

DELEGATED APPLICATION REPORT

Ward: Caversham Heights Ward

App Ref: PL/24/1696 Householder planning permission

Address: 340 HEMDEAN ROAD, CAVERSHAM, READING, RG4 7QL

Proposal: Erection of part double part single storey side extension and single storey rear extension.

Removal of existing lean to side porch.

Applicant: Mrs Kirsty Marr

Received date: 19/12/2024

Target Decision date: 13/02/2025

Case Officer: Gary Miles

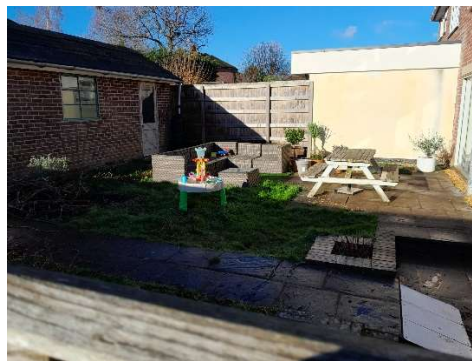
1. SITE DESCRIPTION

The application site is a 1930's, 2-storey bay fronted, semi-detached dwellinghouse located on the north westerly side of Hemdean Road on the junction with Valley Close in Caversham. The property is constructed from brick with tiled pitched roof. The property benefits from a private frontage and a large south-westerly facing rear garden, with a brick-built garage and vehicular access to the property via an existing dropped kerb accessed from Valley Close. The property is largely original, at the time of the site visit, the existing trees and vegetation was observed to have been removed. The property is not listed, nor located within a conservation area.

Site visit date: 7th January 2025



Front elevation



Rear garden - looking north-westerly



Rear elevation

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal consists of a part double part single storey side extension and single storey rear extension. Removal of existing lean to side porch.

Plans & Documents considered:

Drawing no: 001-Location Plans, dated 18th Dec 24 superseded

Drawing no: 002-Block Plan (as Existing), dated 18th Dec 24 superseded

Drawing no: 003-Block Plan (as Proposed), dated 18th Dec 24 superseded

Drawing no: 006-Existing Plans, dated 18th Dec 24



Drawing no:007-Existing Elevations, dated 18th Dec 24
Drawing no: 008-Existing Elevations Materials, dated 18th Dec 24
Drawing no: 010-Proposed Plans, dated 18th Dec 24 superseded
Drawing no: 011 rev 01-Proposed Elevations, dated 18th Dec 24 superseded
Drawing no: 012 rev 01-Proposed Elevations Materials, dated 18th Dec 24 superseded

Received by the Local Planning Authority on 19th December 2024

Drawing no: 010 rev 01-Proposed Plans, dated 23rd Jan 25
Drawing no: 011 rev 02-Proposed Elevations, dated 23rd Jan 25
Drawing no: 012 rev 02-Proposed Elevations Materials, dated 23rd Jan 25

Received by the Local Planning Authority on 23rd January 2025

Drawing no: 001-Location Plans, dated 8th Feb 25
Drawing no: 002-Block Plan (as Existing), dated 8th Feb 25
Drawing no: 003-Block Plan (as Proposed), dated 8th Feb 25

Received by the Local Planning Authority on 8th February 2025

It should be noted that no Pre-Application Advice were sought before submitting this application.

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

External

A planning notice was installed on street furniture adjacent to the property on 29th January and will be left in place for a minimum of 3 weeks for the duration of the public consultation.

No letters of representation have been received at the time of preparing the report.

Internal

Ecology Officer

Transport Officer

5. 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 other 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. 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
H9 (House Extensions and Ancillary Accommodation)

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
EN17 (Biodiversity and the Green Network)
TR3 (Access, Traffic and Highway-Related Matters)

SPG/SPD

A Design Guide to House Extensions SPG

7. 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.

Officers consider the proposed side extension will dominate the original house in terms of scale and form and would appear an unsympathetic addition. The proposed extension fails to integrate with or respect the existing property and pattern of neighbouring properties and wider streetscene. The extension would reduce the spaciousness which currently exists within the plot. This harm would be accentuated due to the prominent position of the house when approaching from Hemdean Road and turning into Valley Close.

The agent was advised to reduce the width of the proposed side extension (on 17th January 2025) officers explained how the proposal appears to be more than half the width of the host property (as described in paragraph 7.2 of the Design Guide to House Extensions Supplementary Planning Document.

The agent submitted a revised Site Location Plan along with revised Existing and Proposed Block Plans on 8th February 2025, yet no revised elevation plans were received.

The proposal does not comply with policies H9 and CC7 of the Reading Borough Local Plan 2019.

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 extension is relatively isolated from neighbours due to its corner position and would not result harm to residential amenity in terms of loss of privacy, daylight or overbearing effects.

Policies H9 and CC8 of the Reading Borough Local Plan 2019.

Ecology

The site is located close to a green link (as per policy EN12) and within 100m of 'Highdown Wood', a Local Wildlife Site that provides excellent foraging habitat for bats. The proposals include the erection of a two-storey side extension which will require extensive changes to the roof. As such, there is a risk that the proposed works may affect roosting bats, therefore the agent were requested to submit a bat survey report before the application could be determined.

The Ecology officer reviewed the survey report and confirmed the bat survey has been undertaken to an appropriate standard and concludes that the risk of bats being affected by the proposals is minimal.

There are therefore no objections to this application on ecology grounds and therefore the proposal is compliant with policy EN12 of the Reading Borough Local Plan 2019.

Transport

The proposal could impact off-street parking and could also affect the original private frontage i.e. converting it to off-street parking. For these reasons, the Transport officer was consulted.

The Transport officer reviewed the documents and confirms it appears there would be no impact on the existing parking arrangements, and therefore there are no Transport objections. It should be noted if any alterations to the existing vehicle crossing or the introduction of a new vehicle crossing proposed, then a license from the Highway department would be required, as it would result in the loss of grass verge forming part of the public highway.

In terms of this application the Transport officer has no objections, and therefore the application is compliant with policy TR3 of the Reading Borough Local Plan 2019.

8. CONCLUSION

The proposed development has been assessed and is unacceptable due to its excessive scale and overly dominant form. The proposed development fails to respect the existing property and pattern of neighbouring properties and wider streetscene.

Officers consider the proposed side extension will dominate the original house in terms of scale and form and would appear an unsympathetic addition. The proposed extension fails to integrate with or respect the existing property and pattern of neighbouring properties and wider streetscene.

9. RECOMMENDATION

REFUSE