

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Heights

App Ref: 231502/HOU

Address: 17 Conisboro Avenue, Reading, RG4 7JB

Proposals: Single storey side and rear extension

Case Officer: Sian Hickey

Applicant: Ms Lucy Hall

Date received (valid from): 2 November 2023 **Decision date (ext):** 13 June 2024

1. SITE DESCRIPTION

The application site is two storey detached dwelling located on the west side of Conisboro Avenue. The property is set back from the road with several mature trees to the front, side and rear of the property, a number of which are TPO trees. Conisboro Avenue is a residential road characterised by detached and semi-detached dwellings, with a mix of two-storey and bungalow properties on the west side. The property is not a listed building nor does it fall within a conservation area.

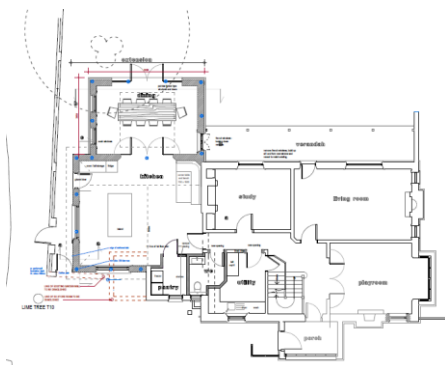
Site visit date: 23/11/2023

Site photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a single storey side extension and a single storey rear extension.



Plans considered

Drawing No. 2279.01A - Existing Location and Block Plan received 2 November 2023

Drawing No. 2279.02A - Existing Floor Plan received 2 November 2023
Drawing No. 2279.04 - Existing Elevation Plans received 2 November 2023
Drawing No. 2279.03H - Proposed Block Plan received 19 March 2024
Drawing No. 2279.17H - Proposed Sections received 19 March 2024
Drawing No. 2279.16H - Proposed North Elevation received 19 March 2024
Drawing No. 2279.15H - Proposed South Elevation received 19 March 2024
Drawing No. 2279.14H - Proposed West Elevation received 19 March 2024
Drawing No. 2279.11H - Proposed Roof Plan received 19 March 2024
Drawing No. 2279.22H - Tree Protection Plan received 19 March 2024
Drawing No. 2279.13H - Proposed East Elevation received 10 June 2024
Drawing No. 2279.112H - Proposed Ground Floor Plan received 10 June 2024

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

The following addresses were consulted by letter.

2 Lawson Drive, Caversham, Reading, RG4 7XJ
15a Conisboro Avenue, Caversham, Reading, RG4 7JB
1 Lawson Drive, Caversham, Reading, RG4 7XJ
19 Conisboro Avenue, Caversham, Reading, RG4 7JB

Letters of representation have been received as follows: **None**

Discussions with applicant/agent

Officers originally had concerns with regards to the roof lantern over the side element of the proposed extension. The original roof lantern was considered excessive in size, it was requested that the roof lantern should be removed or made flat so that the existing first floor side elevation windows and detailing could still be seen. Subsequently, revised plans were submitted.

RBC Natural Environment

The site is subject to TPO 23/07 which protects a number of trees on site.

The NE officer reviewed the original submissions and concluded that the application was not supported in tree terms as it did not demonstrate that there would be no harm to one protected tree (Lime), which would result in pressure to prune this tree and would result in the loss of one TPO with no mitigation offered.

Following the concerns raised, the agent provided revised plans to move the whole extension back, into the site by about 900mm, on top of the existing wall/store foundation line.

The NE officer liaised directly with the agent and the arboriculturist, a trial dig was carried out which confirmed that pile and beam foundations (220mm) below ground level should be fine. Pile locations should be relocated if significant roots are found.

The agent confirmed that all services (gas/electric/water) will be accessed via the existing connections within the house.

Some matters still need to be resolved via condition. Therefore, conditions are attached to this planning permission to secure new tree planting and an arboricultural method statement.

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)
EN14 (Trees, Hedges and Woodlands)
H10 (Private and Communal Outdoor Space)

SPD

Design Guide to House Extensions SPD 2021

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 proposed extension is considered acceptable. The materials used will match those of the existing dwelling, and joinery patterns and other detailing will be replicated.

The proposed extension is single storey only and set away from the side boundary. The depth of the rear element of the extension does not exceed the guidance within the SPD. The side element of the extension is set back from the front elevation of the property. Overall, the size and scale of the extension is considered acceptable and would be subservient to the host dwelling.

The plot has a large rear garden and a sufficient amount of amenity space would remain at the rear and at the front of the property. There are a variety extensions in the surrounding area and therefore the proposed development is not considered out of character.

Although the extension will be visible from the street, the property is significantly set back from the road and screened by trees. Furthermore, the side element of the extension is fairly modest in scale, therefore posing minimal risk of harm to the streetscape.

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.

Due to the single storey nature of the proposed development, and the distance between the proposed development and all neighbouring properties, there are no identified risks of the proposal causing any harm in relation to overbearing effects, privacy and overlooking issues, or loss of any sunlight/daylight.

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:

Time limit

Approved plans

Materials

Landscaping (small scale) to be approved

Arboricultural Method Statement (to be submitted)