

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Mapledurham

App Ref: 200280/HOU

Address: 18 Woodcote Way, Caversham, Reading, RG4 7HE

Proposals: Single storey rear extension

Case Officer: James Schofield

Date received (valid from): 20 February 2020 **Target Decision date:** 22 May 2020

1. SITE DESCRIPTION

The proposed site is a semi-detached early-twentieth century dwelling on a section of Woodcote Way. The dwellings in this area are characterised by the use of red brick with significant repeating decorative details, prominent two storey bays with gable roofs and main dwellings with hipped roofs and shared ridgelines. 20 Woodcote Way lies directly to the north of the site due to the easterly aspect of the rear gardens. The site does not benefit from listed status, conservation area protection or protected trees.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal seeks permission for a 3.5 metre rear extension.

Plans considered:

Drawing No: 19078-SU-001 Proposed Site Plan (Block Plan)

Drawing No: 19078-DD-002 Proposed Floor Plans

Drawing No: 19078-DD-003 Proposed Floor Plans

Drawing No: 19078-DD-004 Proposed Elevations

Drawing No: 19078-DD-005 Proposed Section

Drawing No: 19078-LO-001 Location Plan

Drawing No: 19078-SU-001 Existing Site Plan (Block Plan)

Drawing No: 19078-SU-002 Existing Floor Plans

Drawing No: 19078-SU-003 Existing Floor Plans

Drawing No: 19078-SU-004 Existing Elevations

Drawing No: 19078-SU-005 Existing Section

As received 26 February 2020

3. RELEVANT PLANNING HISTORY

None relevant.

4. CONSULTATIONS

Neighbours

The following addresses were consulted by letter.

16 Westdene Cres, Caversham, Reading, RG4 7HD

16 Woodcote Way, Caversham, Reading, RG4 7HE

20 Woodcote Way, Caversham, Reading, RG4 7HE

No letters of representation have been received.

6. LEGAL AND PLANNING POLICY CONTEXT

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.

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 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 for a rear extension to the ground floor of an existing residential dwelling. Such domestic works are supported in principle by Policy H9 (House Extensions and Ancillary Accommodation) of the Local Plan (2019) subject to a number of criteria ensuring the effects of such extensions and alterations respect its context and are not harmful. These considerations will be examined in more detail in the following sections.

7.2 Character and scale

Policy CC7 of the Local Plan states that, development must be of a high design quality that maintains and enhances the character and appearance of the area in Reading in which it is located. Policy H9 states that an extension will be acceptable where it: respects the character of the house, the pattern of neighbouring properties and building lines.

The proposed ground-floor rear extension would use a hipped-roof and roof light which are deemed to respect the existing patterns of the dwelling and neighbouring properties.

As such, the proposal is 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) and the Council's Supplementary Planning Guidance "A Design Guide to House Extensions" (2003).

7.3 Amenity

Policy CC8 requires development to refrain from causing a detrimental impact on the living environment of existing residential properties or resulting in unacceptable living conditions for residents of the dwelling. Policy H9 compliments these aims by indicating that acceptable development will not present an overbearing impact on neighbours or public areas.

The ground floor rear extensions would not reduce privacy, sunlight or overbearingness by virtue of the single-storey height exhibited by the proposal.

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 an extension will only be acceptable where it does not result in the loss of biodiversity within gardens.

The proposal involves the loss of a small paved area and as such is not considered likely to result in a net loss of biodiversity or geodiversity. Accordingly, the proposal would comply 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. As such, the proposed development is recommended for approval subject to conditions.

9. RECOMMENDATION

GRANT

10. CONDITIONS

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