



DELEGATED APPLICATION REPORT

Ward: Caversham Heights

App Ref: PL/24/0739 Householder planning permission

Address: 54

Harrogate Road

Caversham

Reading

RG4 7PN

Proposal: Demolition of existing conservatory at the rear of the property. Erection of new single storey rear extension to form Garden Room, with associated internal alterations.

Applicant: Mr Antreas Markouli

Received date: 2024-06-06

Target Decision date: 2024-08-08

Case Officer: Gary Miles

1. SITE DESCRIPTION

The application site consists of a detached bungalow, located to the western end of Harrogate Road. The property is constructed from red brick and red tiled pitched roof. The property benefits from an average sized north facing rear garden, retains a garage and additional off-street parking for 1 vehicle. The immediate streetscene is predominantly residential and comprises of properties of varying character and design. Many properties in Harrogate Road have been subject to refurbishments and extensions of varying size. The building itself is not listed, nor is it situated within a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal consists of demolishing the existing conservatory at the rear of the property which currently extends across the kitchen and lounge. The kitchen window currently opens into the existing conservatory which is not ideal, and the shape of the existing conservatory is limited in depth making it awkward to use. The proposal consists of constructing a new single storey rear extension to form a garden room. The extension will be positioned centrally along the rear elevation, between the kitchen window and the rear bedroom window. The extension will measure 4.5m deep by 5.53m wide, have a window on the westerly elevation and windows and French doors on the easterly elevation. The extension will have a pitched roof tiled in dark brown tiles, it will match the existing property in terms of materials and the proposed ridge will align symmetrically with the ridge of the existing property. The extension and existing elevations will be finished in smooth painted render. The proposal includes a number of internal alterations.

Plans considered:

Drawing no: 1590.01-Location Plan and Block Plan-dated May 2024

Drawing no: 1590.02-Existing Ground Floor and Roof Plans-dated May 2024

Drawing no: 1590.03-Existing Elevations and Section-dated May 2024

Drawing no: 1590.04-Proposed Ground Floor and Roof Plans-dated May 2024

Drawing no: 1590.05-Proposed Elevations-dated May 2024

Drawing no: 1590.06-Proposed Site Plan-dated May 2024

Received by the Local Planning Authority on 7th June 2024

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following addresses were consulted by letter:

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52, Harrogate Road, Caversham, Reading, RG4 7PN

90, Woodcote Road, Caversham, Reading, RG4 7EY

92, Woodcote Road, Caversham, Reading, RG4 7EY

No letters of representation have been received.

5. 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.

6. 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)

SPG/SPD

A Design Guide to House Extensions SPG

7. 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 proposal is single storey only and moderate in scale to the existing property. The materials and design will match that of the existing property and therefore is considered acceptable and compliant with policies CC7 and H9 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, not considered to be overbearing nor considered to cause any overshadowing or be harmful to daylight/sunlight. The extension will retain a large volume of the rear outdoor garden amenity space. The extension will be sited 4m and 5m respectfully from the boundaries with no.52 Harrogate Road and no.90 Woodcote Road. Officers consider the proposal is compliant with policies CC8 & H9 of the Reading Borough Council Local Plan (2019).

8. 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.

9. RECOMMENDATION

GRANT

Recommended Conditions:

TL1
AP1
M3