

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Thames

App Ref: 210140/HOU

Address: 76 Balmore Drive, Caversham, Reading, RG4 8NN

Proposals: Single storey rear extension and internal alterations to a semi-detached dwelling.

Case Officer: Nathalie Weekes

Applicant: Mr & Mrs Alex & Bindi Mason

Date received (valid from): 27 January 2021

Extended Target Decision date: 13 April 2021

Site Description and Surrounding Area:

The application site contains a two storey semi-detached house. The surrounding area is residential in nature with semi-detached and detached properties. Balmore Drive is a private Cul de sac for residents and access only.

The application building is not listed, nor is it located 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.

Proposal:

The proposal is for a single storey rear extension and internal alterations to a semi-detached dwelling. The existing rear extension is proposed to be widened by approximately 3.3m in width and 2m in depth with a new roof over the existing and new development to match the existing ridge height across the rear elevation. A sloping canopy roof is proposed over the side entrance measuring approximately 2.8m in width and 0.66m in depth.

The materials proposed are to match and be in keeping with the existing building.

Plans considered

20027-DD-002 Proposed floor plans

20027-DD-003 Proposed elevations

20027-LO-001 Location plan

20027-SU-002 Existing floor plan

20027-SU-004 Existing typical sections

As received 27 January 2021

20027-DD-001 Rev A Proposed site plan - block plan

20027-SU-002 Existing elevations

As received 12 March 2021

Relevant Planning History:

None

Consultation Responses:

The following addresses were consulted by letter.

65 Peppard Road, Caversham, Reading, RG4 8NH

75 Balmore Drive, Caversham, Reading, RG4 8NN

77 Balmore Drive, Caversham, Reading, RG4 8NN

No letters of representation have been received. A site notice was sent to the agent and was displayed at the site on 17 February 2021.

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.

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)

H9 (House Extensions and Ancillary Accommodation)

SPG/SPD

- A Design Guide to House Extensions SPG

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 materials are proposed to match the existing building.
- 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 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 The single storey rear extension is a small development, a 45% test has been illustrated on the proposed plans and will not significantly impact the neighbours at 77 Balmore Drive. The sloping canopy above the side door will not detrimentally impact the neighbouring property at 75 Balmore Drive.
- invade the privacy of neighbouring properties through overlooking from windows or balconies; NO
- 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

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

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.

RECOMMENDATION

Application permitted