

DELEGATED PLANNING APPLICATION REPORT

Ward: Caversham Heights

App Ref: 240219/HOU

Address: 184 Upper Woodcote Road, Caversham, Reading, RG4 7JU

Proposals: Single-storey rear extension with conversion of existing conservatory. Front porch and interior alterations.

Case Officer: Mr Gary Miles

Date received (valid from): 29 February 2024

Target Decision date: 25 April 2024

1. SITE DESCRIPTION

The application site is a large, characterful two-storey detached dwellinghouse located in the middle and on the eastern side of Upper Woodcote Road. The property is constructed using red brick and red hipped tiled pitched roofs. Upper Woodcote Road is made up of detached and semi-detached dwellinghouses of varying age, design and scale. Many properties in the street including both neighbours have been subject to refurbishments and extensions of differing styles. The property is not listed, nor within a conservation area.

Site visit date: 14th March 2024

2. PROPOSAL AND SUPPORTING INFORMATION

Proposed single-storey rear ground floor extension with a projection of 4m and height of 2.85m, constructed from red brick and flat roofed with bi-fold doors to the rear and side elevations, along with a large floor to ceiling window to the rear elevation. The existing conservatory is to be converted to include a flat roof and bi-fold doors to the rear elevation. Creation of an enclosed front porch measuring 1.4m by 2.1m with a hipped red tiled roof. All proposed materials will match the existing red brickwork and white upvc doors and windows. Interior alterations.

Plans & Documents considered:

Application Form

Drawing no: 23119.S.PP-01-Existing Ground Floor Plan-dated Jan 2024

Drawing no: 23119.S.PP-02-Existing First Floor Plan-dated Jan 2024

Drawing no: 23119.S.PP-03-Existing Loft Plan-dated Jan 2024

Drawing no: 23119.S.PP-04-Existing Elevations-dated Jan 2024

Drawing no: 23119.S.PP-05-Proposed Ground Floor Plan-dated Jan 2024 - Superseded

Drawing no: 23119.S.PP-06-Proposed First Floor Plan-dated Jan 2024 - Superseded

Drawing no: 23119.S.PP-07-Proposed Second Floor Plan-dated Jan 2024 - Superseded

Drawing no: 23119.S.PP-08-Proposed Elevations-dated Jan 2024 - Superseded

Drawing no: 23119.S.PP-09-Location Plan-dated Feb 2024

Drawing no: 23119.S.PP-10-Block Plan-dated Feb 2024 - Superseded

Received by the local Planning Authority on 20th February 2024

Drawing no: 23119.S.PP-05-Rev A-Proposed Ground Floor Plan-dated Jan 2024

Drawing no: 23119.S.PP-06-Rev A-Proposed First Floor-dated Jan 2024

Drawing no: 23119.S.PP-07-Rev A-Proposed Second Floor Plan-dated Jan 2024

Drawing no: 23119.S.PP-08-Rev A-Proposed Elevations-dated Jan 2024

3. RELEVANT PLANNING HISTORY

020176 - 2-storey rear extension; single storey rear conservatory - Permitted Sept 2002

4. CONSULTATIONS

The following addresses were consulted by letter.

24 Gurney Close, Caversham, Reading, RG4 7LE
182 Upper Woodcote Road, Caversham, Reading, RG4 7JU
186 Upper Woodcote Road, Caversham, Reading, RG4 7JU

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 and Guidance

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)
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.

The proposed changes to the conservatory are considered acceptable in terms of scale, materials and design - the new bi-fold doors and flat roof will match that of the new rear ground floor extension. The proposed ground floor rear single storey rear extension is considered acceptable in terms of scale, materials and design. No new windows are proposed on the northerly elevation. All openings will be on the rear and southerly elevations. All materials for the conservatory conversion and new extension will match those of the existing property. It is considered the flat roof over the new rear extension will integrate in to that of the converted conservatory the proposed changes will look sleek and unobtrusive to neighbours. The proposed porch will enhance the property, the rooflines and materials will match those of the host property.

The proposal 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.

Part of the proposal sits within the same footprint as the existing conservatory, the proposed rear extension is a maximum height of 2.85m from slab level. A tall fence is already in place on the northerly boundary and the proposed rear element sits away from the boundary. Officers consider there is no harm to residential amenity to the neighbour at 186 Upper Woodcote Road. The proposed porch is subservient to the main dwelling, no parts of the proposal are considered overbearing or detrimental to privacy.

The proposed extensions are 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. The transport officer confirms that no changes to the existing access arrangements are proposed and the proposed works do not change or impact the existing on-site parking arrangements.

There are no transport objections as the proposed works will have no transport implications and no impact on other road users.

Ecology Officer

The ecology officer was consulted as the original proposal included the creation of a loft conversion and dormer which would have involved disrupting the existing first floor roof. The ecology officer confirmed that the house may have features that are potentially suitable for use by roosting bats, and as such, given the location of the house and the extent of the works, there is a risk that the proposals may affect roosting bats and a bat survey report would need to be provided before the application can be determined.

As there is no requirements for bat survey work for conservatory conversion, single storey rear and front porch extensions, the applicant decided to remove the proposed loft conversion and rear dormer from the proposal to help speed up the planning process. The agent submitted revised plans omitting the loft conversion and rear dormer.

Based on the revised proposal for ground floor rear extension, conservatory conversion and front porch, there are no objections from the Ecology officer.

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
M3
PD5

Informatives:

IF3
I24