

DELEGATED APPLICATION REPORT

Ward: Caversham Heights Ward

App Ref: PL/25/0810 Householder planning permission

Address: 164 UPPER WOODCOTE ROAD, CAVERSHAM, READING, RG4 7LD

Proposal: Demolition of existing garage and erection of single storey side extension

Applicant: Mr Stephen Scrace

Received date: 03/06/2025

Target Decision date: 30/07/2025 *extension to 28/08/2025*

Case Officer: James Schofield

1. SITE DESCRIPTION

The proposal site is a detached dwelling on Upper Woodcote Road. The site has an attached garage to the side and conservatory at rear. The area is characterized by large detached properties of various styles, many of which have been extended in different ways.

Site visit date: 02/07/2025

Site visit photos:



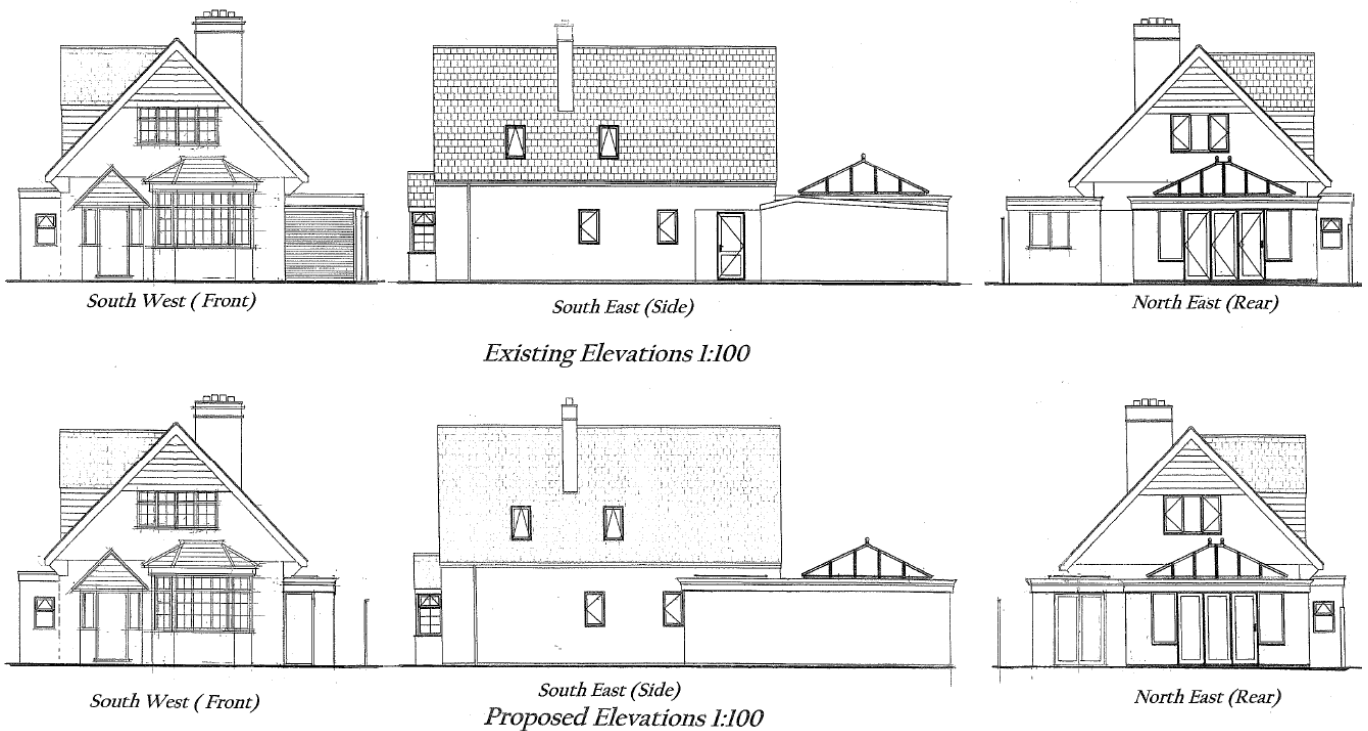
2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a single-storey side and rear extension. Plans and considered;

Drwg No. SUWR/25/1A Existing & Proposed Elevations

Location & Block Plan

As received on the 3rd of June 2025



3. RELEVANT PLANNING HISTORY

App Ref: PL/98/0945 Full planning permission

Proposal: Two-storey rear extension

Decision: 24th of July 1998

App Ref: PL/15/2253/HOU

Proposal: Single storey linked extension to rear of property, housing family room and study.

Decision: 26th of February 2016

Note: Withdrawn

App Ref: PL/16/1153/HOU

Proposal: Single storey rear extension.

Decision: 15th of August 2016

Note: Approved

4. CONSULTATIONS

The site notice was posted on the 28th of February 2025 and the consultation period ran through to the 21st of March 2025. No letters of representation have been received from the public.

Transport

No objections to loss of garage, ample parking to the front.

5. LEGAL AND PLANNING POLICY CONTEXT

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.

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 2019 onwards

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

H9 (House Extensions and Ancillary Accommodation)

TR3 (Access Traffic and Highway-related Matters)

TR5 (Car and cycle parking and electric vehicle charging)

SPG/SPD

A Design Guide to House Extensions SPD 2021

Revised parking Standards and Design (2011)

6. APPRAISAL

Character and Appearance

Policy H9 states that alterations to a house will be acceptable where it respects the character of the house in terms of location, materials and design and respects the character and pattern of neighbouring properties and the street as a whole. Policy CC7 also sets out relevant considerations for design.

The property has been extended before. However, the proposed extension would be of limited size and scale and not considered to result in a cramped appearance. Whilst glimpsed from the front of the property given the significant set back from the main road and single storey nature, no design concerns are considered to arise.

In summary, the appearance of the proposed extension is sufficiently sympathetic to the host dwelling such that no detrimental impact to its character would result. The proposal accords with the character considerations of local policies H9 and CC7.

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not harm the privacy amenity of neighbouring sites. Policy CC8 states alterations to a house will be acceptable where they will not cause a significant detrimental impact to the living environment of existing or new residential properties.

Given the siting of the extension on the south side of the property, there would be no impact on No.166 Upper Woodcote Road.

In respect of No.162 Upper Woodcote Road to the east, the extension would be deeper than the existing element adjacent the boundary. However, it would be sited further away than the existing likely resulting

in a better relationship. The roof would be flat to minimise the impact and given the distance to No.162 itself, no material overbearing effect is considered to arise.

Owing to the flat roof nature of the extension proposed, it is considered necessary to include a condition stipulating that the flat roof area shall not be used as a roof terrace, and any access out onto this area shall be for maintenance/means of escape purposes only. This is in order to prevent any detrimental impacts of overlooking and/or noise and disturbance of the neighbouring premises.

As such, the proposed rear and side extension would meet the aims of local policies H9, and CC8.

Transport

Policies TR3 and TR5 of the Reading Borough Local Plan 2019 seek to ensure that development during and after construction does not result in works which; would not comply with the adopted standards of the Transport Authority; would have a material detrimental impact on the functioning of the transport network; or do not provide appropriate levels of car parking relative to the location's accessibility to sustainable transport facilities.

The proposals would result in the loss of garage. Currently the site is able to park more than two vehicles in the front garden without making use of the existing garage. The parking standards of the council suggest 2 car spaces in this location. As such the proposal is considered to accord with local policies TR3 and TR5. No transport objection.

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:

1. TL1 Standard time limit
2. Materials as specified
3. AP1 Approved plans
4. Flat roof