

DELEGATED APPLICATION REPORT

Ward: Caversham Heights Ward

App Ref: PL/24/1255 Householder planning permission

Address: 15 ST ANDREWS ROAD, CAVERSHAM, READING, RG4 7PH

Proposal: Two single storey rear extensions, including flat roof section and roof light, front extension to garage, front porch.

Applicant: Amrit and Sharon Dhanjal

Received date: 2024-09-25

Target Decision date: 2024-11-20

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site is a large two storey detached house located to the north of St Andrew's Road. The property has spacious front and rear gardens. The surrounding area consists of large detached and semi-detached houses.



Fig 1 & Fig 2: Front of 15 St Andrews Road, site photos taken by officer, 12/11/2024



Fig 3: Rear of 15 St Andrews Road, site photo taken by officer, 12/11/2024

2. PROPOSAL AND SUPPORTING INFORMATION

The application site submitted a planning application under PL/24/0497, which was approved. The previous planning application was for the erection of two single-storey rear extensions, including a flat roof section and roof light, as well as a front extension to the garage and a front porch (see Fig. 4). The proposal

submitted under application PL/24/1255 is to erect a single-storey rear extension on the western side, combined with all the approved proposed works under PL/24/0497 (see Fig. 5).

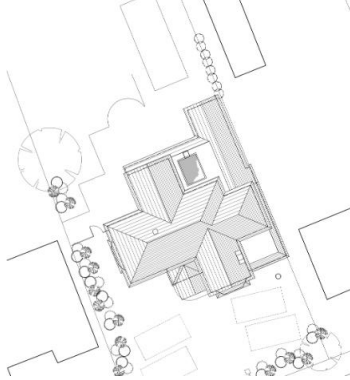


Fig 4: Dw. No. 05 Rev. B Block & Site Plan, approved under PL/24/0497, dated April 2024

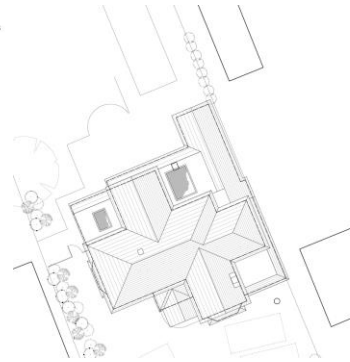
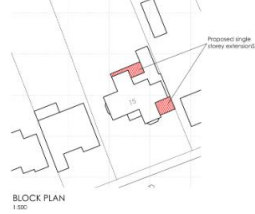
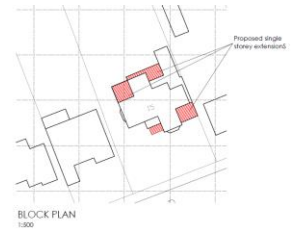


Fig 5: Dw. No. 205 Block & Site Plan, submitted under PL/24/1255, dated Sept. 2024

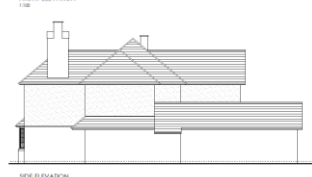
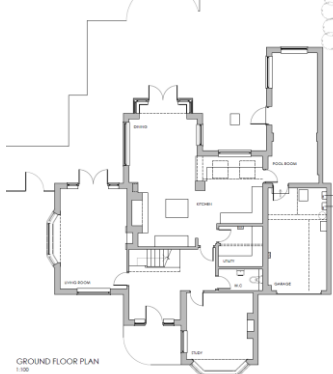


The proposed western single storey rear extension would align with the existing side and rear building line, featuring a crown roof, with an eave's height of approximately 2.7m and a total height of approximately 3.5m. The rest of the proposal would remain the same as the approved plans under PL/24/0497. The proposed front porch would have an open-sided design. The proposed single-storey front extension would follow the design of the existing garage, featuring a crown roof and set back from the frontage. The proposed rear extension is an infilled extension, which would exceed the existing building line by 80cm.

Plans under consideration:

- Drawing No. 01 – Location & Site Plan
 - Drawing No. 02 – Existing Plans
 - Drawing No. 03 – Existing Elevations (Front & Side)
 - Drawing No. 04 – Existing Elevations (Rear & Side)
 - Drawing No. 205 – Block & Site Plan
 - Drawing No. 206 – Proposed Plans
 - Drawing No. 207 – Proposed Elevations (Front & Side)
 - Drawing No. 208 – Proposed Elevations (Rear & Side)
 - BS 5837:2012 TREE SURVEY, Ref: PB/5837-24/04.08, dated 16 April 2024
 - PRELIMINARY ECOLOGICAL APPRAISAL (DBW), Ref: SPH/NP/PEA-24/09.04, dated 16 April 2024
- Received on 25 September 2024.
- Drawing No. 209 Tree Protection Plan received on 15/11/2024.

Existing Floor Plans and Elevations:



Proposed Floor Plans and Elevations:



Relevant Planning History:

PL/01/0960 - Two 2-storey extensions to form breakfast room, garage, 2 bedrooms; two 1-storey extensions to enlarge lounge and kitchen; conversion of existing garage to a games room; and erection of a porch at the front and porch. – Approved

PL/24/0497 - Single storey rear extension including flat roof section and roof light, front extension to garage, front porch. – Approved.

3. CONSULTATIONS

The following were consulted:

Transport Consultation:

There are no Transport objections to this application. In addition to the garage parking additional on site parking is illustrated on submitted Proposed Site Plan, Drawing No 205 served via an existing vehicle crossing.

Natural Environment Consultation:

Natural Environment Consultee has no objections, but a simple tree protection plan should be secure for trees (T7) at the rear.

The following addresses were consulted by letter:

- 11 St Andrews Road, Caversham, READING RG4 7PH
- 17 St Andrews Road, Caversham, READING, RG4 7PH
- 14 Dellwood Park, Caversham, READING RG4 7NX
- 15 Dellwood Park, Caversham, READING RG4 7NX
- 16 Dellwood Park, Caversham, READING RG4 7NX
- 17 Dellwood Park, Caversham, READING RG4 7NX
- 11 Dellwood Park, Caversham, READING RG4 7NX
- 12 Dellwood Park, Caversham, READING, RG4 7NX
- 18 Dellwood Park, Caversham, READING, RG4 7NX
- 19 Dellwood Park, Caversham, READING RG4 7NX
- 15 St Andrews Road, Caversham, READING, RG4 7PH

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)
EN14 (Trees, Hedges and Woodlands)
TR5 (Car and Cycle Parking and Electric Vehicle Charging)

SPD

Design Guide to House Extensions (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 to erect a small-scale single storey rear extension based on the approved plans, which would follow the existing side and rear building lines. This new development would not be visible from the street, and the application site has a large rear garden. Therefore, the proposal overall is considered modest in scale and respects the form, appearance, and scale of the existing dwelling. The house is set well back from the road, and the proposals would have little effect on the streetscape. The proposals are considered acceptable in accordance with Policies 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 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.

The proposed new western rear extension would not pose any risks in terms of privacy, overlooking, or overbearing impact to the neighbouring property, given that it would be a small-scale development.

The rest of the proposal would be acceptable for the reasons previously listed. *'The proposed front extension forward of the existing garage would extend parallel to the neighbouring dwelling at 11 St Andrews Rd. The proposals would not affect neighbouring windows which are first floor only, above the roof height of the extension. The proposals would not harm the amenity of any neighbours in respect of privacy, daylight and outlook. The porch is set within the plot and would have no effect on neighbouring*

amenity. The rear extension infills an existing space to the rear between two projecting elements which screen it from neighbours. The rear extension would have no impact on neighbouring amenity.' The rear garden would remain spacious open space following the completion of whole proposal.

A condition preventing use of roofs as terraces/balconies is still recommended to preserve privacy.

Overall, the proposal would not harm neighbouring amenity and therefore comply with Policies H9, H10 and CC8.

Other Matters (Trees, Ecology and Parking)

The proposals would not affect trees or the ecological value of the site. They would extend over existing hard-surfaced areas; however, there are areas where tree protection may be needed. As such, all construction activities should be restricted to hard-standing areas. Following communications with the agent, a Tree Protection Plan with an illustrated Construction Exclusion Zone was received to restrict all construction activities to the hard-standing areas. A condition is recommended to secure the details.

The front garden provides four on-site vehicle parking spaces. The Transport team confirmed that this would comply with Policy TR5, and therefore, the proposal raised no concerns regarding the parking spaces.

The proposal overall is considered acceptable based on the reasons listed above.

6. CONCLUSION

The proposed development has been assessed as set out above and is considered to be acceptable in terms of the effect on the character and appearance of the area and the impact on neighbouring amenity. The proposals are recommended for approval subject to the conditions as set out below.

7. RECOMMENDATION

Recommended Conditions:

Approved Plans

Materials (To Match)

Time Limit

Use of Roof Restricted

Arboricultural Method Statement (As Specified)