

DELEGATED APPLICATION REPORT

Ward: Caversham Heights

App Ref: PL/24/0889 Householder planning permission

Address: 16 Woburn Close, Reading RG4 7HB

Proposal: Garage conversion and front extension, and roof modification with incorporation of 2x skylights

Applicant: Mr Riccardo Gasparetto

Received date: 11/07/2024

Target Decision date: 20/11/2024 (EOT)

Case Officer: Marcelina Rejwerska

1. SITE DESCRIPTION

The application site is a detached two-storey dwelling in Woburn Close in Caversham. The close is entirely residential and characterised by minimal front alterations and adjoining flat roof garages. The property has a single garage set forward of the principal elevation, and a Certificate of Lawfulness was recently granted for the conversion of the garage to a habitable room.



Image taken by case officer on site visit on 02/09/24.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a front extension with a pitched roof and 2x rooflights. The proposed extension has been revised to be set back 1m from the garage front elevations. The extension, as revised, measures a depth of 2.25m from the front elevation of the dwelling. The existing bay window at the ground floor front elevation will be replicated.

2.1. Information submitted:

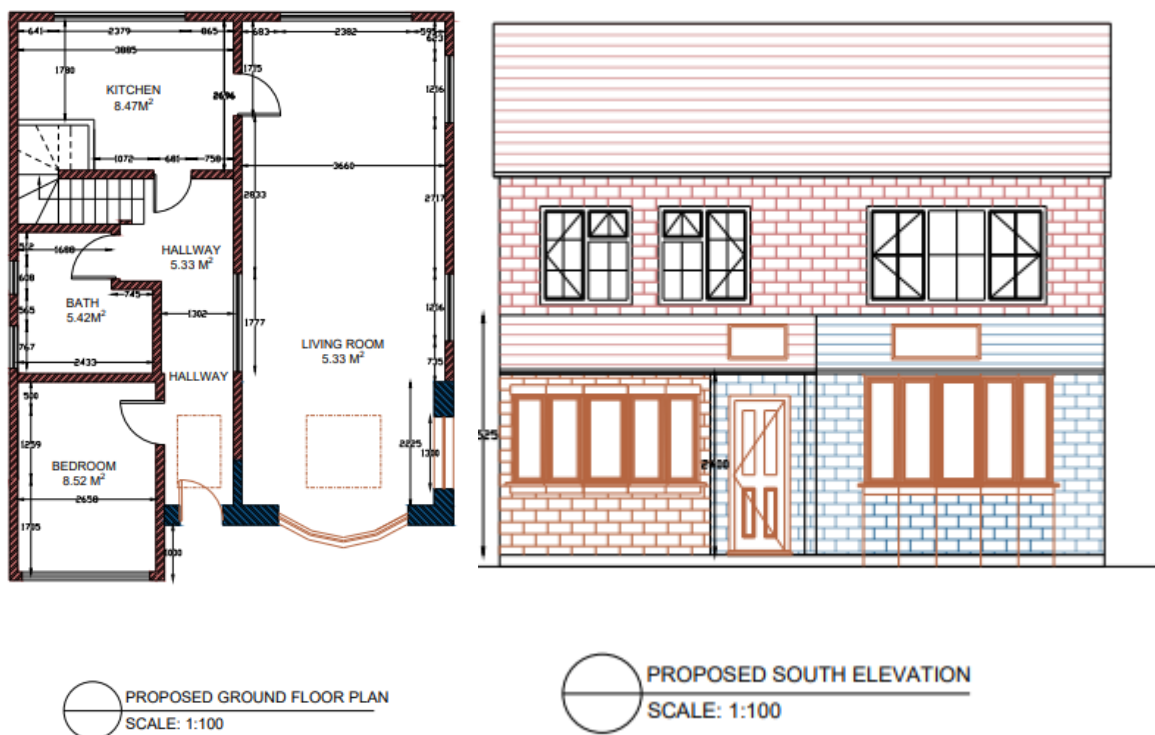
Drawing A001 Existing Ground Floor Plan, dated 31/10/24, received 01/11/24

Drawing A002 Existing First Floor Plan, dated 31/10/24, received 01/11/24

Drawing A003 Existing Roof Plan, dated 31/10/24, received 01/11/24

Drawing A004 Existing Front Elevation, dated 31/10/24, received 01/11/24

Drawing A005 Existing Rear Elevation, dated 31/10/24, received 01/11/24
 Drawing A006 Existing Right Side Elevation, dated 31/10/24, received 01/11/24
 Drawing A007 Existing Left Side Elevation, dated 31/10/24, received 01/11/24
 Drawing A008 Proposed Ground Floor Plan, dated 31/10/24, received 01/11/24
 Drawing A009 Proposed First Floor Plan, dated 31/10/24, received 01/11/24
 Drawing A010 Proposed Roof Plan, dated 31/10/24, received 01/11/24
 Drawing A011 Proposed South Elevation, dated 31/10/24, received 01/11/24
 Drawing A012 Proposed North Elevation, dated 31/10/24, received 01/11/24
 Drawing A013 Proposed East Elevation, dated 31/10/24, received 01/11/24
 Drawing A014 Proposed West Elevation, dated 31/10/24, received 01/11/24
 Block Plan, received 01/11/24
 E2003 Tree Preservation Order, dated 01/2001, received 23/07/24
 Location Plan, dated 11/07/24, received 11/07/24



3. RELEVANT PLANNING HISTORY

PL/24/0887 - Application for a Lawful Development Certificate for a Proposed Garage Conversion. Certificate granted.

4. CONSULTATIONS

RBC Transport Development Control – No objections to loss of garage parking space.

Adjacent neighbours were consulted via letter. 1 letter of support was received.

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'. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12).

Reading Borough Local Plan (2019)

CC1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

CC7: DESIGN AND THE PUBLIC REALM

CC8: SAFEGUARDING AMENITY

H9: HOUSE EXTENSIONS AND ANCILLARY ACCOMMODATION

SPD

Design Guide to House Extensions 2021

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.

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 extension has been amended to incorporate a 1m setback from the garage to maintain a staggered building line in line with the prevailing character of the street. The overall scale and layout of the proposal is considered appropriate and not harmful to the character of the property nor the wider area.

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.

- Privacy and overlooking
 - There are no new window openings and no new views are created. No risk of harm identified.
- Overbearing effects;
 - The scale of the proposal is considered appropriate and therefore there is no risk of harm identified.
- Sunlight and daylight;
 - No identified risk.

7. CONCLUSION

The proposal has been assessed in line with adopted national and local policies as outlined above and is considered in accordance with those policies.

8. RECOMMENDATION

Approve with Conditions

Recommended Conditions:

1. Time Limit Standard
2. Approved Plans
3. Materials As Specified