

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Heights

App Ref: 240671/HOU

Address: 21 Morecambe Avenue, Caversham, Reading, RG4 7NL

Proposals: Single storey rear extension with pitched roof and Velux roof lights, part garage conversion.

Case Officer: James Schofield

Applicant: Phil Wheeler

Target Decision date: 7 August 2024

1. SITE DESCRIPTION

The proposal site is a semi-detached dwelling with a small attached garaged to the side. The houses to either side have extended to the rear along the boundary lines with the proposal site. There are Tree Protection Orders on trees at the end of the garden of the proposal site.

Site visit date: 26/07/2024

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a partial conversion of the attached garage in to internal space, and a part rear/side extension retaining a footpath from the front of the site to the rear through the remainder of the garage (already being used as a storage room in practice). The proposal would extend 1.15 metres to the side and 2.5 metres to the rear. It would have a hipped roof with several rooflights. Plans considered;

~~Drwg No. 2024/2001 Ground Floor Plan as Existing and Proposed (superseded)~~

Drwg No. 2024/2002 External Elevations as Existing and Proposed

~~Drwg No. 2024/2003 Existing and Proposed: Block Plans (superseded)~~

AS received on the 24th of May 2024

Drwg No. 2024/2004 Existing and Proposed: Tree Survey

As received on the 7th of June 2024

Drwg No. 2024/2001 Rev A Ground Floor Plan as Existing and Proposed

Drwg No. 2024/2003 Rev A Existing and Proposed: Block Plans

AS received on the 1st of August 2024

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The site notice was posted on site and the consultation period ended on the 3rd of July 2024. The following addresses were consulted by letter.

23 Morecambe Avenue, Caversham, Reading, RG4 7NL
19 Morecambe Avenue, Caversham, Reading, RG4 7NL
22 Morecambe Avenue, Caversham, Reading, RG4 7NL
23 Morecambe Avenue, Caversham, Reading, RG4 7NL
24 Morecambe Avenue, Caversham, Reading, RG4 7NL
20 Morecambe Avenue, Caversham, Reading, RG4 7NL
“Orchard House”, 169 Kidmore Road, Caversham, Reading, RG4 7NN
171 Kidmore Road, Caversham, Reading, RG4 7NN

No letters of representation have been received.

Trees

The Natural Environment Officer had no objections based on the fact the proposal area is a paved patio and garage and the protected trees are some distance away from the proposal site.

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 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.

The appearance of the proposed extension is sufficiently sympathetic to the host dwelling that no detrimental impact to its character would result. The extensions would be single storey in nature, not readily visible from the public domain and would comprise materials to match which

is appropriate. Accordingly, the proposal satisfies the character considerations of local 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 relatively small-scale nature of the extension/garage conversion and its siting combined with the fact that the closest neighbours already have a rear extension along this boundary to ensure that the proposal would have no significant impact on the residential or outdoor amenity of the proposal or adjacent sites.

Further to this analysis, the proposal is considered to accord with the aims of local policies H9, H10, and CC8 on amenity.

Trees

Part 'b' of Policy EN12 indicates that all development sites should not result in a net loss of biodiversity or geodiversity. These aims are supported by Policy H9 which states that an extension will only be acceptable where it does not result in the loss of biodiversity within gardens.

The proposal is not considered likely to result in a net loss of biodiversity or damage to the protected trees. However, it is the view of the planning officer that it could be helpful to include an informative indicating that criminal damage to the protected trees could accidentally result from storing construction related or other heavy items within the root protection areas.

As such the proposal is considered to accord with the biodiversity and sustainability considerations of Policies H9 and EN12 of the local plan.

Transport

Policies TR3 and TR5 of the Reading Borough Local Plan 2019 seek to ensure that development during and after construction does not result in works which; would not comply with the adopted standards of the Transport Authority; would have a material detrimental impact on the functioning of the transport network; or do not provide appropriate levels of car parking relative to the location's accessibility to sustainable transport facilities.

Currently the site is able to park cars in the front garden without making use of the existing garage. The parking standards of the council suggest an upper limit of around 2 cars in this location. The officer is of the opinion that the existing parking arrangements is sufficient and compliant with the adopted policy aims of the council. As such the proposal is considered to accord with local policies TR3 and TR5.

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

Recommended Conditions:

1. TL1 Standard time limit
2. AP1 Approved plans
3. M1 Materials to match

Recommended informative:

1. I36 Advice to use tree protection