

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham

App Ref: 190193/HOU

Address: 69 Lower Henley Road, Caversham, Reading, RG4 5LD

Proposals: Two storey side extension following demolition of existing lean-to and alterations to driveway access and new drop kerb.

Case Officer: Mr Anthony Scholes

Applicant: Mr & Mrs Legouais

Date received (valid from): 4 February 2019

Target Decision date: Originally 1 April 2018, extension of time to 17 April 2019

1. INTRODUCTION

The development site is a semi-detached residential dwelling located on the Northern side of Lower Henley Road. The dwelling currently includes an attached single garage.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for the conversion of existing garage to habitable use, and a single storey rear extension.

Plans considered:

Drawing No. 191001/02 - Site and location plan

Drawing No. 191001/01 - Elevations & Plans

As received 5 February 2019

Drawing No. 191001/02 Rev A - Site and location plan

Drawing No. 191001/01 Rev A - Elevations & Plans

As received 26 February 2019

Drawing No. 191001/02 Rev B - Site and location plan

As received 7 March 2019

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

4.1 The following addresses were consulted by letter, and a site notice was displayed on 14 February 2019.

171 Henley Road, Caversham, Reading, RG4 6DN

173 Henley Road, Caversham, Reading, RG4 6DN

71 Lower Henley Road, Caversham, Reading, RG4 5LD

67 Lower Henley Road, Caversham, Reading, RG4 5LD

No responses have been received.

4.2 Transport

The proposed development includes a shared driveway to nos 67 and 69 Lower Henley Road, as Lower Henley Road is a classified road, planning permission is required for changes to the access. There are no transport objections to the proposal subject to the relevant.

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 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

7. APPRAISAL

7.1 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 proposal has been revised to appear more subservient to the original dwelling.**
- 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**
- invade the privacy of neighbouring properties through overlooking from windows or balconies; **NO, the proposed relationship would be a side to side relationship whereby, views from windows would have a large angle of view to the rear of the**

adjoining properties. In addition, the layout includes a first floor en-suite which is proposed to include obscure glazing.

- detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; **NO**, although the proposed development is for a two-storey side extension, the design has been setback from the front wall, and the roof set down from the main dwelling to appear subservient to the main dwelling.
- detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; **NO**, the proposed hardstanding would be partially constructed of a permeable material which is similar in appearance to a domestic driveway, and is suitable from a highways perspective. The building materials are proposed to match the existing. The additional hardstanding and boundary treatments would not have a significant detrimental impact on the character and appearance of the area.

7.2 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**, the revised plans re-arranged the internal layout to move an obscure glazed window to be closest to the adjoining property boundary.
- 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**

7.3 Transport and crossover

The proposal includes a new driveway and crossover serving no's 67 and 69 Lower Henley Road. The total length of the crossover is proposed to be 10m. Due to the length of the crossover, additional details were required to ensure a permeable pavement type was implemented in accordance with the transport officer recommendations. This will be secured by an appropriately worded condition.

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