

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Heights

App Ref: 240600/HOU

Address: 5 St Peters Avenue, Caversham, Reading, RG4 7DD

Proposals: Rear extension to existing raised terrace

Case Officer: Mr Anthony Scholes

Applicant: Mr S Marie

Date received (valid from): 15/05/2025 **Target Decision date:** 10/07/2024

1. SITE DESCRIPTION

Site visit date: 20 May 2024

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

The proposal included the minor extension and expansion of the existing raised outdoor area associated with the recently constructed dwelling at no. 5 St Peters Avenue, Caversham.

Plans considered

Dwg No. 6969:24:2 - Plans & Elevations

Dwg No. 6969:24:1 - Site & Location Plans,

Received 8 May 2024

3. RELEVANT PLANNING HISTORY

182037/FUL - Demolition of existing bungalow. Construction of a replacement 2 storey dwelling with associated external works. APPROVED 12 July 2019

4. CONSULTATIONS

The following addresses were consulted by letter.

5,7 St Peters Avenue
“Blewgarth” The Warren
“Summer Hill” The Warren

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.

In this instance, the proposal would be a minor extension to an elevated rear sitting area. The extension would be ~1.3m from the existing rear deck, and include a ~1.2m staircase to the right hand side (as viewed from inside the rear of the house). The extension is to the rear, and would not be visible from the public realm. The minor extension would not be harmful to the existing building, nor the area as a whole.

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 development would slightly expand upon the existing elevated outdoor sitting area. By virtue of this, the additional views into neighbouring properties would be minimal. The applicant, in consultation with neighbours prior to lodgement of the application, has included a 1.85m high opaque glazing to the left hand side (as viewed from inside property). The deck is significantly shielded from neighbours along The Warren by distance, and boundary vegetation. By virtue of this, the proposal would not have any impact upon privacy of neighbours.

Natural Environment

The application site is subject to a TPO to the front boundary near no.3 which is unaffected by the proposal. Landscaping, not part of any approved landscaping scheme, would be lost as part of the proposal. The minor amount of lost landscaping is not considered objectionable.

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

Approve.