

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 200381/HOU

Address: 181 Caversham Road

Applicant: Mr Shyam Lama

Proposal: Single storey rear extension (amended)

Target date: 04/05/20

Case officer: Connie Davis

Site Description and Surrounding Area:

The application site is a mid-terrace property located on the south-western side of Caversham Road.

The surrounding area consists of a mixture of independent shops, takeaways, newsagents and residential properties similar in character and scale to the application property. Properties to the northwest of the application site are used as hotels.

The site is not Listed, nor in a conservation area. However, it is located within Flood Zone 2 and an Air Quality Management Area.

Proposal:

Planning permission is sought for a single storey rear extension. It would measure a depth of 3.3m, width of 3.4m, eaves height of 2.5m and maximum height of 3.8m. It would have a mono-pitched roof and would be finished in materials to match the existing property.

Plans Considered:

20200306_01@A4 Rev R0 - Location Plan

20200306_05@A4 Rev R0 - Elevations as Existing 1

20200306_07@A4 Rev R0 - Elevations as Existing 2

20200306_02@A4 Rev R0 - Block Plan

20200306_03@A4 Rev R0 - Site Plan

20200306_04@A4 Rev R0 - Ground Floor Plans

20200306_06@A4 Rev R0 - Elevation as Proposed 1

20200306_08@A4 Rev R0 - Elevations as Proposed 2

Received 10th March 2020

Relevant Planning History:

None.

Consultation Responses:

Internal Consultees

No internal consultees were consulted on this application.

External Consultation

The following addresses were formally consulted via letter on 17/03/20:

179, 183, 185 Caversham Road

30, 32 Newport Road

In addition, a site notice was displayed between 17/03/21.

One observation was received which states:

The proposed extension to 181 would substantially cut off daylight to our property, 183 Caversham Road, particularly the patio area directly outside our back door. We have not had official notice of the proposed work. At this stage we are not objecting but we would like to be able to see the effect of this before work starts. Could the builder please contact us to discuss it? Thanks.

Officer comment: Formal notice of the planning application was provided to adjoining properties. Within the assessment of the application, officers will consider the impact the proposal would have on neighbouring properties. The effect of the proposal on neighbouring properties can only be visualised through the proposed plans. The builder's contact details would have to be obtained from the applicant.

Discussions with applicant/ agent

The agent was contacted to provide a Flood Risk Assessment as the site is located within Flood Zone 2. The case officer had an extended period of no response from the agent, who then confirmed that they were no longer working on the proposal. The applicant has been contacted via the details provided, but again no response has been received.

Therefore, the decision has been taken to determine the application in the absence of a Flood Risk assessment.

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 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

National Planning Policy Framework;
National Planning Policy Guidance;

Reading Borough Local Plan (2019)

CC7 Design and the Public Realm
CC8 Safeguarding Amenity
H9 House Extensions and Ancillary Accommodation
H10 Private and Communal Outdoor Space
EN18 Flooding and Drainage

Supplementary Planning Guidance - A Design Guide to House Extensions (2003)

Appraisal Checklist

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, the proposed extension is considered a modest depth and suitable design in terms of scale and roof form. The proposed scale of the development is largely comparable to what could be achieved under Permitted Development (ie. not requiring planning permission).**
- Reduce the amount of usable amenity space for the property to an unacceptable degree; **NO**
- 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 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;

& C. Does not present an overbearing impact on neighbours or 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, a line of 45 degrees was taken from the rear window located on the outrigger at nos. 179 and 183. The lines were not breached, and so it is considered the proposal would not result in a substantial loss of light to adjoining neighbours.**
 - Invade the privacy of neighbouring properties through overlooking from windows or balconies; **NO, no side windows are proposed.**
 - Detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; **NO**
 - Detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; **NO, materials are proposed to match the host dwelling.**
- D. Does not result in a loss of biodiversity within garden - NO
- E. Ancillary accommodation, such as granny annexes, will be acceptable where it would not be capable of operating as a separate dwelling which could be let or sold separately - NO

CC8: states: Development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, in terms of:

- Privacy and overlooking; **No**
- Access to sunlight and daylight; **No**
- Visual dominance and overbearing effects of a development; **No**
- Harm to outlook; **No**
- Noise and disturbance; **No**
- Artificial lighting; **No**
- Vibration; **No**
- Dust and fumes; **No**
- Smell; **No**
- Crime and safety; **No** or
- Wind, where the proposals involve new development of more than 8 storeys - **N/A**.

Flooding

As noted earlier in the report, no flood risk assessment has been submitted by the applicant to support this application. However, given the small scale of the proposal which is of a similar scale to what could be constructed under permitted development (ie. without requiring planning permission or flood risk assessment) and the proposal not resulting in a severe intensification of the residential use, the absence of a flood risk assessment is not considered a reason to warrant refusal in this particular instance.

Although it has not been demonstrated that Policy EN18 has been complied with, for the reasons above it is, on balance, considered acceptable to still recommend approval for the application. The Environment Agency's Standing Advice will be included within an informative to remind the applicant to adhere to the Government's Standing Advice with regard to minor extensions within areas at risk of flooding by making sure the floor levels are either no lower than existing floor levels or 300 millimetres (mm) above the estimated flood level. Further information can be found at:

<https://www.gov.uk/guidance/flood-risk-assessment-standing-advice#advice-for-minor-extensions>

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 CC7 (Design and the Public Realm), CC8 (Safeguarding Amenity) and H9 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (2019) along with the Councils Supplementary Planning Guidance A Design Guide to House Extensions (2003).

RECOMMENDATION: GRANT PERMISSION

Conditions

1. TL1 - 3 year time limit.
2. Approved plans
3. Materials as specified

Informatives

1. Building Control
2. Construction & Demolition

3. Terms
4. Environment Agency standing advice
5. Encroachment

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