

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Thames

App Ref: 191912/HOU

Address: 5a St Andrews Road, Caversham, Reading, RG4 7PH

Proposals: Single storey rear extension, two storey side extensions, rebuild roof to provide loft accommodation

Case Officer: Tom French

Date received (valid from): 2 December 2019 Target Decision date: 21 February 2020

PROPOSAL AND SUPPORTING INFORMATION

Plans considered

247-01 - Existing

247-02 - Proposed

247-03 - Block Plan

As received: 02/12/2019

247-03A - Block Plan

As received: 07/02/2020

CONSULTATIONS

The following addresses were consulted by letter.

73a Kidmore Road, Caversham, Reading, RG4 7NQ

7 St Andrews Road, Caversham, Reading, RG4 7PH

5 St Andrews Road, Caversham, Reading, RG4 7PH

Three letters of representation have been received. These object to the proposal on for the following reasons (officer response is in *italics*):

- The proposed extension would be too close to the boundary - *See 'Design, impact on the host dwelling, character of the area and street scene' section below.*
- The proposed increase in ridge height would be out of keeping with the adjacent houses - *See 'Design, impact on the host dwelling, character of the area and street scene' section below.*
- The proposed cat slide roof element would project approx. 3m closer to the road and block light to the windows of no.7 - *See 'Impact on neighbouring amenity' section below.*
- The ground floor side facing windows would compromise privacy for neighbours - *See 'Impact on neighbouring amenity' section below.*
- Request that should permission be granted a condition be attached securing that any scaffolding erected during the construction be sited exclusively on the application site and not on neighbouring land - *This pertains to a land use dispute that is a civil matter between the relevant parties. As such it is beyond the scope of this planning application or a planning condition.*

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 policies in 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 current development plan is:

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

H9 (House Extensions and Ancillary Accommodation)

SPG/SPD

- A Design Guide to House Extensions SPG

Assessment

Design, impact on the host dwelling, character of the area and street scene

The proposal consists of a two storey side extension, an increase in the ridge height of the main roof, extending the existing cat slide roof feature, the addition of a front porch and a single storey rear extension.

The rear extension proposed would be to the rear of the property and as such would not be visible from the street scene. The proposed extension would have a flat roof and project 4m from the existing rear elevation. In the context of the scale of the host dwelling, the recommendations of the Supplementary Planning Guidance - A Design Guide to House Extensions (2003) and the provisions of the GPDO (2015) for a rear extension to a detached house; it is considered that the proposed rear extension would respect the character of the host dwelling and surrounding area in terms of scale, location, design and materials.

The other elements of the proposed development would all be visible from the street scene and cumulatively would result in a significant alteration in the character and appearance of the application property. There is a mix of properties along St Andrews Road, however the general character of the area is that of large detached properties (with limited examples of semi-detached pair). It is considered that whilst the proposed development would reduce the distance to the boundary with no.5, visual relief would still be provided by garage at no.5 being substantially set back from the front elevation of no.5. As such, it is considered that the proposal would not appear overbearing to the street scene. There is a range of roof forms and ridge heights in evidence throughout the street scene and for this reason the proposed increase in ridge height would not appear significantly out of character with surrounding properties.

The proposed development would be finished with materials to match the existing and the proposed half-hipped and cat slide roof forms are considered to integrate satisfactorily with the character of the existing dwelling and various roof forms present though out the street scene.

Given the above, it is considered that whilst the proposed development would represent a change in the character of the host dwelling, it would not be significantly harmful to the visual amenity of the host dwelling or wider street scene.

The host dwelling would retain sufficient amenity space to the rear elevation, which is considered adequate for a dwelling of this size and relative to the character of amenity spaces to surrounding dwellings.

The proposal would accord with Policies CC7, H9 and H10.

Impact on neighbouring amenity

The neighbouring properties potentially affected by the proposed development are 5 St Andrews Road and 7 St Andrews Road, located to the east and west of the application site respectively.

With respect to no.5, whilst the proposed extension would only retain a minimal set of the common boundary, an approximately 3m gap would be retained between the proposal and the habitable rooms at no.5. This is considered sufficient to mitigate any undue detrimental impact of the proposal in terms of overbearing or loss of light. Three side facing windows are proposed in the east side elevation. The window at first floor is noted on the proposed plans to be obscure glazed, it is considered necessary to attach a condition requiring that this be retained as obscure glazed. The two side facing ground floor windows would be high level slit style windows that serve to minimise any overlooking impact.

With regards to no.7, the proposed extension to the cat slide and front porch would project forwards of the existing front elevation. However, the existing gap to the common boundary would be retained and the proposed extension would be single storey to this side. No additional side facing windows are proposed. As such, the proposal would not have a significant detrimental impact upon the living environment of the occupiers of no.7.

The proposal accords with Policy CC8.

Other Issues

The proposal would not be liable for the Community Infrastructure Levy.

RECOMMENDATION:

Grant

The development is not harmful to the character or appearance of the site or its surroundings and does not have a detrimental impact on the original building or neighbouring properties. As such the proposal is considered to be in accordance 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 Councils Supplementary Planning Guidance "A Design Guide to House Extensions" (2003).