

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 190796/HOU

Address: 131 Caversham Road, Reading

Applicant: Mr Raj Roy

Proposal: Single storey rear extension

Agreed Target date: 19/02/21

Case officer: Connie Davis

Site Description and Surrounding Area:

The application relates to a mid-terrace property located on the south west side of Caversham Road, near the corner with Swansea Road. The application site and both adjacent neighbours share a rear courtyard which has an outbuilding (although the outbuilding is registered under no. 133 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 located within Flood Zone 2 so is of a medium risk of flooding and an Air Quality Management Area.

Proposal

Householder planning permission is sought for a single storey rear extension. It would have a maximum depth of 7.5m along the boundary with no 133 Caversham Road infilling the 'tunnel' between the application site and neighbour. However, only 3.7m would protrude beyond the rear elevations of no. 133 and 129 to the north-east and south-east respectively. The extension would have a flat roof with a maximum height of 3.3m. Materials are proposed to match the main dwelling.

It should be noted that the applicant owns nos. 129, 131 and 133 Caversham Road. At present there is a seemingly unauthorised rear extension which expands across the rear of these three dwellings. The access to this rear extension is via no. 131 (the application site) and so location plans have been updated to show the red line boundary of the application site incorporating the entirety of this existing rear extension (hence why it falls over both adjoining properties). The proposal would see the removal of this extension and so the three properties will as a result re-instate their defined boundaries, with the exception of the rear courtyard which is shared between the three properties.



The existing site with extension across nos. 133 and 131 (which also extend across no. 129 although this is not captured in the image)

Plans/ Documents Considered

- 02-01 - Site location plan
- 05-01 - Existing elevations Sheet 1 of 2
- 05-02 - Existing elevations & section A-A Sheet 2 of 2
- 03-01 - Existing roof block and ground floor plan
- 03-02 - Existing SF & roof plans
- 05-10 - Proposed elevations Sheet 1 of 2
- 05-11 - Proposed elevations & section A-A Sheet 2 of 2
- 03-11 - Proposed SF & roof plans
- 03-10 - Proposed roof block and ground floor plan

Received 1st February 2021

Flood Risk Assessment prepared by Clive Onions dated 25th November 2020 V2

Received 18th December 2020

Relevant Planning History

890896 - Change of use from residential to residential on first and second floor - Application Refused

Consultation Responses

Internal Consultees

No internal consultees were consulted on this application.

External Consultees

The following addresses were formally consulted via letter on 22/05/19:

129, 133 Caversham Road
68 Swansea Road

In addition, a site notice was sent to the agent on 22/05/19.

Discussions with agent/ applicant

The agent was contacted to request a Flood Risk Assessment for the development given the site is within Flood Zone 2. In addition, the existing elevations and plans were not considered accurate due to the extension across the 3 properties not being shown.

After an extensive period of no response from the agent, a new agent was employed and the matters are considered to have been suitably overcome.

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

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**, whilst the proposal seeks to infill the tunnel between the site and the neighbouring property (the tunnel of which is a feature of some terrace housing) the character of this terrace has been substantially altered so that the proposed development would not be considered out of keeping with the main property in terms of scale and design. The extent to which the extension would protrude beyond the rear elevation of neighbouring properties is also compliant with that stated in the Design Guide SPD and so this also gives a good indication that the proposal is acceptable in terms of depth.
 - Reduce the amount of usable amenity space for the property to an unacceptable degree; **NO**, an acceptable level of amenity space would be retained, although this would remain shared with neighbouring properties.
 - 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**, whilst both properties either side of the application site are owned by the applicant, it is important for the LPA to ensure that the proposal would not harmfully reduce the amount of daylight enjoyed for the benefit of any potential future occupier of the neighbouring sites.

The extension would protrude 3.7m beyond the rear elevation of each adjoining neighbour. Whilst existing ground floor rear windows would notice the increased bulk at the rear of the site, owing to the extension's acceptable depth, the proposal is not considered to result in a substantially harmful loss of natural light for neighbouring properties.

- Invade the privacy of neighbouring properties through overlooking from windows or balconies; **NO**, no side windows are proposed. However, given the proximity of the extension to neighbouring properties, and the lack of defined boundaries in terms of boundary treatment, it would be considered reasonable to include a condition preventing the installation of side windows without separate planning permission from the LPA.
- Detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; **NO**, the existing site (and neighbouring sites) are convoluted in arrangement and so this proposal is considered a somewhat improvement at the site due to it resulting in the removal

of the existing extension expanding across three properties. The proposal is considered acceptable in terms of design and materials.

- Detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; **NO**, the proposal may have some visibility from Swansea Road (if no. 133's side gates are open).

The extension would be finished in materials matching that of the main house and would be set well within the courtyard (approx. 8.5m from the highway). As such, it is not considered that the development would be overly visually prominent or out of keeping within the street scene.

- 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**.

Other Matters

Flooding

The application site is located within Flood Zone 2 and thus a flood risk assessment was carried out as part of the application. It is stated that as part of the development the floor level of the ground floor will be raised to give a Finished Floor Level (FFL) of 38.66m AOD. This is 300mm above the 1 in 100 year event with 35% climate change (Higher Central) and 100mm above the Upper End category. The ceiling height for the ground floor has been investigated and allows the floor to be raised as proposed and yet retain acceptable headroom. In addition, it states that given that the site is in Flood Zone 2, the homeowner will register with the EA Flood Warning System.

In light of the scope of the works the level of information submitted is considered sufficient to demonstrate that Policy EN18 is complied with. A condition will be attached to the permission ensuring the Flood Risk Assessment is complied with during the development and all times thereafter.

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
4. No side windows to be installed without permission from the LPA
5. Compliance with Flood Risk Assessment

Informatives

1. Building Control
2. Construction & Demolition
3. Terms
4. Encroachment
5. Positive and Proactive

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