

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Thames

App Ref: 200703/HOU

Address: 23 The Ridgeway, Caversham, Reading, RG4 8NX

Proposals: Proposed single storey rear extension.

Case Officer: Mr David Brett

Applicant: Ms J Wilson

Date received (valid from): 21/05/2020

Target Decision date: 16/07/2020

1. INTRODUCTION

The proposal site is two storey semidetached dwelling on The Ridgeway in Caversham. The surrounding area is predominantly residential and consists of similarly designed two storey semidetached dwellings. The proposal backs on to Balmore Walk, a large area of green space that runs along the rear of the western properties along the Ridgeway.

A site visit for this application was not possible due to the Coronavirus lockdown. The applicant supplied site photos on 02/07/2020. These photos were used for the purpose of determining this application.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a single storey rear extension.

Plans considered:

- Location Plan - 2020/PL/01
- Block Plan - 2020/PL/03
- Existing Elevations - 2020/PL/05-Rev C
- Proposed and Existing Floor Plans - 2020/PL/05-Rev C
- Proposed Elevations - 2020/PL/07-Rev D

Received on 21/05/2020

3. RELEVANT PLANNING HISTORY

200702 - Removal of roof lights and replacement with dormer windows, fitting of roof lights. - Application in progress, to be determined on 16/07/2020.

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

21 The Ridgeway, Caversham, Reading, RG4 8NX

25 The Ridgeway, Caversham, Reading, RG4 8NX

No consultation responses have been received for this application.

A site notice was displayed from 5th June 2020, expiring on 26th June 2020 - no responses have been received.

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

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 works seek to extend the existing ground floor projection across the rear elevation of 23 The Ridgeway. The proposed ground floor rear extension has a depth of 3.3m and does not extend beyond the existing extension. The rear extension extends to the boundary at 21 The Ridgeway. The proposed works would increase the ground floor footprint of 23 The Ridgeway by 11.9m². The proposed works are considered to respect the character and appearance of the existing dwelling in terms of scale and location.

The materials used in the construction of the ground floor rear extension have been specified to match the existing dwelling. This includes the use of white cement render, built up felt for the roof, and white uPVC doors and windows. The proposal is considered to respect the presence of the building line to the rear of properties along The Ridgeway, as the proposal does not extend beyond the rear elevation of the existing outrigger.

Due to the size, scale and situation of the proposal it is considered that the street scene at The Ridgeway would not be detrimentally impacted. Single storey rear extensions are considered characteristic of the surrounding area. 25 The Ridgeway also benefits from having a two storey rear extension with a similar depth to the single storey rear extension proposed within this application.

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.*

The proposed single storey rear extension is considered not to result in a loss of biodiversity within the garden as the extension will be constructed on an already developed part of the garden. The proposed single storey rear extension will be situated on the existing patio.

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*

By virtue of the size and scale of the proposal, it is not considered that harm would be caused to neighbours at 21 or 25 The Ridgeway in terms of loss of light or privacy. The depth of the rear extension to number 21 is approximately the same as the depth of the proposed rear extension at 23 The Ridgeway. Due to the presence of the pre-existing rear extension at 21 The Ridgeway, it is considered that a similar development at number 23 would not have a detrimental impact on number 21 with regards to loss of light, overbearing or harm to outlook.

The proposal is not considered to detrimentally impact the living conditions at 25 The Ridgeway by virtue of the size, scale and situation of the proposed works at 23 The Ridgeway. The separation distance between 21 and 23 The Ridgeway is also considered to contribute to the view that the proposed works wouldn't detrimentally impact the living conditions at number 25.

It is however noted that a fairly expansive area of flat roof would be created by the proposal. It is considered that first floor alterations could be made without planning permission, possibly leading to the use of the flat roof as a terrace, with clear views into neighbouring properties (and the view beyond to Balmore Park). In order to protect the amenity of neighbouring occupiers it is considered reasonable and necessary to include a condition specifying that separate permission would be required for the flat roof as a terrace.



1. Rear extension to 21 The Ridgeway (image supplied by applicant).



2. Rear elevation of 23 The Ridgeway (image supplied by applicant).

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:

Plans considered:

- Location Plan - 2020/PL/01
- Block Plan - 2020/PL/03
- Proposed and Existing Floor Plans - 2020/PL/05-Rev C
- Proposed Elevations - 2020/PL/07-Rev D

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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.

PD5 USE OF ROOF RESTRICTED

The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific planning permission from the Local Planning Authority.

REASON: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy CC8 and H9 of the Reading Borough Local Plan 2019.

11. INFORMATIVES

IF1: Positive and Proactive Working - approval

The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target timescale for the decision to be issued.

IF5: Terms

Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.

IF6: Building Control

Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.

IF7: Complaints about construction

Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.

IF8: Encroachment

During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at: www.communities.gov.uk/publications/planningandbuilding/partywall