

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham

App Ref: 240170/HOU

Address: 33 Priest Hill, Caversham, Reading, RG4 7RZ

Proposals: Two storey side extension, porch replacement, and bay window.

Case Officer: Mr Gary Miles

Applicant: Ms M Stevenson

Date received (valid from): 11 March 2024 **Target Decision date:** 6 May 2024

1. SITE DESCRIPTION

The property is a large characterful four-storey detached dwellinghouse located near the top of Priest Hill. The property is constructed using red brick, tile hung elevations and clay tiled pitched roofs. Priest Hill is made up of detached and semi-detached properties of similar age, but varying style. Many properties in the street have been subject to refurbishments and extensions of differing styles. The property has a larger than average south facing rear garden, is not listed, nor within a conservation area.

Site visit date: 14th March 2024

Site visit photos:



Front/side elevation



Rear elevation

2. PROPOSAL AND SUPPORTING INFORMATION

Removal of the existing conservatory and the addition of a large two storey side extension to include internal garage, hallway, utility and loo, kitchen and snug with Bi-Fold doors to rear southerly elevation opening out on to the garden at ground floor level. Large bedroom and bathroom at first floor level along with upvc windows and French doors opening on to a balcony with views over the garden at rear. Proposed pitched roof and 2 cottage style dormer windows to front northerly elevation with hanging clay tiles, tiled pitched roof over proposed hallway. The existing front porch is to be replaced and new square bay window proposed for the lounge on the front ground floor elevation.

The proposal includes solar panels, various new openings, bricking up large window on eastern side elevation, remodelling window on front elevation and internal remodelling. Proposed materials will match those of the existing property. The proposal includes replacement front

boundary treatment and the access from the public highway is to be rearranged using existing dropped kerbs, off street parking for a number of vehicles and a turning space is included in the proposal.

Plans & documents considered:

Application Form dated Feb 2024

Design & Access Statement (Create Home Design)

Drawing no: MAP-C4752-001-Plans-Location -dated 26/9/23

Drawing no: MAP-C4752-051 Rev A-Plans-Site & Indicative Street Scene-Existing & Proposed-dated 6/2/24

Drawing no: MAP-C4752-111-Plan-Basement, Ground & First Level-Existing GA-dated 30/6/23

Drawing no: MAP-C4752-121-Plans-Second & Roof Level-Existing GA-dated 30/6/23

Drawing no: MAP-C4752-180-Elevations-Existing GA-dated 20/6/23

Drawing no: MAP-C4752-190-3D Views-Existing GA-dated 30/6/23

Drawing no: MAP-C4752-211 Rev A-Plans-Proposed GA-dated 6/2/24 superseded

Drawing no: MAP-C4752-280 Rev A-Elevation-Proposed GA-dated 6/2/24

Preliminary Bat Roost Assessment (Arbtech) dated 6/2/24

Received by the Local Planning Authority 9th February 2024

Drawing no: MAP-C4752-211 Rev B-Plans-Proposed GA-dated 1/5/24

Received by the Local Planning Authority 2nd May 2024

3. RELEVANT PLANNING HISTORY

992232 - Erection of Conservatory on rear Elevation - Permitted February 1999

231395 - Two storey side extension, porch replacement, bay window and dormer - Withdrawn Dec 2023

4. CONSULTATIONS

The following addresses were consulted by letter.

46 St Annes Road, Caversham, Reading, Berkshire, RG4 7PB

48 St Annes Road, Caversham, Reading, RG4 7PB

46a St Annes Road, Caversham, Reading, Berks

54 St. Annes Road, Caversham, Reading, RG4 7PB

Flat 1, 46 St Annes Road, Caversham, Reading, RG4 7PB

Flat 2, 46 St Annes Road, Caversham, Reading, RG4 7PB

27 Priory Avenue, Caversham, Reading, RG4 7SE

50 St Annes Road, Caversham, Reading, RG4 7PB

52 St Annes Road, Caversham, Reading, RG4 7PB

31 Priest Hill, Caversham, Reading, RG4 7RZ

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)
TR5 (Car and Cycle Parking)
EN12 (Biodiversity and the Green Network)

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.

This is a resubmission of application number 231395, officers have worked with the homeowner and agent to mitigate harm;

The proposed side extension is set back from the host dwelling by more than 2m to protect the original outline of the existing property, even more the proposal includes a 'cat slide' roof with a roofline running from eaves level (2.5m) above the garage up to the maximum ridge height of just over 7m above first floor level. The roof design and angle mirrors that of the side gable end roofline of the host property. The proposed cottage style dormers will be clad and covered in clay tiles to match existing whilst the remaining roof will be tiled in clay tiles to match the main dwelling.

The extension includes a balcony and French doors on the rear elevation at first floor level. The proposal is to be set off the boundary with the rear gardens of properties in St Anne's Road. An existing door, balcony and balustrade are present on the third floor, rear southerly elevation. The proposed French doors and balcony above the side extension is not considered harmful in respect of character or design.

The proposal includes a large square bay window on the front northerly elevation - which is considered acceptable in terms of design and character - many properties in Priest Hill and neighbouring streets are subject to front bay windows.

The existing porch is to be replaced - the materials and design choice will respect the existing and proposed enlarged property.

The proposals are considered acceptable in terms of scale, materials and design are therefore considered compliant 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.

This is a resubmission of application number 231395, officers have worked with the homeowner and agent to mitigate harm;

The proposed side extension is set down lower than the host property, it has a maximum ridge height of just over 7m in height, the roof choice and design allows for a light and airy feeling around the structure. It is not considered the proposal will reduce daylight or sunlight for neighbouring properties in Priest Hill, or St Anne's Road.

The proposals are not considered overbearing to neighbours in Priest Hill, nor neighbours in St Anne's Road. The westerly elevation of the side extension will be offset from neighbouring boundaries by 2.15m.

The proposed balcony to the rear southerly elevation is to be internal rather than external. The balcony floor space will be set back from the rear elevation by 1.3m and the balcony will effectively be screened by the overhanging roof structure at roof level. An existing door, balcony and balustrade are present on the third floor - rear southerly elevation which offers views across neighbouring gardens and afar. An existing large waist height window is currently located in the westerly elevation which serves the third floor and has far reaching views and sightlines in to neighbouring properties and gardens in St Anne's Road.

It is not considered that the proposed balcony above the snug and kitchen is any more harmful than the existing balcony on the rear elevation and large waist height window on the westerly elevation, both of which are at third floor level.

No new opening are proposed on any floors of the westerly elevation, this will reduce the feeling of being overlooked and mitigate against loss of privacy.

The proposal is considered compliant with policies H9 and CC8 of the Reading Borough Local Plan 2019.

Transport officer

The transport officer was consulted as a matter of course.

There are no Transport objections to this application as there are no changes to the existing parking arrangements and provision is in accordance with current adopted standards.

The proposal is considered compliant with policies TR3 and TR5 of the Reading Borough Local Plan 2019.

Ecology

The Ecology officer were consulted due to works taking place to the existing roof structure. The Ecology officer reviewed the Pre Roosting Bat Assessment submitted by the agent and confirms that the development is curtailed to the westerly elevation, and although the bat survey (Arbtech, Feb 2024) found a number of potential bat roosting features, these were on other elevations which will be unaffected by the works. The report therefore concluded that the risk to bats being affected by the proposals is minimal.

The Ecology officer has no objections to the proposal and as such the proposal is considered compliant with policies H9 and EN12 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:

AP1

TL1

M1

PD2