

DELEGATED APPLICATION REPORT

Ward: Caversham Heights Ward

App Ref: PL/24/1705 Householder planning permission

Address: LAMORNA, UPPER WARREN AVENUE, CAVERSHAM, READING, RG4 7EB

Proposal: Part ground, part first floor extensions and alterations with new detached garage.

Applicant: Mr & Mrs L. Antonian

Received date: 20/12/2024

Target Decision date: 19/02/2025 (agreed extension of time)

Case Officer: Sian Hickey

1. SITE DESCRIPTION

The application site is a detached residential property, set within a spacious plot, located in Upper Warren Avenue in Caversham. The host property is significantly set back from the street. The surrounding area consists of detached dwellings, varying in terms of scale and design.

Site visit date: 07/01/2025

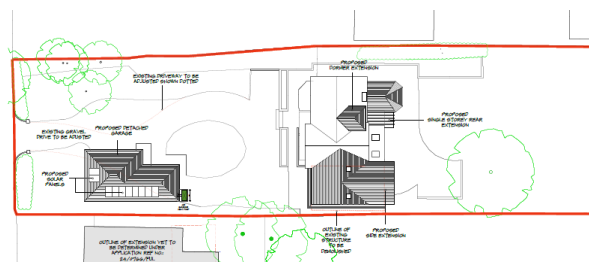
Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for alterations to the main dwelling to include a two storey side extension to replace the existing single storey garage projection, and a single storey rear infill extension next to the existing conservatory, new doors and a new roof to the conservatory, and a hipped roof to replace the low gable roof of the existing rear facing dormer.

The proposal also includes a single storey outbuilding at the front of the application site to create a double garage and workshop space. Solar panels would be located on the roof of the structure and an air source heat pump would be located to the side elevation.



Plans and documents submitted:

Bat Survey Report received 20 December 2024
Design and Access Statement received 20 December 2024
Drawing No. Sheet 1 – Existing Site Levels received 20 December 2024
Drawing No. Sheet 2 – Existing Floor Plans and Elevations received 20 December 2024
Drawing No. 3938-201 B – Proposed Ground Floor Plan received 20 December 2024
Drawing No. 3938-202 B – Proposed First Floor Plan received 20 December 2024
Drawing No. 3938-203 B – Proposed Second Floor Plan received 20 December 2024
Drawing No. 3938-204 B – Proposed Roof Plan received 20 December 2024
Drawing No. 3938-205 B – Proposed South and West Elevations received 20 December 2024
Drawing No. 3938-206 B – Proposed East and North Elevations received 20 December 2024
Aire Source Heat Pump - Noise Calculation Form received 20 January 2025
Drawing No. 3938-209 D – Proposed Site Plan received 28 January 2025
Drawing No. 3938-200 D – Proposed Block Plan received 28 January 2025
Drawing No. 3938-207 E – Proposed Garage Floor Plan received 28 January 2025
Drawing No. 3938-208 B – Proposed Garage Elevations received 30 January 2025
Arboricultural Report Rev A received 7 February 2025

3. CONSULTATIONS

The following were consulted:

- Trees - Planning Natural Environment
- Ecology Consultations
- Transport Development Control

A site notice was also displayed at the front of the property by the case officer on 7th January 2025 for a period of 21 days.

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

Ecology

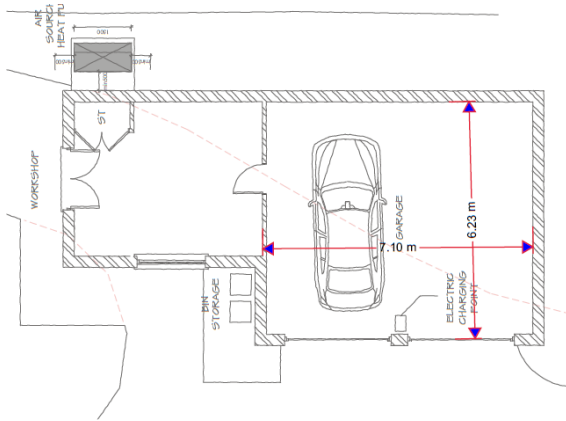
The Bat Survey report (NKM Associates, August 2024) includes details of a daytime bat survey and one emergence survey undertaken in July 2024. The report concludes that both the garage and dwelling are unlikely to host roosting bats.

As such, since the proposals are unlikely to affect bats or other protected species, there are no objections to this application on ecological grounds.

However, in line with paragraph 186 of the NPPF, which states that “opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity”, it would be appropriate to include set a condition to ensure that enhancements for wildlife are provided within the new development.

RBC Transport

It is recommended that the internal dimensions for a double garage are 7000mm long x 5500mm wide to allow easy access to/from each vehicle and sufficient storage to the rear to accommodate a bicycle. The proposed garage provides sufficient width, but the length falls short of the recommended length, however given the additional on-site parking on the drive there are no objections to the dimensions of the garage.



No changes to the existing access arrangements are proposed.

There are no Transport objections to this application as parking is being provided in accordance with the Council's current Parking Standards and Design SPD.

RBC Natural Environment

The Natural Environment Officer reviewed the arboricultural report and raised the following issues:

- The roots relating to the side extension do need to be considered as it is likely that the foundations for a two-storey extension would be greater than the existing. An amended AMS was requested.
- A query over the plotted shape of the RPA of the protected trees at Magnolia House. There was a request for this to be reviewed and amended as required.

Subsequently, the arboricultural report was revised and is now considered acceptable. As such, there are 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.

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)

CC2 (Sustainable Design and Construction)
CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
EN12 (Biodiversity and the green link network)

EN14 (Trees, Hedges and Woodland)
H9 (House Extensions and Ancillary Accommodation)
H10 (Private and Communal Outdoor Space)
TR5 (Car and Cycle Parking and Electric Vehicle Charging)

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.

With regards to the alterations and extensions to the main dwelling, the proposals are considered acceptable in terms of design, with materials to match the existing. In terms of scale, the proposed side extension would replace the existing garage, the proposed footprint would not be significantly different to that of the existing. Although the development would be more noticeable at first floor level, the extension is considered subservient to the host dwelling and would integrate well, creating a more balanced appearance overall. The proposals are considered to respect and retain the character of the main dwelling.

The single storey extension at the rear of the dwelling is considered minor in scale and would not cause harm to the host dwelling or surroundings. A condition is recommended regarding ensuring it remains ancillary to the existing dwelling.

The existing conservatory would be updated with new double doors in the rear elevation and a replacement roof. These alterations would improve the appearance at the rear. Many properties within this section of the road have been extended and redeveloped in recent years, therefore, the proposals are not considered out of character for the location. The properties within the street vary in terms of scale and design, and as such, the proposals are not considered harmful to neighbouring properties or the surrounding area as a whole. Furthermore, the property is significantly set back from the road.

With regards to the proposed detached garage/workshop outbuilding, the scale is considered acceptable in relation to the plot. A significant distance remains between the outbuilding and the main dwelling. Although positioned closer to the roadside, the proposed site plan shows the existing vegetation will be retained and therefore the proposed garage will be largely screened. Properties along Upper Warren Avenue are characterised as being large, detached properties situated on generously sized plots and it is noted that there are examples in the street scene of garage structures forward of the host dwelling house. Therefore, the proposal is not considered out of character. The proposed design is considered suitable.

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.

There are no identified risks of the proposals causing any loss of light to neighbouring properties. The proposed single storey rear extension is minor in scale and would be set back and shielded behind the existing conservatory, causing no additional harm to neighbouring amenity. Although large, there are no identified risks of the proposed two storey side extension appearing overbearing or visually dominant to neighbouring properties. A gap will remain between the side extension and the side boundary along with the existing boundary treatment consisting of high-level vegetation. There are no identified risks in relation

to privacy and overlooking. The proposed side facing windows in the East elevation will be obscure glazed, as illustrated on the East elevation drawing, this will be ensured by a condition attached to this permission. There is a significant distance to the residential properties located to the rear of the application site and, therefore, no harm to the residential amenities of these properties would occur as a result of this development.

With regards to the proposed garage/workshop, the neighbouring property potentially most affected by this is Magnolia House, to the East of the site. However, given the distance either side of the common boundary and the single storey nature of the development, it is not considered that overbearing effects or material loss of privacy would arise.

Details have been provided to demonstrate that the proposed air source heat pump located to the side of the proposed garage would not exceed the permitted development noise limit.

As such, there are no neighbour amenity-based objections to the proposal.

Sustainability

Policy CC1 states that a positive approach to considering development proposals will be taken that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

Policy CC2 states that proposals for new development, including the construction of new buildings and the redevelopment and refurbishment of existing building stock, will be acceptable where the design of the building and site layouts use energy, water, minerals, materials and other natural resources appropriately, efficiently and with care and take account of the effects of climate change.

Whilst the above policy is not directly applicable to this type of application, officers note that the proposed development includes an air source heat pump and solar panels on the roof of the proposed garage as a means to maximise the use of energy efficiency and energy conservation.

Trees

There are trees growing close to the proposed development, included trees with Tree Preservation Orders (TPOs). 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.

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

GRANT

Recommended Conditions:

Time Limits

Approved Plans

Materials

Ancillary Use

Biodiversity Enhancements

Obscure Glazing

Aboriginal Method Statement (as specified)