

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham

App Ref: 240294/HOU

Address: 19 Fairfax Close, Caversham, Reading, RG4 6DA

Proposals: Conservatory demolition and single-storey rear extension. Installation of rear pergola. Internal garage conversion. Front porch infill. (amended)

Case Officer: Huimin Chen

Applicant: Mr Stephen Hewitt

Date received (valid from): 15 March 2024 **Target Decision date:** 10 May 2024

1. SITE DESCRIPTION

The application site is a two storey detached house with a detached garage located on the southern side of Fairfax Close. A green belt is in front of the house. The surrounding area is predominantly residential in nature. It's not listed, nor does it fall within a conservation area.

Site visit date: 8 April 2024

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

The planning permission is sought for the demolition of the existing conservatory and the erection of a single storey rear extension with a flat roof. A roof light and a sliding door would be installed in the proposed rear extension. Additionally, a pergola is proposed to be erected to the rear of the building, connected to the proposed rear extension.

The proposal also involves the partial conversion of the existing garage to habitable use, attached to the main house, as the gap between the main building and the garage would be covered and changed to an internal corridor.

Furthermore, the proposal includes an infill of the covered front porch to habitable space.

Plans considered:

Drawing no. 23545 - P011 - Proposed Elevations (West/South)

Drawing no. 23545 - P010 - Proposed Elevations (East/North)

Drawing no. 23545 - P009 - Proposed Roof Plan

~~Drawing no. 23545 - P008 - Proposed Ground Floor Plan~~

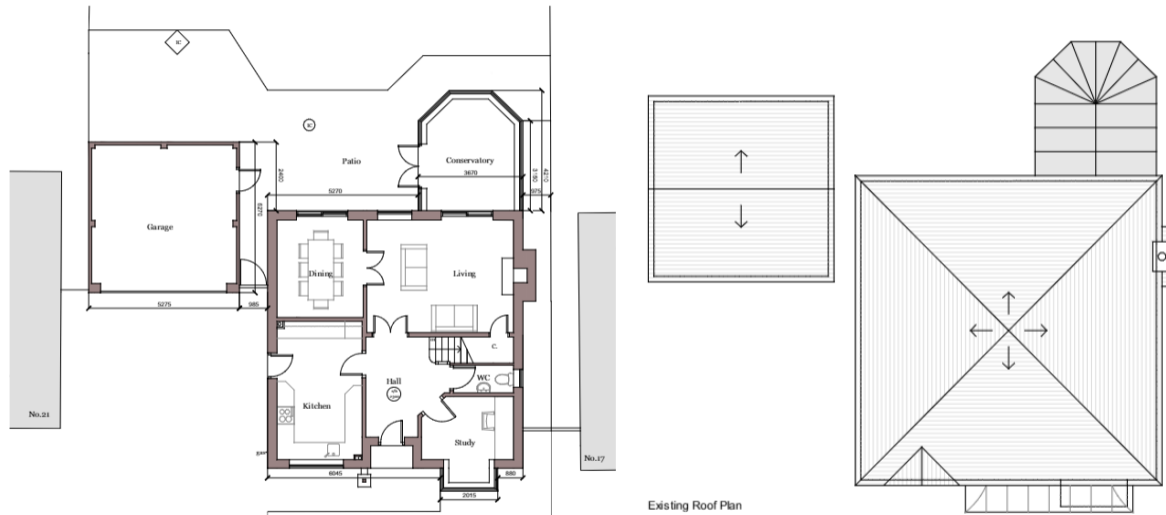
Drawing no. 23545 - P007 - Proposed Site Block Plan

Drawing no. 23545 - P006 - Existing Elevations (South/West)

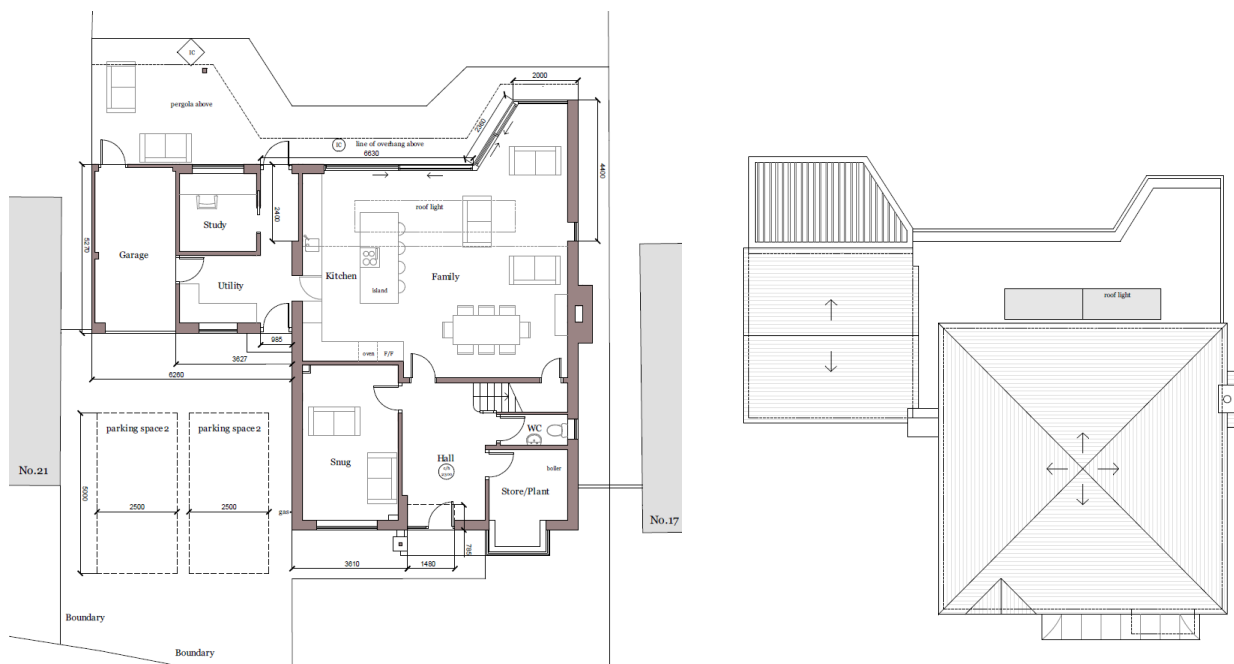
Drawing no. 23545 - P005 - Existing Elevations (East/North)
Drawing no. 23545 - P004 - Existing Plans (First Floor/Roof)
Drawing no. 23545 - P003 - Existing Ground Floor Plan
Drawing no. 23545 - P002 - Existing Site Block Plan
Drawing no. 23545 - P001 - Site Location Plan
Received 6 March 2024.

Drawing no. 23545 Rev. A - P008 - Proposed Ground Floor Plan
Received May 2024.

Existing Ground Floor and Roof Plan:



Proposed Ground Floor and Roof Floor Plans:



Existing Elevations:



Rear Elevation (south)



Front Elevation (north)



Side Elevation (west)



Side Elevation (east)

Proposed Elevations:



Rear Elevation (south)



Front Elevation (north)



Side Elevation (west)



Side Elevation (east)

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

Internal Consultation:

Transport:

The proposed works will result the reduction of the double garage to provide ancillary accommodation.

The width of the retained garage is less than 3m which is recommended in the Councils current parking standards.

2 parking spaces would need to be retained within the curtilage of the site. Revised plans illustrating a proposed parking layout have not been submitted. There would appear to be sufficient width and depth in front of the existing garage to facilitate 2 vehicles parked side by side, therefore this can be dealt with by way of condition.

Vehicle Parking (to be approved)
Highways

After communicating with the agent, a revised plan with 2 parking spaces was received. The Transported Team confirmed that the revised plan was acceptable, subject to the following conditions:

Vehicle Parking (as specified)
Highways

Tree:

The Tree Officer raised no objections to this application. Further details will be discussed below.

External Consultation:

The following addresses were consulted by letter.

37 South View Avenue, Caversham, Reading, RG4 5AD
41 South View Avenue, Caversham, Reading, RG4 5AD
17 Fairfax Close, Caversham, Reading, RG4 6DA
21 Fairfax Close, Caversham, Reading, RG4 6DA

No letters of representation have been received.

Site notice has been displayed for 21-day in front of the application site.

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)
TR5 (Car and Cycle Parking)
EN14 (Trees, Hedges and Woodlands)

SPD

Design Guide to House Extensions SPD 2021
Revised Parking Standards and Design SPD 2011

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 terms of design, the proposals are considered acceptable, and the proposed materials for the infilled front porch and the garage would match those of the existing dwelling. The proposed extension at the rear is considered subservient to the host dwelling and would be situated at the rear of the property, which is invisible from the street. Although the proposed timber cladding for the rear/side wall to the side of No.17 is different from the existing, it's considered to pose minimal risk of harm to the streetscape. Nevertheless, the proposed 4.4m rear extension exceeds the guidance within the SPD 2021; however, the depth is the same as the existing conservatory, which is proposed to be demolished. Therefore, the proposal is not considered out of character for its location. The proposed rear extension plus pergola is large in scale; however, it's considered capable of accommodating this size of development given the spacious garden. Overall, it is not considered that the proposed works would cause harm to the character and appearance of the host dwelling or the surrounding area.

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. 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.

There are no identified risks in terms of privacy and overlooking due to the proposed work being only on the ground floor. The existing conservatory has a long-established relationship with no.17, which would be removed to make way for the proposed rear extension. Additionally, the proposed rear extension would set off the boundary from no.17 by 95cm. Therefore, the proposed works are not considered to cause an overbearing effect or loss of sunlight and daylight to the neighbouring property. The proposed pergola would be an open space, and the infill of the covered front porch would not make a significant difference to the neighbouring property, raising no harm to the neighbours.

The proposal involves internal alterations within the garage, which potentially could lead to a shortage of parking space. After communicating with the agent, a revised plan with two on-site parking spaces has been submitted, which complies with Policy TR5 of Reading Borough Local Plan 2019 and the Revised Parking Standards and Design SPD 2011.

There is a greenery in front of the proposed infill of the covered front porch to form habitable space. Additionally, the proposed pergola to the rear is in proximity to the tree within the curtilage. The Natural Environment (Tree) team can confirm that there are no objections in terms of the proposed infill of the covered front porch and pergola because the proposed infilled work is not going to protrude beyond the front elevation, and the proposed pergola is an open structure that won't affect the tree too much. Therefore, it complies 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

Recommended Conditions:

Materials

To be approved

Time limit

Use of Roof Restricted