

DELEGATED APPLICATION REPORT

Ward: Caversham Ward

App Ref: PL/24/1711 Householder planning permission

Address: 82 WESTFIELD ROAD, CAVERSHAM, READING, RG4 8HJ

Proposal: Erection of a single storey rear extension.

Applicant: Mr Kulraj Bhachu

Received date: 20/12/2024

Target Decision date: 14/02/2025

Case Officer: Sian Hickey

1. SITE DESCRIPTION

The application site is a mid-terrace, two storey dwelling on the west side of Westfield Road in Caversham. The property is currently in use as a C4 HMO and has a licence for a 6-person small HMO. The surrounding area is predominantly residential, the street is characterised by terraced buildings on both sides of the road.

The site does fall within an Air Quality Management Area (AQMA).

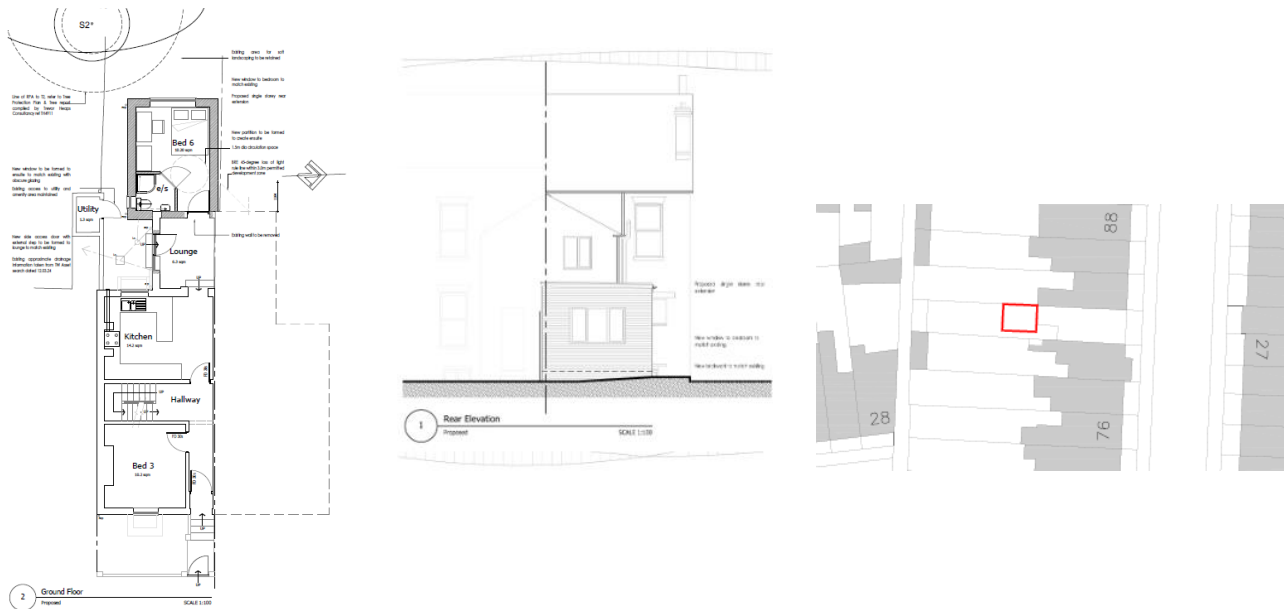
Site visit date: 7 November 2024

Site photo:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a single storey rear extension with a flat roof. The proposed extension would project 4.5m in depth from the original rear wall of the dwelling and would have a width of 3.5m. One window would be located in the side elevation of the extension, and one window would be located in the rear elevation. The materials used would match those of the existing dwelling.



Plans/documents considered:

Planning Statement received 20 December 2024

Drawing No. 002 – Existing Basement & Ground Floor Plan received 20 December 2024

Drawing No. 003 – Existing First Floor & Roof Plan received 20 December 2024

Drawing No. 001 rev A - Location & Block Plans received 17 January 2025

Drawing No. 005 rev A – Proposed Basement & Ground Floor Layout received 17 January 2025

Drawing No. 006 rev A – Proposed First Floor & Roof Plan received 17 January 2025

Drawing No. 007 rev A – Proposed Front & Side Elevations received 17 January 2025

Drawing No. 008 rev A – Proposed Rear & Side Elevations received 17 January 2025

Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Method Statement dated 30th January 2025, prepared by Trevor Heaps, received 30th January 2025

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

A site notice was displayed at the front of the property on 14 January 2024 for a period of 21-days.

Letters of representation have been received as follows: **None**

Discussions with agent

The original plans submitted were for a 6m single storey rear extension. Officers had concerns regarding the depth of the proposed extension as it was considered excessive and unneighbourly. Subsequently, the agent submitted revised plans reducing the depth of the rear extension to 4.5m.

RBC Natural Environment – No objections, subject to condition

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)
H9 (House Extensions and Ancillary Accommodation)
H10 (Private and Communal Outdoor Space)
EN14 (Trees, Hedges and Woodlands)

SPD

Design Guide to House Extensions SPD 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.

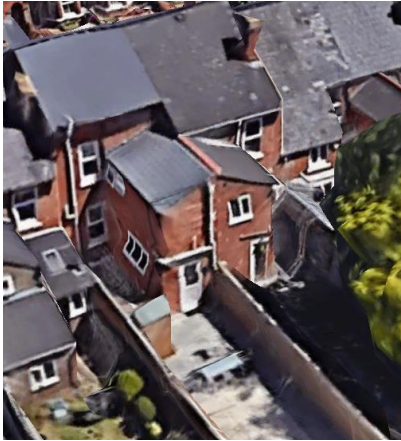
The proposed extension does not extend across the full width of the dwelling, and depth of the proposed extension has been reduced to 4.5m, in terms of size and scale the proposed extension is considered acceptable. The proposed extension is considered subservient to the main dwelling and the amount of useable garden space retained at the rear is considered sufficient. In terms of design, the proposed extension is considered suitable with materials to match the existing. The proposed extension is contained at the rear of the site and therefore, there is no risk of the development causing harm to the street scene. Many of the neighbouring properties have rear extensions, therefore the proposal is not considered out of character for its location.

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.

By virtue of its single-storey nature and the modest maximum overall height of 3.152m, the proposed rear extension is not considered to give rise to any detrimental impact on the amenity of neighbouring properties

in terms of overbearing effects, loss of light, or overlooking. A sufficient distance will remain between the proposed extension and the neighbouring boundary with no. 80 Westfield Road. With regards to neighbouring property at no. 84 Westfield Road, there is an existing kitchen door in the rear elevation of the two storey gable projection. The google earth image below illustrates that there is also a large side window serving this area.



Trees

There are trees growing close to the proposed development. The Natural Environment team have confirmed that the details of the tree protection measures are acceptable, and a relevant condition has been attached to this permission. The proposal, therefore, complies with Policies CC7 and EN14 of the Reading Borough Local Plan 2019.

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 - GRANT

Recommended Conditions:

Time Limit

Materials

Approved Plans

Tree Protection