

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Heights

App Ref: 240796/HOU

Address: 13 Wincroft Road, Caversham, Reading, RG4 7HH

Proposals: Demolition of existing conservatory, garage and roof. Construction of new side and rear extensions. Alterations to external appearance of the existing dwelling including window openings and external wall finishes. New roof with two end gables, two rear gable projections, and front and rear facing dormers.

Case Officer: Sian Hickey

Applicant: Mr and Mrs Simon Matthews

Date received (valid from): 20 June 2024 **Decision date (ext):** 13th September 2024

1. SITE DESCRIPTION

The application site contains a detached bungalow on the south side of Wincroft Road. The property is not listed, nor is it located within a conservation area. The surrounding area is predominantly residential and characterised by detached properties of varying scale and design.

Site visit date: 16/07/2024

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for the erection of side and rear extensions following the demolition of the existing conservatory and garage. The proposal includes replacing the hipped roof of the main dwelling to a pitched roof with two end gables, together with two rear facing, pitched gable projections, and two modest flat roof dormers in the front and rear facing roofslopes. The external appearance of the existing dwelling would include new external wall finishes, and alterations to existing window openings.



Plans submitted:

Drawing No. 23.25-105 rev A – Existing elevations
 Drawing No. 23.25-104 rev A – Existing roof plan
 Drawing No. 23.25-103 rev A – Existing ground floor plan
 Drawing No. 23.25-102 rev A – Existing site plan
 Drawing No. 23.25-101 rev A – Location plan

As received 20th June 2024

Drawing No. 23.25-111 rev D – Proposed side elevations
 Drawing No. 23.25-110 rev D – Proposed front and rear elevations
 Drawing No. 23.25-109 rev D – Proposed roof plan
 Drawing No. 23.25-108 rev D – Proposed first floor plan
 Drawing No. 23.25-107 rev D – Proposed ground floor plan
 Drawing No. 23.25-106 rev D – Proposed site plan
 Arboricultural Impact Assessment ref 2322
 Drawing No. 2322-01 - Tree Protection Plan

As received 16th August 2024

3. RELEVANT PLANNING HISTORY

030169 - Rear Conservatory – PERMITTED 11/07/2003

4. CONSULTATIONS

The following addresses were consulted by letter.

13 Wincroft Road, Caversham, Reading, RG4 7HH
 11 Wincroft Road, Caversham, Reading, RG4 7HH

14 Wincroft Road, Caversham, Reading, RG4 7HH
5 Woodford Close, Caversham, Reading, RG4 7HN
12 Wincroft Road, Caversham, Reading, RG4 7HH

Letters of representation have been received as follows: **None**

Ecology

The application site is a bungalow located in a residential area of Caversham, Reading. Proposals include the demolition of the existing conservatory and garage, side and rear extensions and the raising of the roof to create additional habitable accommodation.

The Bat Survey report (John Wenman Ecological Consultancy, June 2024) concludes that the building is unlikely to host roosting bats. As such, since the proposals are unlikely to affect bats or other protected species, there are no objections to this application on ecological grounds.

RBC Transport

The proposal will result in the loss of parking within the existing garage.

However, the dwelling benefits from a large driveway providing 2no. off-street parking spaces which complies with the adopted Parking Standards SPD.

The proposal will retain the existing driveway parking and there is no change to the existing access arrangements onto the highway.

In view of this, there are no transport objections to the proposal.

RBC Natural Environment

With reference to the Arboricultural Impact Assessment (AIA) ref 2322 dated 22 July 2024 from SJ Stephens Associated, with associated Tree Protection Plan (TPP) 2322-01 dated July 2024, I can confirm that this demonstrates the development is acceptable in relation to trees. The TPP does show that the proposed rear elevation is within potential shading from both the TPO Lime (T1) and Oak (T2) – both off site – but as the AIA reasonably indicates, this situation is not so different from the current situation as to warrant an objection.

Whilst the layout shown on the TPP is not as amended and shown on revised Proposed Site Plan 23.25-106 D (Rev A being included in Appendix F of the AIA), the change is minimal and does not impact the tree protection measures.

In conclusion, I have no objections subject to the above AIA being listed as an approved document and condition L7A used to secure development in accordance with this.

Discussions with applicant/agent

Officers had concerns regarding the original scheme submitted. It was considered that the property would not maintain its character at the rear. A combination of the different materials, roof heights, and the bulk of flat roof across the rear created a disjointed appearance.

Subsequently, the agent provided amended plans omitting the flat roofed two storey extension and replacing this with a more traditional gabled roof form. The gabled roof form at the front of the house has been carried through and replicated at the rear. A small single storey flat roof rear projection has been retained at the rear, modest in scale and central to the 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
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
H9 (House Extensions and Ancillary Accommodation)
H10 (Private and Communal Outdoor Space)
TR5 (Car and Cycle Parking)
EN12 (Biodiversity and the Green Network)
EN14 (Trees, Hedges and Woodlands)

SPD

Design Guide to House Extensions 2021
Revised Parking Standards and Design 2011

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 extensions are considered subservient to the host dwelling and would integrate well. The flat roofed element of the proposed development is not considered to detract from the host dwelling due to its single storey nature. The gabled roof form at the front of the house has been carried through and replicated at the rear. The proposed materials are considered acceptable and would enhance the appearance of the dwelling. The new windows and doors are considered appropriate in terms of size and placement. It is considered that the plot is capable of taking a development of this size, the host dwelling is set back from the street, and the proposed side extension would not extend beyond the front building line.

It is not considered that the proposals would detract from the neighbouring properties or the wider streetscene. There are a variety of extensions in the surrounding area including at the neighbouring bungalow (number 15 Wincroft Road), which has been extended to create additional space at first floor level with a rear gable protection and a modest front dormer. The proposals would, therefore, not be considered out of character for the location.

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.

Given the distance between the proposed development and no.15 Wincroft Road, no significant adverse impacts are envisaged for these occupiers. The proposal retains gaps between both

neighbouring properties. Although the proposed works would be more noticeable to no.11 Wincroft Road, the overall scale is not considered to be overbearing to this neighbour. The side facing windows of this property are already impacted by the existing arrangement in terms of outlook and sunlight/daylight. The proximity to this shared boundary would remain the same. Whilst there would be an increase in the number of openings at the rear, these would not be harmful to the neighbouring properties and there would be no overlooking or loss of privacy concerns. All side facing windows and doors are at ground floor level only.

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

Arboricultural Method Statement (as specified)