

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Mapledurham

App Ref: 190857/HOU

Address: 101 Woodcote Road, Caversham

Proposals: First floor extension over an existing garage, single storey rear and three rear dormers

Case Officer: Mr Anthony Scholes

Applicant: Mr Andrew Mason

Date received (valid from): 29 May 2019

Target Decision date: 23 July 2019, extension of time to 26 July 2019

1. INTRODUCTION AND PROPOSAL

The development site is a detached residential dwelling located on the southern side of Woodcote Road near the junction of St Peters Avenue. The proposed development includes a first floor side extension over the existing attached garage with a gable end roof, with a width of 2.5m, and 5.9m eaves height. The proposal also included three additional rear dormer roof extensions, and loft conversion facilitated by raising the ridge height by 0.5m. The dormers are proposed to be 1.8m in width and mono pitched from the rear roof form. The single storey rear extension would contain a flat room at 2.6m in height, and an eaves height of 2.3m. The rear extension would measure 3.1m in depth, and 5.4m in width.

2. RELEVANT PLANNING HISTORY

None applicable.

3. CONSULTATIONS

3.1 The following addresses were consulted by letter.

58 Shepherds Lane, Caversham, Reading, RG4 7JL
226 Upper Woodcote Road, Caversham, Reading, RG4 7JN

No responses have been received.

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.

5. 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

Reading Borough Local Development Framework Core Strategy (2008)

CS7 (Design and the Public Realm)

Sites and Detailed Policies Document (2012)

DM4 (Safeguarding Amenity)

DM9 (House Extensions and Ancillary Accommodation)

SPG/SPD

- A Design Guide to House Extensions SPG

6. APPRAISAL

DM9 states: An extension to a house will be acceptable where it:

A. Respects the character of the house in terms of scale, location, materials and design;

To assess this, the following has been considered - would the proposal:

- detract from the appearance of the original building through the use of ill-matching materials and by not fitting in with the design, scale and proportions of the original building; **NO, the scale and design is commensurate of the original dwellings scale and would contain tiles matching the existing roof, and hung tiles to the front similar to dwellings in the area.**
- reduce the amount of usable amenity space for the property to an unacceptable degree; **NO**
- require the loss of trees in the garden or put significant trees at risk; **NO**

B. Respects the character and pattern of neighbouring properties and the street as a whole in terms of scale, location, materials and design, and any important existing building line; Respects neighbour's amenities and does not present a large blank façade to public areas.

To assess this, the following has been considered - would the proposal:

- significantly reduce the amount of daylight and sunlight enjoyed by neighbouring properties; **NO, the side to side relationship would be similar to dwellings in the street and the adjoining property (no.99) does not include any windows facing the subject property.**
- invade the privacy of neighbouring properties through overlooking from windows or balconies; **NO, the three new rear dormer windows would be a suitable distance from the properties to the rear and the privacy of properties to the side and rear would be no worse than the existing situation.**
- detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; **NO, the design is set further from the adjoining no.99 than the existing single storey attached garage and would maintain a gap between the properties similar to other properties within the vicinity.**
- detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; **NO, the materials proposed are similar to those used in the construction of adjacent and nearby dwellings.**

DM4: Safeguarding Amenity states 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**
- 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**

7. 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.

8.0 RECOMMENDATION

Application Permitted