

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Thames

App Ref: 231244/HOU

Address: 12 Mill Green, Caversham, Reading, RG4 8EX

Proposals: Single storey rear extension, garage conversion, replace and raise the existing flat roof, single-storey front extension and associated changes to fenestration.

Case Officer: Mr Ryan Allen / Ethne Humphreys

Applicant: Mr N Richards

Date received (valid from): 30 August 2023 **Target Decision date:** Originally 25 October 2023; Extension of time agreed until 24th May 2024

1. SITE DESCRIPTION

The proposal site is a two-storey end of terrace dwelling, located on Mill Green, Caversham. The site is not in a conservation area nor is the property listed. The site falls within Flood Zone 3 and is adjacent to an identified Green Link.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a single storey rear and front extension, complete with garage conversion and associated changes to fenestration.

Plans considered:

Received 30/08/23

Flood Risk Assessment - dated N/A

Drawing No: 34719-01 - Existing Ground Floor Plan - dated 11/19

Drawing No: 34719-03 - Existing Elevations - dated 11/19

Drawing No: 34719-08 - Proposed Ground Floor Plan - dated 08/23

Drawing No: 34719-09 - Proposed Elevations - dated 08/23

Drawing No: 34719-10 - Block and Location Plans - dated 08/23

Received 08/05/24

Drawing No: 34719-09 - Proposed Elevations rev. A - dated 05/24

Drawing No: 34719-10 - Block and Location Plans rev. B - dated 05/24

3. RELEVANT PLANNING HISTORY

24/03/20 - 200472/HOU - Two storey side and single storey front extensions - Permitted

4. CONSULTATIONS

The following addresses were consulted by letter.

19 Piggotts Road, Caversham, Reading, Berkshire, RG4 8EN

14 Mill Green, Caversham, Reading, RG4 8EX

10 Mill Green, Caversham, Reading, RG4 8EX

No neighbour letters of representation have been received.

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

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

H9 (House Extensions and Ancillary Accommodation)

EN12 (Biodiversity & The Green Network)

EN18 Flooding and Sustainable Drainage Systems

SPG/SPD

A Design Guide to House Extensions SPG 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 proposed extension has incorporated a pitched roof design to the principle elevation that carries on from the existing porch. This is considered to soften the potential negative visual effects of the flat roof aspect of the extension. The increase in footprint of the dwelling would not be discernibly different over the existing. Materials would match those of the host dwelling which is appropriate. As such, the proposal is compliant with Policies CC7 & H9 of the Reading Borough Council Local Plan (2019).

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.

Whilst the extension would be located immediately adjacent the side boundary, it would be single storey in nature. It is noted that a two storey side extension in a similar location was approved under application 200472 and the proposed single storey extension is not considered to result in any significant overbearing effects or loss of light over and above that previously approved. Proposed ground floor plans submitted illustrate the proposal would serve as a bedroom and ensuite shower room. This would not have separate access from the main dwelling, therefore remaining ancillary to the host dwelling. Overall, the proposal is compliant with Policies CC8 & H9 of the Reading Borough Council Local Plan 2019.

Parking

The proposals would result in loss of garage parking space. However, there is space to the front of the site for the parking of 2 vehicles and no significant concerns over parking are considered to arise. Overall, the proposal is compliant with Policy TR5 of the Reading Borough Local Plan 2019.

Flood Risk

As the proposal site is within flood zone 3, it is required that a flood risk assessment report be carried out and produced to support this application. The submitted report highlights that the proposed ground floor level will be set at the same level as existing.

It is considered that the proposals will not increase the risk of flooding or compromise the safety of the occupants or neighbours should a 1 in 1000 year (FZ3) flood occur. A compliance condition is recommended to ensure that the measures stated are carried out. This is in accordance with EA [Standing Advice](#) and Policy EN18 of the Reading Borough Local Plan.

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