

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Ward

App Ref: PL/25/0269

Address: 53 PROSPECT STREET, CAVERSHAM, READING, RG4 8JN

Proposals: Single storey rear extension, loft conversion with rear roof dormer windows.

Case Officer: Mishga Marshall

Applicant: Mr A Lukacic

Date received (valid from): 20/02/2025

Target Decision date: 17/04/2025

Agreed EOT date: 01/07/2025

1. SITE DESCRIPTION

The proposal site is a two storey mid-terrace dwelling on the south-eastern side of Prospect Street, in a residential area. It is not a listed building, nor does it fall within a conservation area, or is within an Area of Biodiversity Area. The surrounding area is a mixture of commercial and residential.

Site visit date: 16/04/2025

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal comprises the following elements:

Erection of a single storey rear extension, projecting approximately ~3m from the rear elevation, with a flat roof measuring ~3m at the highest point. And two rear roof dormer windows with pitched roofs.

Materials are proposed to match the existing dwelling unless otherwise stated.

No works have been undertaken or started in relation to the proposed extension development.

Plans submitted received 20th Feb 2025:

00425-02 Elevation - Existing

00425-01 Floor Plan - Existing

Plans received 5th Jun 2025:

00425-06 REV A Block and Location plan

00425-05 REV A Elevation - Proposed

00425-04 REV A Roof Plan - Proposed

00425-03 REV A Floor plan

Existing Elevations:

Proposed Elevations:



3. RELEVANT PLANNING HISTORY

N/A

4. CONSULTATIONS

Site notice displayed on 03/03/2025

One letter of representation has been received.

CAAC - concerns about the dormer design, this was discussed with the agent and appropriate amendments were made.

RBC Ecology - no objection.

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 2024

National Planning Practice Guidance 2014 onwards

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

H9 (House Extensions and Ancillary Accommodation)

SPD

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 single storey rear extension is considered to be of an appropriate scale and design, appearing subservient to the host dwelling. The use of materials to match or complement the existing building is considered acceptable and would ensure visual continuity.

The proposal includes two pitched-roof rear dormers to facilitate the loft conversion. These dormers are considered to be acceptable in both design and size so as not to dominate the rear roof slope. Their siting on the rear elevation ensures that they are not visible from the street scene and would not detract from the character or appearance of the wider area.

As such, the development is considered acceptable, in compliance with Policy 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 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.

Due to the modest height and depth of the rear extension, it is not considered to result in significant overshadowing, loss of light, or an overbearing impact on adjacent properties. No side-facing windows are proposed, and the rear-facing glazed doors and windows would not introduce any significant overlooking beyond what already exists. To further protect this amenity a condition preventing the use of the roof as a balcony/roof terrace is recommended.

The rear dormer windows would overlook the applicant's own garden and would not introduce a level of overlooking significantly above that which already exists from first floor rear windows. The proposed Juliet balcony is noted however, similar to the windows, it is not considered the use of the balcony would introduce a level of overlooking significantly above that which already exists.

Therefore, the development is considered to have an acceptable impact on the amenity of all adjoining neighbours and on the occupiers of the application dwelling, complying with Policies CC8 and H9.

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

Recommended Conditions:

Time Limit

Materials

Approved Plans

Flat roof