

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Emmer Green Ward

App Ref: PL/24/1242

Address: 152 Henley Road, Caversham, Reading, RG4 6DJ

Proposals: Single storey side and rear extension

Case Officer: Mishga Marshall

Applicant: Ms/Mr Karen & Jonathan Walsh

Date received (valid from): 20/09/2024 **Target Decision date:** 15/11/2024

1. SITE DESCRIPTION

The application site is a two storey semi-detached property with pitched roof, located on the north side of Henley Road. It is not a listed building, nor does it fall within a conservation area, however, is within an Air Quality Management Area. The surrounding area is predominantly residential, with a mixture of small, terraced blocks consisting of 4 dwellings and semi-detached dwellings.

Site visit date: 03/10/2024

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

The original proposal was for the construction of a single storey side and rear extension with a pitched roof and two roof lights, measuring ~4.15m at its highest and ~2.6m at its eaves. The proposed extension would serve an extended kitchen, with a depth of ~4.56m, a width of

~4.18m and increase the total footprint of the dwelling by approx. 19 sqm. There are two windows proposed on the eastern side elevation wall of the proposed development, however it has been outlined by the applicant in plan number RG46DJ03, that these windows shall be opaque.

No works have been undertaken or started in relation to the proposed extension development.

Amendments were sought during the determination of this planning application as the initial assessment of the proposed development described above raised concerns. The applicant was requested to amend to scheme to address the following concerns:

Concerns about potential overshadowing and overbearing impact of the proposed development on neighbouring amenities.

The following assessment is carried out, on the amended plans provided to address the concerns laid out above.

The amended proposed rear and side extension would have a depth of ~4m beyond the rear elevation wall and a height of ~3.5m with a crowned roof; and increase the total footprint of the dwelling by approx. ~14.7 sqm. All other aspects have remained the same.

Plans considered:

RG46DJ.01 - Location Plan - Sept 2024

RG46DJ.02 REV A - Existing and Proposed Site Plans - Sept 2024

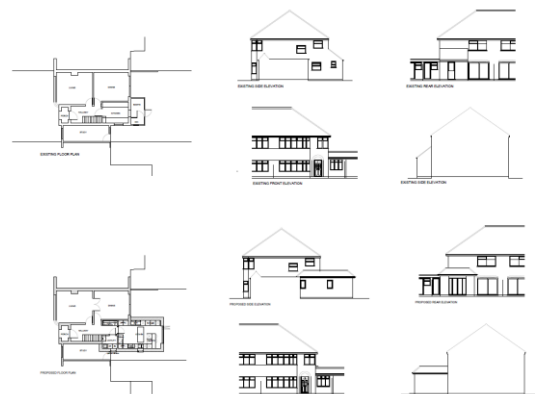
RG46DJ.03 REV A - Existing and Proposed Plans & Elevations - Sept 2024

Plans submitted:

Original Existing & Proposed
Floor and Elevations Plan:



Amended Existing & Proposed
Floor and Elevations Plan:



3. RELEVANT PLANNING HISTORY

PL/00/1316 - Use of Premises for Childminding of up to 12 Children. - Proposal Approved on 15/07/2000

4. CONSULTATIONS

The following addresses were consulted by letter.

5 Mayfield Drive, Caversham, READING, RG4 5JP
150 Henley Road, Caversham, READING, RG4 6DJ
154 Henley Road, Caversham, READING, RG4 6DJ
7 Mayfield Drive, Caversham, READING, RG4 5JP

No letters of representation have been received.

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 2023

National Planning Practice Guidance 2014 onwards

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

H9 (House Extensions and Ancillary Accommodation)

SPD

Design Guide to House Extensions SPG 2021

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 rear and side extension would have a depth of ~4m beyond the rear elevation wall and a height of ~3.5m with a crowned roof. The extension would be situated to the rear and would not appear as an obtrusive feature within the street scene. The proposed materials, such as bricks, windows and doors are intended to match the existing, thus respecting the character of the host dwelling. The design is considered to be subservient and sympathetic to the existing dwelling and surrounding area and its character and is not believed to detract from it. As such, the development is considered visually acceptable, in compliance with Policy H9 and CC7.

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. 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 neighbouring properties potentially most affected by the proposals are No's 150 and 154 Henley Road to the west and east of the site respectively. It is not considered that the proposed rear and side extension would result in undue loss of daylight and sunlight or be overbearing to either neighbouring property due to its relatively low roof height. With regard to No.154 the extension would be closer to the common boundary than existing and deeper than the existing rear projection. However, as above the roof height would be low and hipped away to minimise

the impact. Whilst visible to occupiers of No.154, it is not considered to be so overbearing to warrant a refusal in this respect. In relation to privacy, two windows are proposed on the east flank elevation facing towards No.153 Henley Road. It is recognised that there are side windows on the existing rear projection; however, the proposed extension would bring the built form closer to the common boundary. A condition will be attached requiring these windows to be obscurely glazed so as to prevent loss of privacy. It is noted that one window would serve the kitchen area - given the rear double doors and rooflight proposed, it is considered that this room would achieve sufficient lighting with the side window obscurely glazed. Therefore, the development is considered to have an acceptable impact on the amenity of all adjoining neighbours and on the occupiers of the application dwelling, complying with Policies CC8 and H9.

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

Materials

Approved Plans

Obscure Glazing