

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Heights

App Ref: 240084/HOU

Address: 31 Chazey Road, Caversham, Reading, RG4 7DS

Proposals: Single storey front extension

Case Officer: Mr Gary Miles

Applicant: Mr & Mrs Moorcroft

Date received (valid from): 26 January 2024 **Target Decision date:** 22 March 2024

1. SITE DESCRIPTION

The application site is a large detached dwellinghouse, located on the south side of Chazey Road. Chazey Road is characterised with large detached properties of varying design, but largely similar in age, originally constructed using a mixture of red brick and tiled pitched roofs, with distinct gaps between properties. A number of properties in the streets have been subject to single storey, double storey front, side and rear extensions of differing styles over the years. There is no set style within the road, Chazey road still retains a leafy feel with open space, grass verges, car free public highway and mature trees. The applicant's property has been subject to various types of extensions over the years. The property is not listed nor is it within a conservation area.

Drive-by site visit date: 21st February 2024

2. PROPOSAL AND SUPPORTING INFORMATION

Proposed single storey front extension.

The proposal includes creating a new study by extending the existing closet and creating a snug by extending the existing study. The existing entrance hall will be pulled forward to create more space internally. Various internal alterations. A lean-to veranda style, hipped roof extension will be positioned above, with additional supporting legs as per the existing structure along with clear glazing above the snug window.

The ground floor front elevations will be painted render to match the existing property, with new horizontal timber boarding to first floor front and part side elevations.

New pitched roof over the new entrance porch and a new wrap around pitched roof to east elevation over garage and boot room, new skylight in tiled roof above study and boot room. The existing door to the west elevation is to be bricked up and replaced with a window. Roof will be finished in tiles to match existing and windows and doors white UPVC to match existing.

Plans & documents considered:

Drawing no: 3904-101 - Existing Ground Floor Plan - dated Sept 23

Drawing no: 3904-102 - Existing First Floor Plan - dated Sept 23

Drawing no: 3904-103 - Existing Elevations 1of2 - dated Sept 23

Drawing no: 3904-104 - Existing Elevations 2of2 - dated Sept 23

Drawing no: 3904-105 - Existing Site Plan - dated Sept 23

Drawing no: 3904-200 - Block and Location Plan - dated Sept 23

Drawing no: 3904-201 rev C - Proposed Ground Floor Plan - dated Sept 23
Drawing no: 3904-202 rev B - Proposed First Floor Plan - dated Sept 23
Drawing no: 3904-203 rev A - Proposed Elevations 1of2 - dated Sept 23
Drawing no: 3904-204 rev B - Proposed Elevations 2of2 - dated Sept 23
Drawing no: 3904-205 rev B - Proposed Roof Plan - dated Sept 23
Drawing no: MW.2310.CRC.TPP - Tree Protection Plan including construction method statement and fencing details - dated Oct 23
Arboricultural Impact Assessment (Mark Welby) - dated Oct 23
Application Form dated Dec 23
Received by the Local Planning Authority on 22nd January 2024

3. RELEVANT PLANNING HISTORY

231275 - Works to TPO 128/08 - T.1 Oak - Application permitted November 2023
201763 - Double hip to gable loft conversion including the installation of three roof windows into the pitched roof of the front elevation and the addition of a rear dormer - Application permitted February 2021
150408 - Prune one Oak Tree - Application permitted March 2015
120804 - Single storey front extension to garage, replacement pitched roof to existing two storey rear extension and single storey side extension and new front porch canopy - Application permitted March 2012

4. CONSULTATIONS

The following addresses were consulted by letter.

29 Chazey Road, Caversham, Reading, RG4 7DS
33 Chazey Road, Caversham, Reading, RG4 7DS
Moorings, Upper Warren Avenue, Caversham, Reading, RG4 7EJ

No 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
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)
H9 (House Extensions and Ancillary Accommodation)
TR3 (Access Traffic and Highway-related Matters)
TR5 (Car and Cycle Parking)
EN14 (Trees, Hedges and Woodlands)

SPG

A Design Guide to House Extensions SPG
Relevant Conservation Area Appraisal

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 by virtue of its single storey is subservient to the host dwelling, the proposed new brickwork making up the new front elevation sits in line with the neighbouring property at no.33 Chazey Road. The proposed pitched roof to east elevation over garage and boot room are considered acceptable and creates no additional harm. The proposal respects the host dwelling, neighbours and wider streetscene in terms of scale, materials and design.

The proposal is therefore considered compliant with policies H9 and CC7 of the Reading Borough 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.

The proposal is single storey only and therefore not overbearing. The eaves and ridge heights match those of the existing. No additional opening are to be installed above ground level so privacy is protected. The proposal by nature of its location will not be harmful to daylight or sunlight. The proposal is considered acceptable and therefore complies with policies H9 and CC8 of the Reading Borough Local Plan 2019.

Trees

A mature Oak tree is present in the front garden of the property and is subject to a Tree Preservation Order (TPO 128/08 - T.1 Oak). The proposed works to the front of the property are considered minor and are not within close proximity to the Oak tree.

The agent supplied an Arboricultural Impact Assessment (AIA) as required under section 197 of the Town and County Planning Act (as amended, 2021). The assessment includes a tree protection strategy, a construction method statement and a tree protection plan.

The AIA, confirms the proposed extension is within an area of the existing driveway, outside of the tree protection area of the protected Oak tree in the frontage of the property and

therefore the Oak tree can be adequately protected during the construction by tree protection barriers, protecting the soft ground and the root protection area adjacent to the tree.

The AIA, confirms that no excavation is anticipated within the root protection area and there are no plans to undertake tree work at this stage, any works to the tree would need to be approved via a separate application.

Having reviewed the Arboricultural Impact Assessment, Construction Method Statement and Tree Protection plan, officers consider the proposal 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:

TL1
AP1
M3
L6
C1
I24