

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Ward

App Ref: PL/24/1308

Address: 78 CHILTERN ROAD, CAVERSHAM, READING, RG4 5JB

Proposals: Replace flat roof above utility room and polycarbonate twin wall roofing above conservatory with insulated pitched roof.

Case Officer: Mishga Marshall

Applicant: Jennifer Israelsson

Date received (valid from): 03/10/2024 **Target Decision date:** 28/11/2024

1. SITE DESCRIPTION

The application site is a two storey semi-detached property with pitched roof, located on the north/eastern side of Chiltern Road. It is not a listed building, nor does it fall within a conservation area, however, is close to a major landscape feature. The surrounding area is residential, dominated by semi-detached dwellings.

Site visit date: 18/11/2024

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for the replacement of the existing rear extension roof, from two disjointed flat roofs to one pitched roof, mirroring the rear extension roof of its neighbouring semi-detached property. The proposed replacement roof would have 2 roof lights.

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

Plans submitted:

P-13412827v1 The location plan 02-Oct-2024

Proposed Site Plan 29/09/2024

Elevation (Rear) - Proposed 01/10/2024

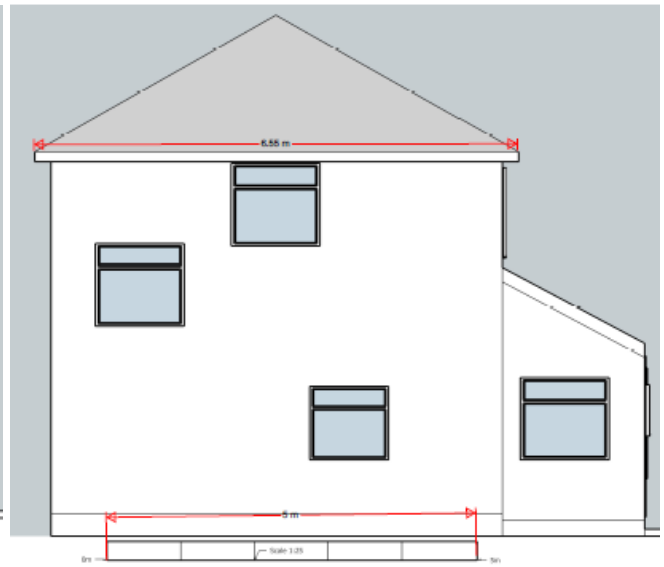
Elevation (Rear) - Existing 29/09/2024

Elevation (Side) - Proposed 29/09/2024

Elevation (Side) - Existing 29/09/2024

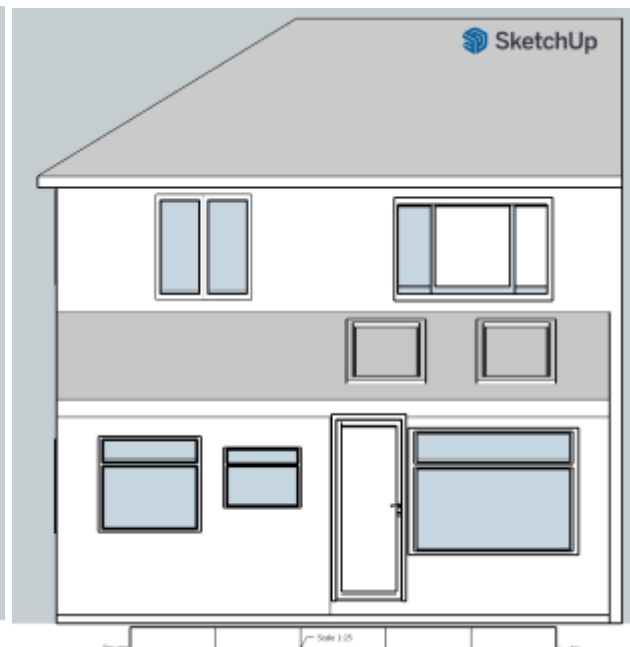
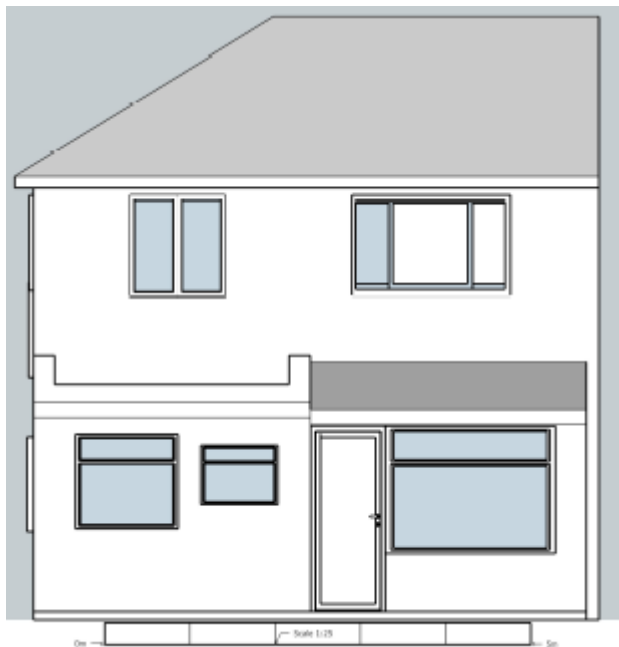
Existing Side Elevations:

Proposed Side Elevations:



Existing Rear Elevations:

Proposed Rear Elevations:



3. RELEVANT PLANNING HISTORY

N/A

4. CONSULTATIONS

The following addresses were consulted by letter.

80 Chiltern Road Caversham READING RG4 5JB
 82 Chiltern Road Caversham READING RG4 5JB
 76 Chiltern Road Caversham READING RG4 5JB

No letters of representation have been received.

The following statutory consultees were consulted.

RBC Ecology - *Given the scope of the works and the fact that the main roof of the house will remain unaffected by the proposals, it is unlikely that bats or other protected species will be impacted. Therefore, there are no ecological objections to this application.*

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.

Apart from the replacement of the current disjointed flat roofs of the two rear extensions with a single pitched roof, no additional external changes are proposed as part of this application. The proposed roof would have two sky lights and the design and the sloping angle of the roof would match that of its neighbour's. It is considered the design of the proposed roof would be sympathetic towards the dwelling and the surrounding area. Additionally, the proposed materials would respect the character of the host site as well as its neighbour. 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.

It is not considered the proposed development would result in any undue loss of sunlight and daylight or be overbearing to the neighbouring properties given it's a pre-existing extension and the new proposed roof would match the neighbouring extension's roof. Therefore, the

development is considered to not have undue 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