

DELEGATED APPLICATION REPORT

Ward: Emmer Green

App Ref: PL/24/0738 Householder planning permission

Address: The House, Harveys Nurseries, Peppard Road, Caversham, Reading, RG4 8TN

Proposal: A two-storey side rear extension to include balcony following the demolition of the existing garden room, first floor rear extension and fenestration changes to include porch.

Applicant: Stuart Williamson

Received date: 6 June 2024

Target Decision date: 22 October 2024

Case Officer: Anthony Scholes

1. SITE DESCRIPTION

The application site is a detached dwelling, located within the Harveys Nurseries (mobile home park). The house is not associated with the remainder, though immediately adjoins a number of single storey homes, and shares access arrangements. The house appears to have been in place prior to the establishment of the relocatable home park, and as such, has its original front oriented to the east, whereas the access directly from the road serving it is to the south. The application site sits on the boundary of the registered park and garden 'Caversham Park'.



Figure 1 - Outline of Registered Park and garden with subject site edged in red

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development includes the following aspects:

- Two-storey side/rear extension (following demolition of existing single storey structure) including a balcony;
- Creation of new 'front' porch
- A first floor rear extension to the original house;

Plans:

Drawing No: 01 Site Location & Block Plan

As Received 7 June 2024
Drawing No: 02 Proposed Elevations
Drawing No: 04 Proposed Ground Floor and First Floor Plans
Drawing No: 06 Proposed Roof Plan
As Received 14 October 2024

Site Visit Photos:



Figure 2 - Site photos

3. RELEVANT PLANNING HISTORY

None applicable for subject dwelling.

4. 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. CONSULTATIONS

The following were consulted: 50, 51, 127, 128, 129, 130, Harveys Nurseries Mobile Home Park; 14, 15, The Horse Close.

1 no. letter of objection was received in relation to this application. The points raised within these objections is summarised as:

- Concerns over construction activities, including noise, traffic (including deliveries and parking), hours of construction;
- Concerns over foul drainage connection;
- Concerns over damage to neighbouring land;
- Concerns over previous activity of burning items on site;
- Concern over access for emergency vehicles;

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:

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving a listed building or its setting or any features of special interest which it possesses.

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 Spaces)
EN1 (Protection and Enhancement of the Historic Environment)
EN6 (New Development in a Historic Context)

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 proposed development is described as rear/side extension. However, by virtue of the orientation of the dwelling compared to the surrounding private roadways, the two-storey extension to the side/rear of the dwelling would be highly visible from the internal roadways. The largest and most visible aspect of the proposed development will be this two-storey element, with a linking two-storey gable end extension above the existing main entrance. The proposal also includes a re-instated front door, and new front porch.

The proposal, in scale is lower in height, and set well back from the original front wall of the main dwelling. It would therefore be a subservient addition to the generous host dwelling. The porch, and first floor rear extension would also be in keeping with the scale and proportion of the main dwelling and is considered acceptable with regard to policy H9.

In terms of the character and appearance of the area. The host dwelling is an anomaly within the immediate vicinity, being the only two-storey within Harvey's Nurseries. To the south are allotment gardens, and further north-east is Caversham Park, which is a Grade II listed building, and a registered park & garden. The site is outside the area designated as a registered park and garden, however the proposal could still have an impact upon the park and garden. In this instance, given the

site is an existing dwelling, and the proposal is an extension thereof, which is considered acceptable in scale, design, and materiality, the proposal would not harm the setting of the heritage assets described above.

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.

Due to the orientation of the plot relative to the adjoining dwellings, there would be no impact upon adjoining dwelling in terms of overlooking, daylight/sunlight, or overbearing impacts. The neighbouring allotments are a buffer to any other dwellings therefore no impacts would be present as a result of the development.

A number of matters raised within submissions relate to construction phase activities, disturbance from owners other activities, foul drainage capacity, and blocking of internal roadways. These are not considered to be material planning considerations that could weigh against the proposal and are instead civil matters to be resolved between landowners, tenants, etc. Conditions are attached to require details for a construction method statement, and restrictions on hours of constructions are included to minimise impacts upon residents. Foul drainage is provided by the relevant body, and they would have a duty to provide such service to the owner.

8. CONCLUSION

The proposed development has been assessed as set out above and is considered to be acceptable on that basis, subject to conditions.

9. RECOMMENDATION

Approve with Conditions