

DELEGATED APPLICATION REPORT

Ward: Caversham Ward

App Ref: PL/24/1541 Householder planning permission

Address: 36 ST JOHNS ROAD, CAVERSHAM, READING, RG4 5AL

Proposal: Single Storey side and rear extension

Applicant: Florea Pop

Received date: 19/11/2024

Target Decision date: 29/01/2025

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site is a two-storey, mid-terraced house located to the east of St Johns Road. There is an unauthorised rear extension to the adjoining property. Apart from the commercial use to the north of the site, the surrounding area is predominantly residential.

The site is within Flood Risk Zone 2 and 3, Flood Risk Assessment has been provided.



Fig 1: Site photo from the rear of the property, captured by officer on 17/01/2025

2. PROPOSAL AND SUPPORTING INFORMATION

Following communications with the agent, the original wraparound single-storey extension has been revised to a single-storey side and rear extension. The proposed side extension would infill the existing gap between the side elevation and the shared boundary with No. 34, aligning with the existing further rear building line, with an eave height of 2m and a total height of 2.6m. The proposed rear extension would project 3m from the existing further rear building line, with an eave height of 2.6m and a total height of 3.5m. The proposed development is intended to enlarge the existing kitchen and add a new bathroom. Two windows are proposed for the rear elevation, while two rooflights would be installed in the roof of the proposed side extension. All proposed materials would match those of the existing structure.

Further to communications with the agent regarding the size of the development, the following revised plans are under consideration:

- Drawing No. E01: Existing Floor Plans
- Drawing No. E02: Front and Rear Elevations
- Drawing No. E03: Side Elevations

Dated on 09/07/2023 and received on 19/11/2024.

- Drawing No. P01: Block Plan, dated on 09/07/2023
 - Drawing No. P02: Proposed Site Plan, dated on 09/07/2023
 - Drawing No. P03: Proposed Floor Plans, dated on 09/07/2023
 - Drawing No. P04: Proposed Front and Rear Elevations, dated on 09/07/2023
 - Drawing No. P05: Proposed Side Elevations, dated on 09/07/2023
 - Flood Risk Assessment
 - Design and Access Statement
- Received on 27/01/2025.

(Planning Officer's note: Drawing No: P01-P05 are proposed plans based on the drawing content, even though the title block states that they are existing.)

Existing Floor Plans and Elevations:



Proposed Floor Plans and Elevations:



Relevant Planning History:

None.

3. CONSULTATIONS

A site notice was displayed on the street outside the property on 7 January 2025. The 21-day consultation period expired on 28 January 2025. No objection letters have been received. No letters of representation have been received.



Fig 2: Site Photo

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.

4. 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)
EN18 (Flooding and Sustainable Drainage Systems)

SPD

Design Guide to House Extensions SPD 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.

Following communications with the agent, the wraparound extension has been broken down into a single-storey side extension and a rear extension, which are considered acceptable due to their modest scale and sloped roof. Additionally, the size and arrangement of the proposed windows and door are appropriate in relation to the existing house. The overall proposal is inconspicuous from the street. All materials will match those of the existing structure. Therefore, the proposal is considered to be in compliance 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 proposal would be set off the shared boundary with No. 34. Following communications with the agent, the overall scale of the proposal would fall within the guidelines set out in the Council's Design Guide to House Extensions SPD (2021). There are no identified risks regarding privacy or overlooking, as no side windows are proposed. It is not considered that the proposal would have any detrimental effects in terms

of overbearing impact or sunlight and daylight provision, due to its sloped roof and reasonable gap from the shared boundary. In compliance with Policies H9 and CC8.

Flood Risk

Policy EN18 requires proposals within areas of flood risk to not reduce the capacity of the flood plain to store floodwater, impede the flow of floodwater or in any way increase the risks to life and property arising from flooding. Wherever possible, development should be designed to reduce flood risk, both on- and off-site.

As the proposal site is within flood zone 2 and 3, it is a requirement that a flood risk assessment should be completed using the advice for minor extensions. A minor extension includes a householder extension with a floor space of no more than 250 sqm.

The submitted FRA highlights that the risk of rainwater flooding is considered minimal, while the primary flood risk arises from the River Thames, located approximately 400 meters away from the site. Following the risk assessment, the flood risk management measures provided in the report demonstrate that the floor levels for the proposed development would not be lower than those of the existing dwelling to prevent water buildup during flood events. The damp proof course (DPC) would be implemented at a minimum elevation of 150mm above the adjacent ground level, helping to create a built environment resistant to moisture ingress and potential flooding. The proposal includes the integration of precast block and beam floors, creating a 200mm void space between the underside of the slab and the ground level, with flood-resilient materials below floodplain level, to minimize the potential impact of surface water flooding and offer protection to the building structure. The agent has also decided to manage all surface water drainage through a new soakaway system, which would control the flow of surface water and reduce the likelihood of flooding events impacting the development site. The FRA confirms that the applicant would adhere to the recommendations and regulations outlined by the local authorities, ensuring the development remains resilient and safe against potential flood risks.

Therefore, it is considered that the proposals will not increase the risk of flooding or compromise the safety of the occupants or neighbours should a 1 in 100-year (FZ2 and 3) flood occur. In compliance with Policy EN18.

6. 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.

7. RECOMMENDATION

Approved with conditions

Recommended Conditions:

Standard time limit

Approved plans

Materials (To Match)

Flood Protection Measures (As Specified)