

## DELEGATED HOUSEHOLDER APPLICATION REPORT

**Ward:** Caversham Heights

**App Ref:** 240326/HOU

**Address:** 5 Conisboro Avenue, Caversham, Reading, RG4 7JB

**Proposals:** Proposed part single storey part two storey rear extension with partial garage conversion, elevational alterations and new front porch with feature gable window over as well as a new site access.

**Case Officer:** Mr Gary Miles

**Applicant:** Mr Hughes

**Date received (valid from):** 1 April 2024      **Target Decision date:** 24 June 2024

### 1. SITE DESCRIPTION

The applicant site is a large extended detached dwellinghouse, constructed of red brick and red tiled pitch roof, the property is positioned on the south western side of Conisboro Avenue. The property has a larger than average rear garden, a large private frontage providing ample parking with an area laid to lawn. Many properties in the street have been subject to modernisation, extensions or redevelopment. The property is not listed, nor is it located in a conservation area.

**Site visit date:** 21<sup>st</sup> May 2024

**Site visit photos:**



### 2. PROPOSAL AND SUPPORTING INFORMATION

The proposal consists of a 2 storey extension projecting 3.4m from the north-westerly side of the rear elevation and a 2 storey extension projecting 3.3m from the south-easterly side of the rear elevation with a single storey rear extension with a max projection of 4m projecting from the middle of the rear elevation. The 2 storey extensions will have pitched hipped roofs and the single storey rear extension will have a flat roof construction with 2 large skylights above the dining area. The proposal consists of a part garage conversion to utility room, new larger front porch above front door, feature gable window and internal alterations.

**Plans & Documents considered:**

Drawing no: 01-Plans and Elevations-dated Jan 24

Drawing no: 02-Ground Floor Plan-dated Feb 24

Drawing no: 03-First Floor Plan & Elevations-dated Feb 24

Drawing no: 04-Site Plan-dated Mar 24

Drawing no: 05-Location Plan-dated Mar 24

Design & Access Statement

Received by the local Planning Authority on 13<sup>th</sup> March 2024  
BS5837:2012 Tree Survey-dated May 24  
Arboricultural Impact Plan-Rev A-dated May 24  
Received by the local Planning Authority on 22<sup>nd</sup> May 2024  
Preliminary Roost Assessment-dated May 24  
Received by the local Planning Authority on 28<sup>th</sup> May 2024

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

None.

### **4. CONSULTATIONS**

The following addresses were consulted by letter.

3 Conisboro Avenue, Caversham, Reading, Berkshire, RG4 7JB  
7 Conisboro Avenue, Caversham, Reading, RG4 7JB  
23 Richmond Road, Caversham, Reading, RG4 7PR

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)  
TR3 (Access Traffic and Highway-related Matters)  
EN12 (Biodiversity and the Green Network)  
EN14 (Trees, Hedges and Woodlands)

#### **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 proposed extensions and alterations are considered subservient to the host property. The max projection from the rear elevation is 4m at single storey and 3.3m and 3.4 at two storey respectfully. The proposed roof design matches that of the existing property and the wider street scene. It is proposed that the materials will match the existing property.

The proposal is considered acceptable and is therefore compliant with policy 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 neighbouring properties at no.3 and no.5 Conisboro Avenue are set marginally further back to that of the application property. The proposed two storey projections of 3.3m and 3.4m are not considered harmful, the additions are considered subservient in scale to the host property, not considered to harm privacy or harm sunlight to the neighbours. The proposal respects both neighbouring properties and is considered compliant with policy CC8 of the Reading Borough Local Plan 2019.

### **Internal consultees:**

#### **Ecology Officer**

The bat survey (Plan Ecology, May 2024, ref 867) has been undertaken to an appropriate standard and concludes that the risk of bats being affected by the proposals is minimal. There are no objections to this application on ecology grounds.

The proposal is compliant with policies H9 and EN12 of the Reading Borough Local Plan 2019.

#### **Transport Officer**

The transport officer has been consulted due to the partial conversion of the garage into ancillary accommodation. As per the Parking Standards and Design SPD the property would require a minimum of 2 x off street parking spaces. Whilst plans showing the parking layout were not submitted, the transport officer was content that aerial images and site photographs confirm there is sufficient off street parking to accommodate 2 or more vehicles.

There are no transport objections to this application and as such the proposal is considered compliant with policy TR3 of the Reading Borough Local Pan 2019.

## **Trees**

Due to an Apple tree in the rear garden, Cedar tree and groups of Cypress trees overhanging the rear garden from the north and west neighbours along with two trees and a hedge to the front of the property the agent was requested to undertake and submit a tree survey. The Natural Environment officer was consulted and confirms the proposed extensions do not directly impact any existing trees and the construction site activities. The proposals imply they will not affect the trees if proper mitigation measures are secured.

Officers consider the proposal is compliant with policy EN14 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**

GRANT

Recommended Conditions:

TL1

AP1

M1

PD5