

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Heights

App Ref: 240493/HOU

Address: 87 Woodcote Way, Caversham, Reading, RG4 7HL

Proposals: Proposed single and two storey rear extensions to form kitchen, wc, dining room and bathroom

Case Officer: Steve Vigar

Applicant: Mr & Mrs H Muscutt

Date received (valid from): 18 April 2024 **Target Decision date:** 13 June 2024

1. SITE DESCRIPTION

Site visit date: 5 July 2024

Site visit photos:





2. PROPOSAL AND SUPPORTING INFORMATION

Two storey rear extension with single storey element closest to adjoining house. 3 metre projection to rear.

Plans considered:

DRG02 Site-Location Plans dated April 2024

S/24/10 Rev.B As Proposed Plans and Elevations dated 9 April 2024

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

The following addresses were consulted by letter.

4 Crispin Close, Caversham, Reading, RG4 7JS
89 Woodcote Way, Caversham, Reading, RG4 7HL
85 Woodcote Way, Caversham, Reading, RG4 7HL
3 Crispin Close, Caversham, Reading, RG4 7JS

A site notice was displayed by the applicant on the telegraph pole outside the property.
1 letter of representation has been received from 4 Crispin Close

“The proposed first floor has windows in the extension that would overlook our property, significantly more than the existing one and as a result would result in a loss of privacy for us.”

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 2023
National Planning Practice Guidance 2014 onwards

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.

The spacious character of the street allows for views between houses and as such the proposed extension will be visible from the street. However the proposal is of an appropriate scale and would not dominate or disrupt the original form of the house. The proposal would appear acceptable in its context and would preserve the character and appearance of the surrounding area. In accordance with policies H9 and CC7.

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 proposal would be sited to the south of 89 Woodcote Way. It would be separated from the neighbour by a driveway. The drawings indicate that the extension would not breach a 45 degree angle drawn from the centre of main neighbouring windows. The rear window to the garage is not considered to be as sensitive to the effects of the extension. It is considered that the spacious arrangement of buildings, the relatively restrained scale of the extension and its positioning off the boundary would ensure that the proposal would not be overbearing on no.89 and would not result in harm in terms of privacy, daylight or loss of outlook.

The proposal drops to single storey adjacent 85 Woodcote Way. The two storey element would be sufficiently distant and the single storey element is not an excessive depth and would be screened to a large extent by the neighbouring single storey extension. The proposal would not be overbearing on no.85 and would not result in harm in terms of privacy, daylight or loss of outlook.

The proposals are a significant distance from properties in St Crispins Close to the rear and well in excess of the standard 20 metre back-to-back privacy distance. The proposal would not be overbearing on properties to the rear and would not result in harm in terms of privacy, daylight or loss of outlook.

Ecology

The proposal does not involve significant works to the roof and as such it is not considered a bat survey is required.

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:

1. The development hereby permitted shall begin no later than three years from the date of this planning permission.

REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

2. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

DRG02 Site-Location Plans dated April 2024

S/24/10 Rev.B As Proposed Plans and Elevations dated 9 April 2024

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing building.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policies H9 and CC7 of the Reading Borough Local Plan 2019.

4. The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific planning permission from the Local Planning Authority.

REASON: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy CC8 and H9 of the Reading Borough Local Plan 2019.