

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Heights Ward

App Ref: PL/24/1276

Address: 197 UPPER WOODCOTE ROAD, CAVERSHAM, READING, RG4 7JP

Proposals: Garage conversion into habitable space. Infill extension below rear balcony.

Case Officer: Mishga Marshall

Applicant: Mr & Mrs J. Webb

Date received (valid from): 30/09/2024 **Target Decision date:** 25/11/2024

1. SITE DESCRIPTION

The application site is a two storey detached property with pitched roof, located on the western side of Upper Woodcote 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 residential, made up of detached dwellings.

Site visit date: 18/11/2024

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for the conversion of the garage into habitable space and an infill extension to the rear of the application dwelling below and rear balcony. The proposed infill below the existing balcony, would have a depth of ~3m and a width of ~5.3m. The proposed walls of the infill would be predominantly large window panels. The rear elevation wall of the existing garage is proposed to replace the existing window with larger windows and the replacement of one window with a door on the south side elevation and the addition of a new door on the north side elevation to give direct access into the converted utility space. The applicant has stated new walls, windows and door would match the existing dwelling house. The proposed converted garage would house the dining room and utility room.

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

Plans submitted:

3911 - 200A - Block and Location Plan Oct 2023
3911 - 151 - EXISTING GROUND FLOOR PLAN Oct 2023
3911 - 152 - EXISTING FIRST FLOOR PLAN Oct 2023
3911 - 153 - ELEVATIONS 1of2 Oct 2023
3911 - 154 - ELEVATIONS 2of2 Oct 2023
3911 - 201D - PROPOSED GROUND FLOOR PLAN Oct 2023
3911 - 202A - PROPOSED FIRST FLOOR PLAN Oct 2023
3911 - 203E - ELEVATIONS 1of2 Oct 2023
3911 - 204D - ELEVATIONS 2of2 Oct 2023
3911 - 205 - PROPOSED TREE PROTECTION PLAN Oct 2023

Existing Elevations:



WEST ELEVATION

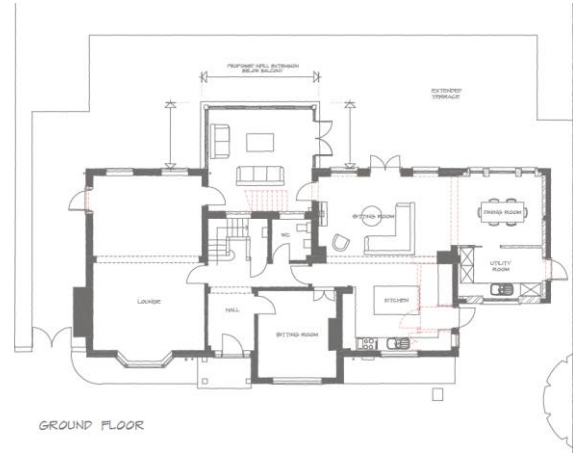
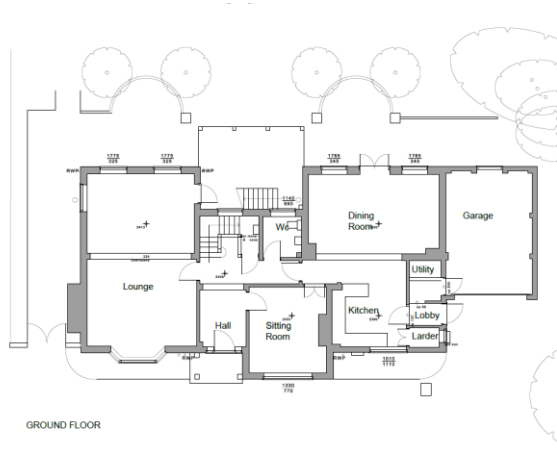
Proposed Elevations:



WEST ELEVATION - REAR

Existing Ground Floor Plan

Proposed Ground Floor Plan



3. RELEVANT PLANNING HISTORY

PL/97/0186 - Double storey rear extensions and loft conversion and balcony. - Decision Made
 PL/96/0688 - First floor rear extension. - Decision Made

4. CONSULTATIONS

The following addresses were consulted by letter.

195 Upper Woodcote Road
 199 Upper Woodcote Road
 212 Upper Woodcote Road
 210 Upper Woodcote Road

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
 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 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 infill extension is appropriately scaled and would preserve the appearance of the existing house. The replacement of the existing garage rear elevation window with bigger windows closer matching the current fenestration of the dwelling is considered to be sympathetic to the dwelling's character and appearance. The proposed materials, are intended to match the existing, thus respecting the character of the host dwelling. No trees would be affected. 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 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 infill extension is not considered to cause a loss of sunlight and daylight or be overbearing to the neighbouring properties given its distance from the common boundary with its neighbours on either side. The proposed conversion for the garage into habitable space would be internal as such no neighbouring amenities would be unduly impacted, such as privacy and overlooking, as outlook from this viewpoint would remain the same as what is currently present. And so, the proposed replacement of the existing west elevation side window, with a door, is not considered to unduly impact neighbouring amenities. As such, it is not considered the development would result in harm to other neighbouring amenities, such as, in relation to loss of light, outlook or impacts surrounding potential overbearing effects. As such, the development is considered acceptable and in compliance with Policies CC8, H9, and H10.

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