

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Peppard

App Ref: 200792/HOU

Address: 282 Henley Road, Caversham, Reading, RG4 6LS

Proposals: Proposed single storey rear extension, following demolition of existing conservatory.

Case Officer: Mr David Brett

Applicant: Mr A Khera

Date received (valid from): 10/06/2020

Target Decision date: 05/08/2020

1. INTRODUCTION

The proposal site is a single storey detached dwelling along Henley Road, Caversham. The surrounding area is characterised as residential, with a mix of single storey detached and semi-detached dwellings and two storey semi-detached dwellings. Henley Road is considered a busy highway that consists of traffic coming to and from the town centre from the north east of the town.

A site visit for this application was not possible due to the Coronavirus lockdown. The applicant supplied site photos on 01/07/2020. 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, following demolition of existing conservatory.

Plans considered:

- Location and Block Plan - HR-01
- Existing Floor Plans - HR-02
- Existing Elevations - HR-03
- Proposed Floor Plans - HR-04
- Proposed Elevations - HR-05

Received on 10/06/2020

3. RELEVANT PLANNING HISTORY

010301 - Conversion of loft space with front and rear dormer windows and erection of detached garage - Application Permitted on 20/03/2001

010707 - Proposed single storey rear extn. - Application Permitted on 20/12/2001

080367 - Retrospective addition of first floor to existing garage to convert this for habitable purposes - Application Refused on 19/08/2008

110445 - Garage conversion and installation of dormer windows to both roof slopes - Application refused on 26/10/2011

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

280 Henley Road, Caversham, Reading, RG4 6LS

284 Henley Road, Caversham, Reading, RG4 6LS

13 Hawthorne Road, Caversham, Reading, RG4 6LY

14 Hawthorne Road, Caversham, Reading, RG4 6LY

14a Hawthorne Road, Caversham, Reading, RG4 6LY

10 Montfort Gate, Caversham, Reading, RG4 6AD
10a Montfort Gate, Caversham, Reading, RG4 6AD
10b Montfort Gate, Caversham, Reading, RG4 6AD
11 Montfort Gate, Caversham, Reading, RG4 6AD
11a Montfort Gate, Caversham, Reading, RG4 6AD
11b Montfort Gate, Caversham, Reading, RG4 6AD

No consultation responses have been received for this application.

A site notice was displayed from 23rd June 2020, expiring on 14th July 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
EN15 Air Quality

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 single storey rear extension has a depth of 5.1m and a width of 7.6m. The ground to eaves height of the proposed extension is 2.85m. The proposal also features a rooflight, as a result, the proposal has a total height of 3.35m. The existing conservatory to be demolished has a ground to eaves height of 2.3m, and a max height of 2.45m, a depth of 4.6m and a width of

6.9m. In terms of size and scale, the proposal is larger than the existing conservatory. The proposed increase in size and scale of the proposal compared to the existing dwelling is considered acceptable given the location of the development.

The brickwork has been specified to match the existing dwelling on all elevations. The arrangement of windows and doors is considered acceptable, along with the proposed rooflight. The proposal is not considered to have a significant impact on the street scene along Henley Road due to the location of the proposed development behind the existing dwelling.

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 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 an already developed (existing conservatory) part of the site.

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*

The proposed development is considered to not detrimentally impact the living conditions at 280 Henley Road. The proposed development would be obscured by the existing side elevation at 282 Henley Road. It is considered that the proposed development would not detrimentally impact 280 Henley Road with regards to privacy, overlooking or access to sunlight.

The proposed single storey rear extension is not considered to detrimentally impact the living conditions to 284 Henley Road. The separation distance of the proposed development and the nearest habitable window at 284 Henley Road contributes to the view that the proposal would not detrimentally impact number 284 with regards to loss of light, privacy or harm to outlook.

The proposed design does however contain an area of flat roof (surrounding the proposed rooflight - this is in contrast to the existing arrangement, as evident below). It is considered necessary to include a compliance condition restricting the use of the flat roof as a terrace, as this could, if uncontrolled, be harmful to neighbouring amenity.



1. Existing conservatory at 282 Henley Road (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.

7.4 Air Quality

This proposal has been considered against Reading Borough Local Plan policy EN15, as the proposal site is within an Air Quality Management Area (AQMA). As demonstrated in the policy, this proposal does not meet the requirements for an Air Quality Assessment (AQA) and is considered not enough of a detrimental impact air quality to warrant such an assessment due to the size and scale of the proposal.

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 and Block Plan - HR-01
- Proposed Floor Plans - HR-04
- Proposed Elevations - HR-05

Received on 10/06/2020

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