

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Peppard
App Ref: 200468
Address: 2 Woodlands Grove, Caversham, Reading, RG4 6NB
Proposal: Two storey side extension, single storey extension to the front and rear, part conversion of existing garage, plus internal alterations.
Case Officer: James Schofield
Applicant: Mr Kay
Date received (valid from): 23 March 2020
Target Decision date: 19 June 2020

1. SITE DESCRIPTION

This application relates to a two-storey semi-detached dwelling. Dwellings along this part of Woodlands Grove have attached garages to the side of the dwelling which are visible from the street. The site is not in a conservation area and no trees on site are covered by tree protection orders.

2. PROPOSED DEVELOPMENT

The proposed development is for the construction of a two-storey side and ground floor front and rear extensions. Plans considered;

Drawing No. PP-01 Existing Ground Floor Plan
Drawing No. PP-02 Existing First Floor Plan
Drawing No. PP-03 Existing Elevations
Drawing No. PP-04 Proposed Ground Floor Plan
Drawing No. PP-05 Proposed First Floor Plan
Drawing No. PP-06 Proposed Elevations
Drawing No. PP-07 Location Plan
Drawing No. PP-08 Block Plan
Received 25 March 2020

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

Neighbours

All adjoining neighbours were consulted by letter, no responses were received.

Transport

Officers raised no objections to the proposal.

5. EQUALITY ACT 2010:

In determining this application, the Council is required to have regard to its obligations under the Equality Act 2010. There has been an indication that a member of one of the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in

relation to this planning application. Therefore, in terms of the key equalities protected characteristics it is considered necessary to assess if the local development plan adequately avoids the causing any significant adverse impacts. It is determined that local policy seeks explicitly to take these needs into account wherever feasible, and in this case, Policy H9 is considered to be compliant with the Equality Act 2010 by virtue of offering special consideration and additional latitude in terms of a wider array of amenity provision in the case of annexes in order to empower protected groups to live more independently and or meet other identified needs where possible.

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'.

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving a listed building or its setting or any features of special interest which it possesses.

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in the exercise of its functions to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

The following local and national planning policy and guidance is relevant to this application:

National Planning Policy

National Planning Policy Framework (2019)

National Planning Practice Guidance

Reading Borough Local Plan (adopted 2019)

CC7: Design and the Public Realm

CC8: Safeguarding Amenity

H9: House Extensions and Ancillary Accommodation

EN12: Biodiversity and the Green Network

SPG/SPD

A Design Guide to House Extensions SPG

7. APPRAISAL

7.1 Principle of development

The application seeks permission to build a two-storey side extension and single-storey front and rear extensions. Such domestic works are supported in principle by Policy H9 of Reading Borough Local Plan (2019) subject to a number of criteria ensuring the effects of such works are not harmful. Other considerations will be considered in more detail in the following sections.

7.2 Scale, appearance and design

The proposed development includes front and rear extensions (at 2.2 and 2.9 meters respectively) and a first floor side extension above the existing attached garage. Policy H9 'House extension and ancillary accommodation' states that: *"an extension to a house or other householder development will be acceptable where it:*

- *Respects the character and appearance of the house in terms of scale, location, materials and design;*
- *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;*
- *Does not present an overbearing impact on neighbours or a large blank façade to public areas; and*
- *Does not result in a loss of biodiversity within gardens"*

The scale of the development is considered to be congruent with the dwelling and its context. The design of the proposal includes matching materials and roof-forms while also ensuring the first-floor side extension is set-back and down from the main building.

Subsequent to this analysis, the proposal is considered to accord 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 Council's Supplementary Planning Guidance "A Design Guide to House Extensions" (2003).

7.3 Safeguarding Amenity

Policy CC8: Safeguarding Amenity states that 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, the distance between adjoining properties, and relative location would not result in any privacy or overlooking concerns**
- 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**

Subsequent to the above analysis, in this instance and based on the sites individual circumstances, the proposed development is deemed to accord with Policy CC8 and the overbearingness considerations of Policy H9.

7.4 Biodiversity and sustainability

Part 'b' of Policy EN12 indicates that all development sites should not result in a net loss of biodiversity or geodiversity, and should provide a net gain for biodiversity wherever possible

through new tree planting, wildlife friendly landscaping and other ecological enhancements. These aims are supported by Policy H9 which states that development will only be acceptable where it does not result in the loss of biodiversity within gardens.

The relevant part of the garden does not benefit from any protected trees or identified Green Links. That part of the garden proposed to be developed is a mixture of grass and hard-surfacing. As such, the proposal is not considered likely to result in a net loss of biodiversity or geodiversity. The proposal is considered to accord with the biodiversity and sustainability considerations of Policies H9 and EN12 of the local plan.

8. CONCLUSION

In light of the above assessment the proposal is considered to accord with the requirements of the development plan and is therefore recommended for approval subject conditions.

9. RECOMMENDATION

GRANT

10. CONDITIONS

1. Standard time limit (TL1)
2. Standard approved plans (AP1)
3. Materials to match (M1)