

DELEGATED PLANNING APPLICATION REPORT

Ward: Caversham Heights

App Ref: 240549/HOU

Address: 7 Dellwood Park, Caversham, Reading, RG4 7NX

Proposals: Single storey side/rear extension

Case Officer: Sian Hickey

Date received (valid from): 26 April 2024 **Target Decision date:** 21 June 2024

1. SITE DESCRIPTION

The application site is a detached residential property with an 'l'-shaped footprint, located on Dellwood Park; a cul-de-sac in Caversham Heights. Dellwood Park itself consists of large-scale detached properties and a block of apartments, all of similar character and design. The application property is not listed nor is it within a Conservation Area.

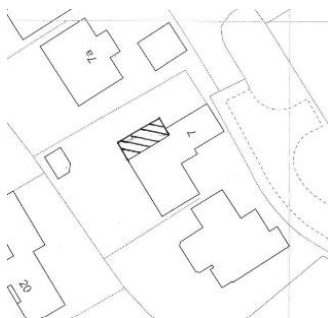
Site visit date: 21/05/2024

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

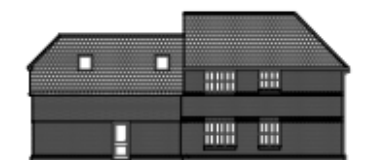
Planning permission is sought for a single storey extension located to the rear of the right wing of the house (as you face it) and to the side of an existing projection. The proposed extension would have a maximum height of 3.85m with a mono-pitched roof and rooflights and it would project beyond the depth of the existing single storey projection.



EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION



EXISTING SIDE ELEVATION



PROPOSED SIDE ELEVATION



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

Plans/documents considered:

Location Plan

Block Plan

Drawing No. 1865 - 01 - Existing Ground Floor Plan

Drawing No. 1865 - 02 rev A - Existing and Proposed Elevations

Drawing No. 1865 - 03 rev C - Proposed Ground Floor Plan

Arboricultural Impact Assessment

As received 26th April 2024

3. RELEVANT PLANNING HISTORY

160598/CLP - Front extension to existing entrance hall. WITHDRAWN

161018/HOU - Front extension to create larger entrance hall and new front door. PERMITTED

4. CONSULTATIONS

The following addresses were consulted by letter.

7a Dellwood Park, Caversham, Reading, RG4 7NX
8 Dellwood Park, Caversham, Reading, Berkshire, RG4 7NX
20 Orwell Close, Caversham, Reading, RG4 7PU

Letters of representation have been received as follows: None

RBC Natural Environment Team

No objections subject to condition and informatives attached.

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

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 scale, the proposed extension is considered acceptable. It is not considered that the proposal would cause an unacceptable loss in outdoor space, and the extension is subservient to the existing dwelling. The extension would be visible from the public highway, but would be significantly set back, therefore, it is not considered that the proposed extension would cause harm to the existing street scene. In terms of design, the proposed extension is considered to integrate well with the host dwelling and the proposed materials are to match those of the existing. Overall, it is not considered that the proposed development would harm the character or 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 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.

By virtue of its single-storey height and roof form, the proposed side extension is not considered to give rise to any detrimental impact on the amenity of neighbouring properties in terms of overbearing effects, loss of light, or overlooking. A sufficient distance will remain between the proposed extension and the neighbouring boundary with no. 7a Dellwood Park.

Trees

The site is subject to TPO 17/15 which includes one Pine tree on the north-west boundary. The Natural Environment team have confirmed that the details of the tree protection measures are acceptable, and a relevant condition has been attached to this permission. The proposal therefore complies with Policies CC7 and 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 - GRANT

Recommended Conditions:

Time Limit

Materials

Approved Plans

Arboricultural Impact Assessment