

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham

App Ref: 240409/HOU

Address: 32 South View Avenue, Caversham, Reading, RG4 5AJ

Proposals: Single storey rear extension (replicating footprint of existing conservatory).

Case Officer: Mr Gary Miles

Applicant: Ms Julia Feeney

Date received (valid from): 31 March 2024 **Target Decision date:** 9 June 2024

1. SITE DESCRIPTION

The application site is a mid-terrace bay fronted, dwellinghouse centrally located on the southerly side of South View Avenue, Caversham. The property is constructed from red brick and grey tiled pitched roof. The property benefits from an average sized rear facing garden. South View Avenue is predominantly residential. The property itself as well as various properties in the street has been subject to refurbishments and extensions of differing design and scale. No trees are present at or adjacent to the property and the location of the proposal. The property is not listed, nor does it fall within a conservation area.

Site visit: no site visit undertaken due to the applicant being away on holiday and/or unavailable for other reasons. However, I have studied the property using 3D Google Maps and Streetview and checked planning history.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a single storey rear extension (replicating footprint of existing conservatory). The proposed extension will have a projection of 4m and have a max eaves height of 2.9m to the top of the parapet wall. The brickwork will continue across the rear elevation and intersect with the existing rear ground floor w/c making a seamless connection.

The extension will be constructed using brick to match the host property and have a flat roof single ply member/GRP in the colour of grey. The proposed windows and doors will be white uPVC to match the host property along with black uPVC rainwater goods. The extension will include a glazed lantern which stands at a similar height to the existing Edwardian style conservatory.

Plans & documents considered:

Drawing no:2400-LO-001-Location Plan - dated Mar 24

Drawing no:2400-SU-001-Existing Site Plan (Block Plan) - dated Mar 24

Drawing no:2400-SU-002-Existing Floor Plans - dated Mar 24

Drawing no:2400-SU-003-Existing Floor Plans - dated Mar 24

Drawing no:2400-SU-004-Existing Elevations & Typical Section - dated Mar 24

Drawing no:2400-DD-001-Proposed Site Plan (Block Plan) - dated Mar 24

Drawing no:2400-DD-002-Proposed Floor Plans - dated Mar 24

Drawing no:2400-DD-003-Proposed Floor Plans - dated Mar 24

Drawing no:2400-SU-004-Proposed Elevations & Typical Section - dated Mar 24

Received by the Local Planning Authority on 2nd April 2024

3. RELEVANT PLANNING HISTORY

141953-Demolition of existing conservatory, erection of a larger conservatory-Permitted Feb 15

4. CONSULTATIONS

The following addresses were consulted by letter.

45 Ardler Road, Caversham, Reading, RG4 5AE
30 South View Avenue, Caversham, Reading, RG4 5AJ
34 South View Avenue, Caversham, Reading, RG4 5AJ

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 proposal will have a projection of 4m, a height of 2.9m to eaves level plus the extra height for the roof lantern which will be largely obscured from site by the parapet wall. The proposed extension sits entirely within the footprint of the existing conservatory. The extension will be

constructed with materials to match the existing property. The neighbouring property at no.30 South View Avenue has a single storey rear extension of similar scale and design. The proposal is considered acceptable in terms of design, scale, location and materials and therefore officers consider the application is compliant with policies CC7 & H9 of the Reading Borough Council 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 proposed single storey rear extension sits within the same footprint as the existing conservatory and as such it is not considered to be overbearing nor any more harmful to neighbouring privacy. Due to the positioning of the properties with a southerly aspect rear garden the proposal will not be harmful to daylight or sun light.

A condition will be attached to the decision notice, to restrict the use of the flat roof to protect the privacy and residential amenity of both neighbours.

The proposal is considered compliant with policies CC8 and H9 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.

GRANT

8. RECOMMENDATION

Recommended Conditions:

TL1
AP1
M1
PD5