illustrating the shed and arranged for a bat survey to be undertaken.

### **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.

#### 4. 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

National Planning Policy Framework

National Planning Practice Guidance

##### Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

EN12: (Biodiversity and the green network)

H9 (House Extensions and Ancillary Accommodation)

TR3 (Access, Traffic and Highway-Related Matters)

TR5: (Car and cycle parking and electric vehicle charging)

##### SPG/SPD

- A Design Guide to House Extensions SPG

#### 5. 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 due to the existing garage and precedent for development to the rear of the garden, the proposed extension is considered to be acceptable in this instance and should not detract from the existing building. Materials will match the existing building***
- reduce the amount of usable amenity space for the property to an unacceptable degree; ***NO a functional amount of garden amenity will remain.***
- 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 although the proposed development is on the boundary with 2 Westdene Crescent, due to the hipped roof sloping away from the garden, it is not considered to significantly reduce the amount of daylight and sunlight for 2 Westdene Crescent.***

- invade the privacy of neighbouring properties through overlooking from windows or balconies; ***NO all works proposed are at ground floor level.***
- detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; ***NO although the proposed extension will be a larger scale than the current detached garage it will not significantly detract from the character of neighbouring properties.***
- detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; ***NO the materials are proposed to match the existing building.***

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; ***NO, see comments above***
- Access to sunlight and daylight; ***NO, see comments above***
- Visual dominance and overbearing effects of a development; ***NO, see comments above***
- Noise and disturbance; ***NO***
- Artificial lighting; ***NO***
- Vibration; ***NO***
- Dust and fumes; ***NO***
- Smell; ***NO***
- Crime and safety. ***NO***

## 6. 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.

## 7. RECOMMENDATION

**Application Permitted**