

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Ward

App Ref: PL/24/1256

Address: 3B Derby Road, Caversham, Reading, RG4 5HE

Proposals: Proposed single storey rear extension

Case Officer: Mishga Marshall

Applicant: Mr & Mrs Simon Pearson

Date received (valid from): 25/09/2024 **Target Decision date:** 20/11/2024

1. SITE DESCRIPTION

The application site is a two storey detached property with pitched roof, located on the northern side of Derby Road. It is not a listed building, nor does it fall within a conservation area, however, is within an Area of Biodiversity Area. The surrounding area is predominantly residential, with a mixture of detached and semi-detached dwellings.

Site visit date: 08/10/2024

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for the construction of a single storey rear extension, the proposed would at its highest measure ~3.22m, ~2.64m at its eaves, and would have a sloping roof with 3 roof lights. It would have a width of ~8m and a depth of ~2.9m. The materials are proposed to match the existing. The proposal would have 3 windows; 2 windows to the rear with one of the windows measuring a width of ~3.2m, and one to the side which is stated to have obscure glazing, in addition to the replacement of the existing west elevation side window, with a door.

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

Plans submitted:

PEARSON-0724-01 PROPOSED GROUND FLOOR PLAN

PEARSON-0724-02 PROPOSED ELEVATIONS

PEARSON-0724-03 PROPOSED SECTION A-A

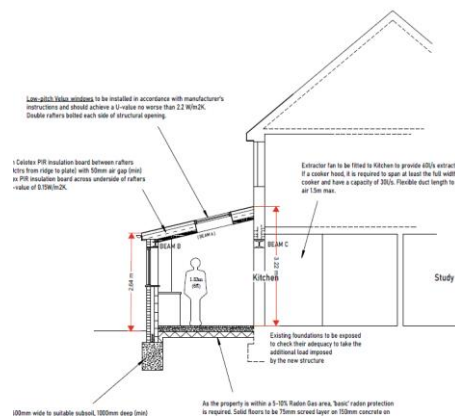
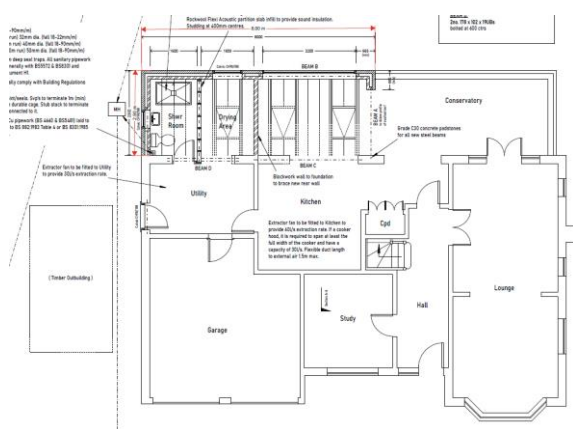
PEARSON-0724-04 EXISTING FLOOR PLAN & ELEVATIONS

PEARSON-0724-05 BLOCK AND LOCATION PLANS

Existing Elevations & Floor Plan:



Proposed Ground Floor & Section Plans



3. RELEVANT PLANNING HISTORY

Application Reference:	PL/23/1438	Status:	Approved on 20/12/2023
Description:	T12 and T13 (lime trees situated on either side of drive and in line with telephone wires) to prune basal growth and epicormic growth four times per year as per previous permission and for re-pollarding every three years as per previous permission.		
Application Reference:	PL/16/1164	Status:	Approved on 23/03/2016
Description:	Two Limes (T12 & T13) - re-pollard every 3 years, removal basal growth and epicormic growth four times a year for the next 6 years.		
Application Reference:	PL/16/0221	Status:	Refused on 12/02/2016
Description:	Fell one Lime tree <u>Reason for Refusal:</u> - The tree in question was found to not present an unacceptable health and safety hazard. - It was also found that many dwellings on the road were in the same position, in terms of the tree blocking their driveway; as such, it was determined that allowing the felling of the proposal tree would set an unwelcome precedent and could result in the loss of the majority of trees in the road, with the resulting loss of amenity.		

	This decision was appeal (ref. 160221/TPO), a decision was received on 26 th August 2016, the inspector dismissed the appeal.		
Application Reference:	PL/07/0633	Status:	Refused on 03/07/2007
Description:	Single dwelling <u>Reason for Refusal:</u> 1. The proposal was found, by reason of its scale, height, siting and design, to appear highly obtrusive within the street scene and unduly cramped within the constraints of the site. The development would therefore have failed to integrate with the surrounding residential environment and would have been detrimental to the character and appearance of the area. 2. Regarding the absence of any information regarding the siting of the Lime tree adjacent to the northeastern corner of the site, it could not be established whether the proposed development would have compromised its health and vitality. Such an impact would have been detrimental to the character and amenities of the area. 3. It was additionally found that in the absence of a s.106 agreement to secure contributions towards leisure, transport and educational infrastructure, to off-set the impact of the development, and a s.278 agreement to secure off site highway works, the proposal was contrary to relevant policies.		
Application Reference:	PL/07/0189	Status:	Permitted subject to Legal Agreement issued on 08/11/2007
Description:	Erection of a four-bedroom detached dwelling (Resubmission of 07/00273/FUL)		

4. CONSULTATIONS

The following addresses were consulted by letter.

5 Derby Road, Caversham, READING, RG4 5HE
3a Derby Road, Caversham, READING, RG4 5HE
2 Ellesmere Close, Caversham, READING, RG4 5HG

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 extension would have a depth of ~2.9m beyond the rear elevation wall and a height of ~3.22m, ~2.64m at its eaves, and would have a sloping roof with 3 roof lights, two windows to the rear and one small window to the side elevation. The extension would be situated to the rear and would not appear as an obtrusive feature within the street scene of Derby Road. The proposed materials, such as the brick work, windows, doors and tiles are intended to match the existing dwelling, thus respecting the character of the host site. Given the size of the application dwelling and garden, although the size of the rear extension is large, the development is considered to be subservient and sympathetic to both the existing dwelling and surrounding area and its character and is not believed to detract from it nor result in a cramped form of development. As such, the development is considered 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 proposed rear extension is not considered to cause a loss of sunlight and daylight or be overbearing to the neighbouring properties given its height, distance from the common boundary and the angled sitting of the application dwelling in relation to its neighbour. Officers acknowledge the presence of a side window; however, this would serve a shower room and as such it has been indicated by the applicant that this window would be obscure glazed and would be conditioned to be as such for further protection. As such, the location of the side window is not expected to cause overlooking or privacy issues for the neighbour to the west. Additionally, the proposal includes the replacement of the existing west elevation side window, with a door, it is not considered the change from window to door, would unduly impact neighbouring amenities. 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 Glazed Side Window