

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Thames

App Ref: 201317/HOU

Address: 17 Cawsam Gardens, Reading, RG4 5JE

Proposals: Part two storey and part single storey rear extension

Case Officer: Mr David Brett

Applicant: Mr N Buxton

Date received (valid from): 21/09/2020

Target Decision date: 16/11/2020

1. INTRODUCTION

The proposal site is a two-storey detached dwelling located on Cawsam Gardens, Caversham. The surrounding area is considered residential with similarly designed two storey semi-detached dwellings.



1. Front of 17 Cawsam Gardens. Photo provided by the agent on 07/10/2020.

A site visit for this application was not possible due to the Coronavirus lockdown. The agent supplied site photos on 07/10/2020. These photos were used for the purpose of determining this application.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a part two storey and part single storey rear extension.

Plans considered:

- Location Plan & Block Plan - P2021-01
- Existing Plans - P2021-02
- Existing Elevations - P2021-03
- Proposed Plans - P2021-04
- Proposed Elevations - P2021-05

Received on 21/09/2020

3. RELEVANT PLANNING HISTORY

Application site

040781 - Single storey rear extension - Application Permitted on 12/01/2005

77 Chiltern Road, Reading, RG4 5HS

- 191215 - Two storey and single storey rear extensions, and front porch. - Application Permitted on 16/10/2019

4. CONSULTATIONS

4.1 The following addresses were consulted by letter.

16 Cawsam Gardens, Caversham, Reading, RG4 5JE
18 Cawsam Gardens, Caversham, Reading, RG4 6JE
4 Raglan Gardens, Caversham, Reading, RG4 5JH

No consultation responses have been received for this application.

5. 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.

6. 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 (Adopted November 2019)

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

SPG/SPD

A Design Guide to House Extensions SPG (2003)

7. APPRAISAL

7.1 House Extensions and Ancillary Accommodation

In accordance with Reading Borough Local Plan policy H9: House Extensions and Ancillary Accommodation, house extension proposals are acceptable where it:

- *Respects the character and appearance of the house in terms of scale and locations.*
- *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.*

The proposed development consists of the demolition of the existing single storey rear extension, and the erection of a part single storey, part two storey rear extension. At ground floor level, the proposed rear extension is the full width of the existing dwelling house at 6.5m and has a depth of 3.8m. The proposed ground floor rear features a flat roof, with a rooflight above the proposed dining room. The proposed works at ground floor level serve as an expanded open plan kitchen and dining room, with bifold doors opening out onto the rear garden. The ground to eaves height of the proposed ground floor rear extension is 3m, and extends to the side boundary to 18 Cawsam Gardens.

At first floor level, a rear extension is proposed above the proposed rear extension. The depth of the proposed first floor rear extension is 3.8m and has a width of 4.2m. The proposed first floor rear extension features a pitched roof, that is set down from the ridge of the host dwelling by 0.6m. No side facing windows have been proposed to the rear extension, however, a new obscure glazed window has been proposed to the existing side elevation at 17 Cawsam Gardens. It has been stated on the plans that the proposed side facing window will serve the proposed ensuite bathroom and will be obscure glazed.

The materials specified in the construction of the proposed rear extensions have been specified to match the existing dwelling, including rendering to match, tiles, and white PVC windows.

Developments of the size and scale proposed are now considered fairly characteristic of the surrounding area. For example, a similarly design part one, part two storey rear extension received approval at 77 Chiltern Road (as referenced in the planning history). Cawsam Gardens also features other large-scale rear extensions, such as 1, 11, and 14 Cawsam Gardens. Therefore, whilst acknowledged to be a substantial addition, the proposed development is considered to respect the character and appearance of the surrounding area in accordance with policy H9.

In accordance with Reading Borough Local Plan policy H9: House Extensions and Ancillary Accommodation, house extension proposals are acceptable where it:

- *Does not result in a loss of biodiversity within gardens.*

It is not considered that the proposal would result in a loss of biodiversity within the garden to the point of refusal for this application.

7.2 Safeguarding Amenity

This proposal has also been assessed against Reading Borough Local Plan policy CC8: Safeguarding Amenity, which states that proposals are acceptable where they will not cause a detrimental impact on the living environment of existing residential properties with regard to:

- *Privacy and overlooking*
- *Access to sunlight and daylight*
- *Visual dominance and overbearing effects of a development*
- *Harm to outlook*

The proposed development is not considered to harm the living conditions at 16 Cawsam Gardens. While the proposed two storey rear extension has a fairly substantial depth of 3.8m, the proposal is set back from the side boundary by 1.5m, which adequately mitigates any overbearing impact which would warrant the refusal of the application. The plans also demonstrate that the proposed extensions will not result in an unacceptable loss of light to habitable rooms in accordance with policy CC8. The proposed plans illustrate the 45° angle of light from the nearest habitable room at 16 Cawsam Gardens to demonstrate this.

With regard to 18 Cawsam Gardens, the proposed development is also not considered likely to have a significant detrimental impact on the living conditions at number 16. This is due to the existence of a rear extension to the side boundary at number 18, with a depth of 3m. As a result, the proposed development at number 16 is considered unlikely to detrimentally impact the living conditions at number 18 with regard to loss of light or appearing visually dominant, as it will only marginally extend beyond the neighbouring extension. The proposed plans have also demonstrated that there would be not a loss of light to habitable rooms at first floor level by

illustrating the 45° angle of light, in accordance with policy CC8 and guidance on rear extensions within the House Extensions SPD.

No other nearby occupier is considered to be significantly impinged by the proposed development in relation to any amenity consideration.

Overall, the proposed development is not considered to harm the living conditions to neighbouring properties or the surrounding area. Therefore, the proposed development is considered in accordance with policy CC8 of the Reading Borough Local Plan.

7.3 Private and Communal Outdoor Space

This proposal has also been assessed against Reading Borough Local Plan policy H10: Private and Communal Outdoor Space, which states that:

- *Usable outdoor space for houses should be no less than the gross floor area of the dwelling. To which it relates.*

It is considered that this proposal will not represent an unacceptable loss in private outdoor space. As the size of the private outdoor space will still be larger than the usable floor space of the dwelling on the ground floor.

8. 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.

9. RECOMMENDATION

GRANT

10. CONDITIONS

TL1: Time Limit (Standard)

The development hereby permitted shall begin no later than three years from the date of this planning permission.

REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

AP1: Approved Plans

The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

- Location Plan & Block Plan - P2021-01
- Existing Plans - P2021-02
- Existing Elevations - P2021-03
- Proposed Plans - P2021-04
- Proposed Elevations - P2021-05

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REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

M1: Materials (To Match)

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing building.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policies CC7 and H9 of the Reading Borough Local Plan 2019.

11. INFORMATIVES

Standard Informatives