

ELEGATED APPLICATION REPORT

Ward: Emmer Green

App Ref: PL/24/1337 Householder planning permission

Address: 50 Queensway, Caversham, Reading

Proposal: Single storey rear extension

Applicant: Mr Riccardo Gasparetto

Received date: 7/10/2024

Target Decision date: EOT until 6/12/2024

Case Officer: Ethne Humphreys / Mishga Marshall

1. SITE DESCRIPTION

The application site is a two-storey link detached dwelling located on the north side of Queensway, within a large corner plot. There is a footpath running long its northern and eastern boundaries and there is a large mature Council tree located to the rear that overhangs part of the curtilage of the property. The surrounding area is largely residential in nature.



Images taken by case officer on site visit on 28/11/24.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a single storey rear extension. The materials would match those of the host dwelling. Revised plans were submitted changing the flat roof as originally proposed to crown roof.

Plans submitted

Site Plans Existing and Proposed RG46SJ.02 Rev A

Existing and Proposed Plans and Elevations RG46SJ.03 Rev A

Received 3rd December 2024

Location Plan RG46SJ.01

Received 7th October 2024

3. RELEVANT PLANNING HISTORY

PL/06/1076 - Second storey side extension. Permitted.

4. CONSULTATIONS

Natural Environment: concerns raised regarding tree related subsidence, discussed below.

Adjacent neighbours were consulted via letter. No letters of representation received.

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)

CC1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

CC7: DESIGN AND THE PUBLIC REALM

CC8: SAFEGUARDING AMENITY

H9: HOUSE EXTENSIONS AND ANCILLARY ACCOMMODATION

EN14: TREES, HEDGES AND WOODLANDS

SPD

Design Guide to House Extensions 2021

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.

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 extension would be subservient to the host property with materials to match which is appropriate. Whilst not visible from the front of the property, it may be seen from the side/rear from the footpath. The overall scale and design is considered appropriate and not considered to detract from nor be harmful to the character of the property nor the wider area.

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.

Given the single storey nature, siting of the proposed extension and distance to neighbouring boundaries, no overbearing effects or loss of privacy are considered to arise. Owing to the flat roof nature of the rear extension proposed, it is considered necessary to include a condition stipulating that the flat roof area shall not be used as a roof terrace, and any access out onto this area shall be for maintenance/means of escape purposes only. This is in order to prevent any detrimental impacts of overlooking and/or noise and disturbance of the neighbouring premises.

Natural Environment

Policy EN14 seeks to extend the Borough's vegetation cover and that development should make provision for tree planting, whilst Policy CC7 (Design and the Public Realm) seeks proposal should include appropriate landscaping.

There is a mature oak tree located to the rear/side of the site. No specific concern is raised regarding the impact of the proposals on the tree itself. However, there is a risk of tree related subsidence. Advice from Natural Environment and Building Control Officers is that movement joints should be installed to account for foundations of different depths (original and extensions). Whilst this can't be enforced, Building Control Officers further advise that when inspecting, they would make sure the foundations of the new extension would match the foundations of the existing house and any underpinning that may be in place.

An informative will be attached to the decision notice relating to foundations.

7. CONCLUSION

The proposal has been assessed in line with adopted national and local policies as outlined above and is considered in accordance with those policies.

8. RECOMMENDATION

Approve with Conditions

Recommended Conditions:

1. Time Limit Standard
2. Approved Plans
3. Materials As Specified
4. Flat Roof PD

Informatives to include advice about foundations in relation to tree related subsidence