

## DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Ward

App Ref: PL/24/1314

Address: 37 PEPPARD ROAD, CAVERSHAM, READING, RG4 8NR

Proposals: Removal of garage and construction of 2-storey side extension

Case Officer: Mishga Marshall

Applicant: Brendan Crean

Date received (valid from): 03/10/2024 Target Decision date: 02/12/2024

### 1. SITE DESCRIPTION

The application site is a two storey detached property with pitched roof, located on the western side of Peppard Road. It is not a listed building, nor does it fall within a conservation area, or is within an Air Quality Management Area. The surrounding area is predominantly residential, with a mixture of small, terraced blocks consisting of detached dwellings to the west and flats to the east of the road.

**Site visit date: 18/11/2024**

**Site visit photos:**



### 2. PROPOSAL AND SUPPORTING INFORMATION

The original proposal was for the construction of a double storey side extension with a pitched roof and two roof lights and the conversion of the garage to a home gym as part of the double storey extension, measuring ~7m at its highest and ~3.25m at its eaves. The proposed extension would serve a home gym and shower room on the ground floor and an en-suit bathroom adjoining an existing bedroom, with a width of ~2.9m, set in from the neighbouring dwelling by ~0.85m. The proposal would entail the loss of an existing garage, however the applicant has outlined that the existing parking areas would be repositioned to provide 3 car spaces.

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

#### Plans considered:

389-01 Existing Plan Sept 2024

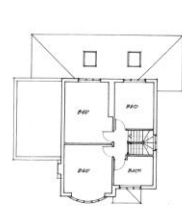
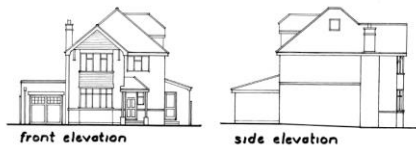
389-02 Proposed Plan Sept 2024

389-03 Block Plan Sept 2024

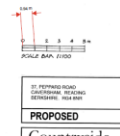
389-04 Location Plan Sept 2024

## Plans submitted:

### Existing Floor and Elevations Plan:



### Proposed Floor and Elevations Plan:



## 3. RELEVANT PLANNING HISTORY

PL/03/1240 - Loft conversion and rear single-storey extension - Refused on 04/02/2004

PL/04/0307 - Loft conversion and rear single-storey extension - Approved on 04/05/2004

## 4. CONSULTATIONS

The following addresses were consulted by letter.

39 Peppard Road Caversham READING RG4 8NR  
4 Newlands Avenue Caversham READING RG4 8NS  
35 Peppard Road Caversham READING RG4 8NR

No letters of representation have been received.

The following statutory consultees were consulted.

RBC Ecology - No Objection  
RBC Transport Development Control - No Objection

### **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)  
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 double storey extension and garage conversion is considered to be a sympathetic development which mirrors what is present at its neighbours and respects the character of the application dwelling and the surrounding area. Only a small percentage of the roof scape of the house would be developed and it is considered the proposed roof space of the dwelling is of an appropriate design and frame. As such, although the extension would be situated to the side, it would not appear as an obtrusive feature within the street scene. The proposed materials are intended to match the existing, thus respecting the character of the host dwelling. Overall, the design is considered to be sympathetic to the existing dwelling and surrounding area and its character and is not believed to detract from it. 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 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 conversion for the garage would be internal, as outlook from this viewpoint would remain the same as what is currently present. In relation to the proposed double storey side extension, there are no windows proposed on the side elevation, and the outlook through the singular windows on the front and rear elevations would similarly have the same outlook as current. As such no neighbouring amenities would be unduly impacted, in relation to privacy and overlooking. Additionally, given the orientation of the application dwelling, to the west of Peppard Road, it is not considered that the proposal would have undue loss of daylight and sunlight or be particularly overshadowing. Furthermore, given the design of the proposal and the existing similar double storey side extension of the neighbouring to the south, where this development would border, it is not considered the proposal would unduly harm the neighbouring property in terms of being overbearing. 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.

It is recommended that permitted development rights should be removed for roof extensions and other extensions to preserve the character of the area and the amenity of neighbours as referred to above.

## **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