

## DELEGATED HOUSEHOLDER APPLICATION REPORT

**Ward:** Caversham

**App Ref:** 240420/HOU

**Address:** 29 St Annes Road, Caversham, Reading, RG4 7PA

**Proposals:** Single storey rear extension with flat roof and feature flat glazing lights. Conversion of an existing external side store. High level glazing reconfiguration to a rear facing gable. New flat roof dormer. High level feature roof glazing.

**Case Officer:** Mr Gary Miles

**Applicant:** Mr Farhan Ahmad

**Date received (valid from):** 3 April 2024      **Target Decision date:** 26 June 2024

### 1. SITE DESCRIPTION

The property is a large characterful detached dwellinghouse set over a number of floors, located on the western side of St Annes Road with a larger than average north-westerly facing rear garden. The property is constructed using part red brick, part render painted white and has tiled pitched roofs. St Annes Road is made up of detached and semi-detached properties of similar age which benefit from pitched style roofs, pitched and cottage style dormers and distinct angled roof lines. The property benefits from off street parking for a couple of vehicles. Many properties in the street have been subject to refurbishments and extensions of differing styles. The property is not listed, nor is it located within a conservation area.

**Site visit date:** 2<sup>nd</sup> May 2024

### 2. PROPOSAL AND SUPPORTING INFORMATION

The proposal consist of the demolition of an existing side store and construction of a single storey rear and side wrap around extension with a projection of 4.6m to the rear and a projection of 2.3m to the side. The single storey extension will have a parapet wall and flat roof construction with two large flat glazing lights with floor to ceiling glazing and set of French doors along the rear elevation. High level glazing reconfiguration to a rear facing gable at second floor level. Creation of 1.no flat roof dormer positioned towards the rear elevation of the upper north-westerly roof slope. High level feature roof glazing, centrally positioned in the upper south-westerly and north-easterly roof slopes.

Plans considered:

Drawing no: 2407-P101-General Arrangement Plans-Ground, First and Second Floor Levels-As Existing-dated March 24

Drawing no: 2407-P102-General Arrangement Plans-Ground, First and Second Floor Levels-As Proposed-dated March 24

Drawing no: 2407-P103-External Elevations-Front, Rear and Sides-As Existing and Proposed-dated March 24 - Superseded

Drawing no: 2407-P104-Site Location Plan-dated March 24

Drawing no: 2407-P105-Block Plans-As Existing and Proposed-dated March 24 - Superseded  
Received by the local Planning Authority on 3<sup>rd</sup> April 2024

Drawing no: 2407-P103 Rev A-External Elevations-Front, Rear and Sides- As Existing and Proposed-dated March 24 - Superseded

Drawing no: 2407-P105 Rev A-Block Plans-As Existing and Proposed-dated March 24 - Superseded  
Received by the local Planning Authority on 23<sup>rd</sup> May 2024

Drawing no: 2407-P103 Rev B-External Elevations-Front, Rear and Sides-As Existing and Proposed-dated June 24

Drawing no: 2407-P105 Rev B-Block Plans-As Existing and Proposed-dated March 24 -  
Received by the local Planning Authority on 10<sup>th</sup> June 2024

### **3. RELEVANT PLANNING HISTORY**

None.

### **4. CONSULTATIONS**

The following addresses were consulted by letter.

3 Clifton Park Road, Caversham, Reading, RG4 7PD  
31 St Annes Road, Caversham, Reading, RG4 7PA  
27 St Annes Road, Caversham, Reading, RG4 7PA  
1 Clifton Park Road, Caversham, Reading, RG4 7PD

No letters of representation 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**

National Planning Policy Framework  
National Planning Practice Guidance

#### **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

### **6. APPRAISAL**

#### **Character and Appearance**

Policy H9 states that an extension to a house will be acceptable where it respects the character of the house in terms of scale, location, materials and design and 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. Policy CC7 also sets out relevant considerations for design.

The rear single storey wrap around extension is subservient to the host property in terms of overall scale, it is further more lessened by the large difference in ground level between the host property and the neighbour at no.31 St Annes Road and is pulled away from the boundary with no.27 St Annes Road and screened by dense vegetation along the boundaries. Officers consider the rear single storey element has been designed sympathetically and will enhance the host property in terms of materials and design.

Officers consider the proposed high level glazing reconfiguration to a rear facing gable at second floor level is acceptable in terms of character and appearance along with the high level feature roof glazing is considered acceptable due to its centralised positioning in the upper roof and subservient scale to the existing property.

The original proposal included 2no.flat roof dormers in the north-easterly upper roof slope. The proposed flat roof dormer positioned close to the front elevation was considered detrimental to the host property and the wider streetscene. As travelling down St Annes Road the existing cottage style dormer is visible from afar and stays in view all the way passed the property. It were felt that if this cottage style dormer were replaced for a flat roof dormer it would have a detrimental effect on the host property and the wider streetscene of St Annes Road, which is characterised by pitched style roofs, pitched and cottage style dormers and distinct angled roof lines.

Officers agree that the flat roof dormer towards the back of the north-easterly roof slope is considered acceptable as it is largely out of sight from the wider streetview or when looking at the front of the property standing on the public highway.

It appears from aerial maps that no.17 St Annes Road has been subject to a rear extension/outbuilding of larger scale to that of the applicant's property, the extension at no.17 exceeds the original rear building line and exceeds more than 4m projection.

In terms of character and appearance the proposal is considered acceptable and therefore complies with policies H9 and CC7 of the Reading Borough Local Plan 2019.

### **Residential Amenity**

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. Policy H10 seeks to ensure that the amenity of gardens and other outdoor areas are not compromised. Policy CC8 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.

The rear single storey wrap around extension will have a floor to ceiling glazing unit in the south-westerly elevation. Concerns were raised in respect of it being harmful to the neighbours at no.27, however, the agent submitted a photograph if stood in the location of the proposed window looking south, it is clear the window will create no additional harm than if someone were standing on the existing patio. The view to the neighbouring property is screened with vegetation.

It is not considered the single storey rear element is overbearing to neighbouring amenity as it is set back from the boundary with no.27 by 1.6m, largely shielded by a fence and vegetation, whilst on the side neighbouring no.31, the upper height of the parapet wall will be 0.7m below the height of the eaves to the neighbouring first floor level.

Whilst the proposed high level glazing reconfiguration to a rear facing gable at second floor level could be deemed harmful to the privacy of residential amenity, the property retains its Permitted Development Rights and therefore could do this under PD, other examples of high gable glazing is visible in neighbouring streets.

The high level feature roof glazing is considered acceptable due to its centralised positioning looking out on to a neighbouring roof slope at no.27 and over and above the other neighbouring property at no.31 - the high level roof glazing will be higher than a standard window merely providing daylight rather than providing a window to stand at and look out of.

The flat roof dormer is not considered harmful to residential amenity due to its positioning towards the back of the north-easterly roof slope. The flat roof dormer could be constructed under Permitted Development as the host property retains its Permitted Development Rights.

In terms of residential amenity the proposal is considered acceptable and therefore complies with policies H9 and CC8 of the Reading Borough Local Plan 2019.

## **7. CONCLUSION**

The proposed development has been assessed as set out above and is considered to be acceptable on that basis, subject to the following conditions.

## **8. RECOMMENDATION**

Recommended Conditions:

TL1  
AP1  
M3  
PD5