

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Peppard

App Ref: 201571/HOU

Address: 233 Henley Road, Caversham, Reading, RG4 6LJ

Proposals: Single storey rear extension

Case Officer: Nathalie Weekes

Date received (valid from): 18 November 2020

Extended Target Decision date: 27 January 2021

PROPOSAL AND SUPPORTING INFORMATION

The application site is a semi - detached dwelling with a very long garden in the AQMA. There is a rising slope from the south to the north of Henley Road. The surrounding area is predominantly residential.

The proposed extension will measure approximately 5 meters in length, 8m meters in width and 2.50 meters in height to the eaves and 3.7meters to roof lantern height. It will have a 5 metre bifold doors opening to a garden patio and a window and an exterior door on one side. Materials will be to match the original dwelling, the flat roof is to be covered with felt, with a skylight glass lantern to let light in.

The property is not a listed building or in a conservation area.

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

Photo of existing rear elevation from agent



Plans considered

Location plan

Block plan

As received on 9 November 2020

AR-DET-01 Existing layout plan

AR-DET-02 Existing side elevation

AR-DET-03 Existing rear elevation

AR-DET-04 Proposed ground floor plan

AR-DET-05 Proposed side elevation

AR-DET-06 Proposed rear extension

As received on 18 November 2020

AR-DET-07 Proposed side elevation

AR-DET-08 Existing side elevation

As received on 18 January 2021

Planning history

110042 Two storey front and rear extensions in conjunction with 235 Henley Road, permitted
24 November 2011

CONSULTATIONS

The following addresses were consulted by letter.

235 Henley Road, Caversham, Reading, Berkshire, RG4 6LJ
231 Henley Road, Caversham, Reading, RG4 6LJ

A site notice was displayed at the site on 23 November 2020. No letters of representation have been received.

Internal Consultations

Tree officer - The tree officer had no objections but provided the following comments.

The application proposes a rear single storey, flat roof extension over the area of an already hard surfaced patio. The site is not subject to any CA or TPO, but it is part of the AQMA for being an important traffic corridor into the borough. The property is of substantial size and presents a green frontage as well as a large grass rear garden with a number of mature trees.

I note the adjacent property at no. 235 underwent a similar development within the past 7 years (IShareMap 2013 Aerial view shows a patio, while more recent Google Satellite View shows a rear extension) down to very specific details (size, flat roof, skylight glass lantern).

As the proposal is not affecting any existing vegetation, is being built on already hard surfaced area and there is precedent for another development having been permitted in similar circumstances, I have no objections to this application in principle with regards to natural environment and trees.

However, it is worth giving the applicant a hint that green vegetation (specifically the green hedge between no. 233 and no. 235) has been reduced over the last couple of years and maintaining the healthy proportion of built area and green area requires pro-active engagement and initiative. In the context of the site being in an AQMA, the council having declared a climate emergency, our tree strategy and the council's EN14 policy demanding increasing green cover with any new development, it would count as a valuable deed if a new tree or a number of shrubs or hedges would be planted on the property to balance the proposed development.

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 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)

SPG/SPD

- A Design Guide to House Extensions SPG

Assessment

The proposed extension is longer than 4m, and the Council will not normally grant planning permission for longer rear extension as outlined in Reading planning supplementary policy, A Design Guide to House extensions, unless the house and garden are capable of taking an extension of a longer depth. In this instance the adjacent properties at 321 and 235 Henley Road have deeper footprints to the rear and the proposal is considered acceptable. There will still be an acceptable amount of usable amenity space. Permitted development rights will be removed to restrict roof access on the proposed extension to prevent any detrimental impact of overlooking neighbour's external amenity.

The development is not harmful to the character or appearance of the site or its surroundings and does not have a detrimental impact on the original building or neighbouring properties. As such the proposal is considered to be in accordance with CC7 (Design and the Public Realm), CC8 (Safeguarding amenity) and H8 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (2019) and the Councils Supplementary Planning Guidance "A Design Guide to House Extensions" (2003).

RECOMMENDATION:

Grant