

DELEGATED APPLICATION REPORT

Ward: Emmer Green Ward

App Ref: PL/24/1172 Householder planning permission

Address: 19 LOWFIELD GREEN, CAVERSHAM, READING, RG4 6NZ

Proposal: Front veranda and single storey rear extension to replace existing conservatory

Applicant: Mr P Brand

Received date: 2024-09-06

Target Decision date: 2024-11-04

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site is a large two storey detached property with a rear conservatory, located at the end of Lowfield Green. The plot features spacious front and rear garden. There is a large green space in front of the application site. The surrounding area is predominantly residential.

Site Visit: 26 September 2024



2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for the erection of a front veranda and a single-storey rear extension to replace the existing conservatory. The proposed front veranda would have a white timber frame, projecting ca 2.1m from the entire northwestern depressed frontage, with a sloped roof. The existing rear conservatory would be removed to facilitate the proposed single storey rear extension, which would have a gable roof. The proposed width would match that of the existing conservatory, with a depth of 3.68 meters, an eave height of 2.38 meters, and a total height of 4.3 meters. The proposed bricks would match those of the existing, as well as all proposed tiles. Two roof lights, two side doors and one rear-facing window would be installed in the proposed rear extension.

Plans under consideration:

Drawing No. 18324-01 – Existing Floor Plans

Drawing No. 18324-02 – Existing Roof Plans

Drawing No. 18324-03 – Existing Elevations

Drawing No. 18324-04 – Proposed Ground Floor Plan

Drawing No. 18324-05 – Proposed First Floor Plan

Drawing No. 18324-06 – Proposed Roof Plan

Drawing No. 18324-07 – Proposed Elevations

Drawing No. 18324-08 – Location and Block Plan

Received on 6 September 2024.

Existing Plans and Elevations:

Proposed Plans and Elevations:



Relevant Planning History:

None.

3. CONSULTATIONS

The following addresses were consulted by letter:

- 17 Lowfield Green, Caversham, READING RG4 6NZ
- 15a Hawthorne Road, Caversham, READING RG4 6LY
- 9 Hawthorne Road, Caversham, READING, RG4 6LY
- 11a Hawthorne Road, Caversham, READING, RG4 6LY
- 11 Hawthorne Road, Caversham, READING, RG4 6LY
- 11b Hawthorne Road, Caversham, READING, RG4 6LY

No letters of representation have been received.

4. LEGAL AND PLANNING POLICY CONTEXT

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.

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)

SPD

Design Guide to House Extensions SPD 2021

5. 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 overall considered acceptable in terms of the size, given its single storey nature, small scale, and cul-de-sac location. Most of the proposed materials would match those of the existing, therefore, it would not detract from the character and appearance of the existing house and local environment. Although the front veranda would be a white timber frame, it is considered to complement the existing house, given that the existing brickwork is a light colour and there is a spacious front garden with a hedge and fence.

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.

There are no identified risks regarding loss of light, privacy, or overbearing issues, considering its detached nature and reasonable distance from the neighbouring properties. The rear garden would retain sufficient outdoor space following the completion of the proposal, in compliance with policies CC8, H9 and H10 of the Reading Borough Local Plan 2019.

6. 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.

7. RECOMMENDATION

Approve with Conditions

Recommended Conditions:

Approved Plan

Time Limit

Materials (As Specified)