

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham

App Ref: PL/24/1128

Address: 10 Balmore Drive, Caversham, Reading, RG4 8NL

Proposals: Proposed single storey side extension

Case Officer: Sian Hickey

Applicant: Mr Alex Wrottesley

Date received (valid from): 29/08/2024

Target Decision date: 25/10/2024

1. SITE DESCRIPTION

The application site is a semi-detached dwelling located on the western side of Balmore Drive in Caversham. The surrounding area is predominantly residential.

Site visit date: 26/09/2024

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a single storey side extension to accommodate a utility room. The proposed extension would have a maximum height of approximately 3.4m with a part flat roof and part hipped roof. One door would be located in the rear elevation of the extension, and one window would be located in the front elevation of the extension. Materials would match those of the existing dwelling.

Plans considered:

Location Plan received 29th August 2024

Drawing No. AW-101-A – Existing Elevations and Section received 29th August 2024

Drawing No. AW-102-A – Proposed Elevations and Section received 29th August 2024

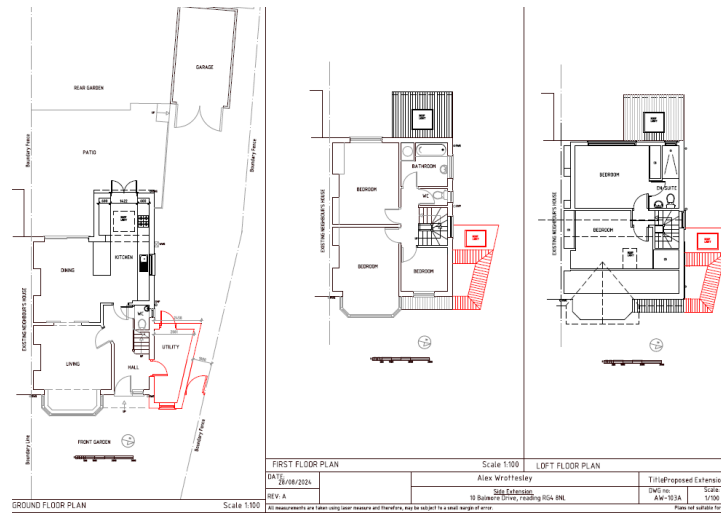
Drawing No. AW-103-A – Proposed Floor Plans received 29th August 2024

Drawing No. AW-104 – Proposed Block Plan and Roof Plan received 29th August 2024

Drawing No. AW-105-A – Existing Block Plan and Roof Plan received 29th August 2024

Drawing No. AW-106-A – Existing Floor Plans received 29th August 2024

Drawing No. AW-105 – Proposed Parking Plan received 10th October 2024



Proposed Floor Plans

3. RELEVANT PLANNING HISTORY

191111/CLP- Loft conversion with the provision of a rear box dormer, a side dormer, and one front roof light. Alterations to ground floor side and rear doors and windows including new rooflight over existing single storey rear extension - Lawful Development Certificate granted 2/ 9/2019

4. CONSULTATIONS

RBC Transport

The proposed side extension will result in the loss of access and parking in the detached garage, which is located at the rear of the property.

Aerial images would suggest there is space at the front of the property, however plans have not been provided illustrating the proposed parking layout for 2 vehicles, which is required in line with the Councils current parking standards. A condition would be acceptable.

Following the above comments, the applicant submitted a parking layout plan which the Transport Officer deemed acceptable.

A condition is attached to ensure all vehicle parking spaces are provided in accordance with the plan and the spaces shall be kept available for parking at all times thereafter.

The following addresses were consulted by letter:

9 Balmore Drive, Caversham, Reading, RG4 8NL
11 Balmore Drive, Caversham, Reading, RG4 8NL

Letters of representation have been received as follows: None

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)

SPD

Design Guide to House Extensions SPD 2021
Revised Parking Standards and Design SPD 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 design compliments the existing house and the materials used will match those of the existing. There are a variety of other side extensions within the vicinity, therefore, the proposal is not considered out of character for its location. The hipped roof form over the proposed side extension would integrate with the existing roof over the front entrance door. The proposed extension is considered subservient to the host dwelling and the plot is capable of taking a side extension of this size. The host dwelling is significantly set back from the street, it is therefore not considered that the proposed extension would harm the character or appearance of the surrounding area or the property itself.

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.

It is not considered that the proposed extension would have a significant impact on neighbouring properties in terms of over overbearing effects. As the proposal is single storey in nature there would be no overlooking of neighbouring properties and since there

is an existing boundary fence with a gap retained either side, the proposal is unlikely to cause loss of privacy to the neighbours. In addition, the extension is unlikely to cause any loss of sunlight, daylight or overshadowing to the neighbouring house due to its size and orientation.

Other matters

The extension will not result in a loss of biodiversity within the garden, and the amount of remaining amenity space is considered acceptable.

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:

Time Limit
Approved Plans
Materials
Vehicle Parking (as specified)