

## DELEGATED HOUSEHOLDER APPLICATION REPORT

**Ward:** Caversham

**App Ref:** 240324/HOU

**Address:** 24 Priest Hill, Caversham, Reading, RG4 7RZ

**Proposals:** Erection of a single storey rear side extension and replacement of single glazed windows with double glazed timber sash windows (amended)

**Case Officer:** Huimin Chen

**Applicant:** Mrs Pamela Mills

**Date received (valid from):** 22 March 2024      **Target Decision date:** 17 May 2024

### 1. SITE DESCRIPTION

The application site is a two storey semi-detached property located to the north of the Priest Hill. It is not listed, nor does it fall within a conservation area. The surrounding area is predominantly residential in nature.

**Site visit date:** 8 April 2024

**Site visit photos:**



### 2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for the erection of a single storey rear side extension and the replacement of single glazed windows with double glazed timber sash windows. The proposed rear side extension would project approximately 3.6m further back, aligning with the existing rear wall. The proposed side wall would follow the angled boundary and be set off from it. The height of the proposed rear side extension would be approximately 3m. Additionally, the northwest wall of the existing kitchen would be removed to integrate the proposed dining and living room. A bi-fold door and a window are planned to be installed at the back of the rear extension. Two side windows would face a tall ivy covered wall. Also, two rooflights would be installed to the flat roof, which is intended to be a green roof.

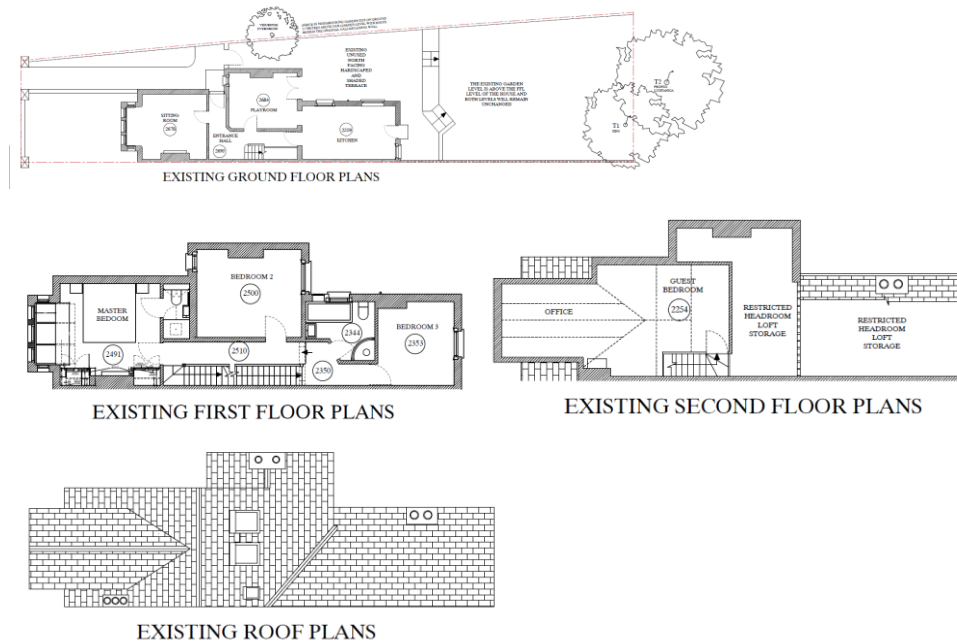
The agent updated the plans during the course of the application, therefore the following plans are under consideration:

Planning Statement

Arboricultural Impact Assessment, Protection Plan and Method Statement  
 Location Plan  
 Existing Block Plan (Site Plan)  
 Drawing No. PMPH012 - Proposed Block Plan  
 Received 13 March 2024.

Drawing No. PMPR015 A - Proposed Elevations  
 Drawing No. PMPH014 A - Proposed Plans  
 Drawing No. PMPR005 A - Existing Elevations  
 Drawing No. PMPH004 A - Existing Plans  
 Received 2 April 2024.

Existing Plans:



Existing Elevations:

*Front Elevation*

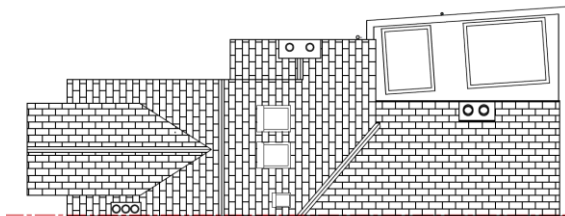
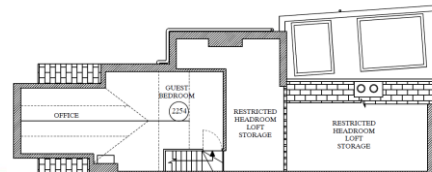
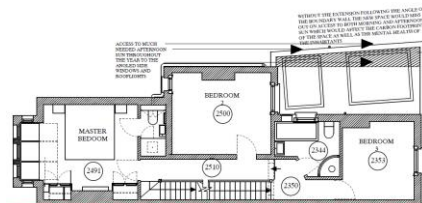
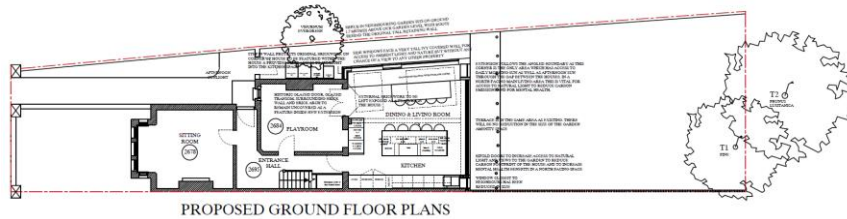
*Rear Elevation*



*Side Elevation (Northwest)*



## Proposed Plans:



## Proposed Elevations:

### Front Elevation



### Rear Elevation



### Side Elevation (Northwest)



### 3. RELEVANT PLANNING HISTORY

None.

## 4. CONSULTATIONS

Internal consultation:

**Natural Environment:** The Tree officer raised no objection to the proposal. Further details would be discussed at the Tree section below.

The following addresses were consulted by letter.

22 Priest Hill, Caversham, Reading, Berkshire, RG4 7RZ

22 Hemdean Hill, Caversham, Reading, RG4 7SB

26 Priest Hill, Caversham, Reading, RG4 7RZ

24 Hemdean Hill, Caversham, Reading, RG4 7SB

20 Hemdean Hill, Caversham, RG4 7SB

No letters of representation have been received.

The site notice has been affixed near the application site for 21 days.

### 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)

H10 (Private and Communal Outdoor Space)

EN12 (Biodiversity and the Green Network)

## **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.

In terms of design, the proposal is considered acceptable. The proposed single storey extension would mostly be to the rear of the property with a small part extending beyond the existing side wall of the host dwelling. This latter element would be sited behind the side brick arch, so it would not be visible from the street, thus posing minimal risk to the streetscape.

Although the proposed materials would not match those of the existing structure, with the roof finished in a green living roof and the walls made of very light timber, it is considered that they would adequately complement the existing materials, and would not dominate the appearance of the extension. Therefore, it is not considered to detract from the surrounding environment. Additionally, the proposal includes retaining the historic glazed door, glazed transom and surrounding brick wall, which is helpful for protecting character and appearance of the original features.

Additionally there are similar single storey rear extensions in the surrounding area. Overall, the proposal is considered to fit within the context of the area.

### **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. Policy H10 seeks to ensure that the amenity of gardens and other outdoor areas are not compromised.

While two side windows are proposed for the northwest elevation of the proposal, there are no identified risks regarding privacy or overlooking issues for the neighbouring property. This is because the garden wall facing the proposed side windows stands at almost 3 meters high, owing to the difference in elevation between the garden on the application site and that of the adjacent property at 26 Priest Hill. Consequently, both side windows would not afford views into the garden of the adjoining property. Furthermore, there is no concern regarding overbearing presence or loss of sunlight and daylight, especially given that the rear extension of no.26 is significantly higher than the proposed rear side extension.

### **Trees**

Policy EN12 states that on all sites, development should not result in a net loss of biodiversity and geodiversity, and should provide a net gain for biodiversity wherever possible. Policies EN14 states that individual trees, groups of trees, hedges and woodlands will be protected from damage or removal where they are of importance, and Reading's vegetation cover will be extended.

There are two existing trees within the curtilage of the application site. After discussing with the Natural Environment (Tree) Officer, they raised no objections to the proposal but suggested securing tree protective measures via the condition of the Arboricultural Method Statement (As Specified).

### **Other**

In addition, the provision of a green roof is considered beneficial for the local environment since it helps increase biodiversity and creates an eco-friendly habitat, which complies with policy EN12.

## **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:

Approved Plans

Materials (as specified)

Time Limit

Arboricultural Method Statement (As specified)

Use of Roof Restricted