

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham

App Ref: 231834/HOU

Address: 53 Oxford Street, Caversham, Reading, RG4 8HN

Proposals: Single storey rear infill extension

Case Officer: Sian Hickey

Applicant: Mr Daniel Darby

Date received (valid from): 11 January 2024 **Target Decision date:** 7 March 2024

1. SITE DESCRIPTION

The application site is a two storey terrace dwelling with a pitched roof. The property has an existing single storey rear gable projection. The property is not a Listed Building and it doesn't fall within a Conservation Area. The surrounding area is predominantly residential.

Site visit date: 16/01/2024

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a single storey rear infill extension. The proposed extension would have a width of 1.3m and a depth of 4m. The maximum height of the proposed extension would be 2.6m. One door would be located in the rear elevation of the proposed extension, and the roof of the proposed extension would include one roof light.

Plans considered:

Drawing No. 23/OSC/04 - Existing and Proposed East Elevation received 19th December 2023

Drawing No. 23/OSC/03 - Existing West Elevation received 19th December 2023

Drawing No. 23/OSC/02 - Existing South and North Elevation received 19th December 2023

Drawing No. 23/OSC/01 - Existing Ground Floor Plan received 19th December 2023

Drawing No. 23/OSC/05 A - Proposed Ground Floor Plan received 25th January 2024

Drawing No. 23/OSC/08 A - Location and Block Plan received 25th January 2024

Drawing No. 23/OSC/07 B - Proposed West Elevation received 8th February 2024

Drawing No. 23/OSC/06 A - Proposed South and North Elevation received 8th February 2024

3. RELEVANT PLANNING HISTORY

220250 - Construction of a garden room spanning the width of the far end of rear garden for use as a home office. PERMITTED

231582 - Certificate of lawfulness for proposed single storey side extension. WITHDRAWN

4. CONSULTATIONS

The following addresses were consulted by letter.

The Balmore Park Surgery, 59A Hemdean Road, Caversham, Reading, Berkshire, RG4 7SS
51 Oxford Street, Caversham, Reading, RG4 8HN
55 Oxford Street, Caversham, Reading, RG4 8HN

Letters of representation have been received as follows:

One letter of objection has been received with concerns relating to:

- Loss of light
- Loss of privacy
- Proximity to boundary
- Decrease value of property
- Safety during construction

Officer note: Only the material issues can be taken into consideration. These will be assessed in more depth below.

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)

SPD

Design Guide to House Extensions (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.

The Officer had concerns with the depth and height of the proposed extension on the plans originally submitted, which were discussed with the agent. Subsequently, the parapet side wall was removed and the roof form was amended to create a lower, sloping roof. The depth of the proposed extension was reduced by 0.5m. The proposed extension now measures 4m in depth from the rear wall of the dwelling and therefore complies with the guidance within the SPD. The proposed extension is subservient to the main dwelling and the amount of remaining amenity space is sufficient, the proposal is therefore considered acceptable in terms of scale. In terms of design, the proposed extension is considered suitable, materials have been selected to match those of the existing dwelling. The proposed extension is contained at the rear of the site causing minimal risk to the street scene and wider area. There are a variety of rear extensions in the surrounding area and therefore the proposed development is not considered out of character.

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 development is single storey only and the maximum height is modest in nature, therefore, the proposed extension is not considered to have overbearing effects to the neighbouring properties. No new side facing windows are proposed and there are no identified risks with regards to loss of privacy and overlooking. It is not considered that the proposed extension would have a significant detrimental impact in terms of sunlight and daylight due to the amended low roof form which slopes away from the rear wall of the dwelling. Furthermore, the attached neighbouring property at No.55 Oxford Street has an infill rear canopy structure extending beyond the rear wall of the house at a similar depth to what is being proposed.

It is worth noting that a similar rear extension (with a depth of 3m and a height of 4m) could be erected under the permitted development rights of the property.

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