

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Thames

App Ref: 190129/HOU

Address: 12 The Rise, Caversham, Reading, RG4 8NZ

Proposals: Single storey rear/side extension to replace existing conservatory and new deck to rear garden

Case Officer: Mr Anthony Scholes

Applicant: Mr & Mrs Hewlett

Date received (valid from): 24 January 2019

Target Decision date: 27 March 2019

1. INTRODUCTION

The development site is a detached residential dwelling located on the Northern side of Buxton Avenue, with an attached single garage. The street does not have a particularly uniform design, with properties adjacent to and further along the street having been extended in recent years.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a two storey side and rear extension, single storey rear extension, alterations to the front porch, and new mono-pitch front porch

Plans considered

Dwg No. DN77/201/D- Proposed plans

Dwg No. DN77/202/E - Proposed elevations

Dwg No. DN77/102/A - Existing elevations

Dwg No. DN77/100 - Site and location plan

Dwg No. DN77/101/A - Existing plans

As received 30 January 2019

Dwg No. DN77/201/E - Proposed plans

Dwg No. DN77/100/A - Site & Location plan

Dwg No. DN77/101/B - Existing plans

As received 21 March 2019

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

14 The Rise, Caversham, Reading, RG4 8NZ

11 The Rise, Caversham, Reading, RG4 8NZ

27 Greystoke Road, Caversham, Reading, RG4 5EL

29 Greystoke Road, Caversham, Reading, RG4 5EL

9 The Rise, Caversham, Reading, RG4 8NZ

One objection was received from no.11 The Rise. The objection was in relation to the appearance of the proposal as viewed from the private roadway, also a concern over delivery vehicles parking in the driveway of no.11. The materials and appearance will be considered and discussed below. In relation to the delivery vehicles this is not considered a planning matter.

4.2 Tree protection officers

The following response was received from tree protection officers:

The build site will be located well away from the protected trees on site and I do not see that the trees will be affected by this development.

In view of this, I have no objections to the application and no tree / landscape conditions are considered necessary.

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 would result in no increase in internal floor area as it is proposed to be constructed wholly within the footprint of the existing conservatory. Additionally,

the replacement of the conservatory would change the materials to better suit the host dwelling.

- reduce the amount of usable amenity space for the property to an unacceptable degree; **NO, the plot is large enough to maintain a sizeable amenity space.**
- 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**
- detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; **NO, the proposal is a rear addition and will not be highly visible from the public realm.**
- detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; **NO, the materials are proposed to match that of the existing dwelling, and a condition will ensure this.**

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**
- 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**

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