

## COMMITTEE REPORT

BY THE EXECUTIVE DIRECTOR FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES  
READING BOROUGH COUNCIL  
PLANNING APPLICATIONS COMMITTEE: 08 SEPTEMBER 2021

**Ward:** Thames

**App No.:** 210994

**Address:** 82 Albert Road, Caversham, Reading, RG4 7PL

**Proposal:** Single storey rear extension and new Velux Cabrio windows to rear elevation of loft floor.

**Applicant:** Mr Steve Gibson

**Deadline:** 20/08/2021

**Extended target date:** 10/09/21

### RECOMMENDATION:

#### **GRANT Planning Permission subject to conditions and informatives**

Conditions to include:

1. Approved plans
2. Materials - To Match
3. Side windows obscured glazed
4. No part of the roof of the extension shall be used as a balcony or roof garden

Informatives to include:

1. Terms and conditions
2. Positive and Proactive

## **1. INTRODUCTION**

- 1.1 The area is characterised by mainly redbrick houses although some houses have a mix of redbrick and render finished exterior walls. The roofs are pitched slate. The area comprises of detached and semi-detached houses of varying style and design with relatively large back gardens. Many properties have been extended with rear extensions of various sizes and designs.
- 1.2 The site is a three story semi-detached house built using redbrick. Exterior walls of the property are finished with redbrick to the side, rendered rear elevation and grey and ivory bricks to the front. The roof is pitched slate. The house has an Edwardian setting. The property is not listed and does not fall within a conservation area.
- 1.3 The application has been called in to be decided by Planning Applications Committee by ward councillor Paul Carnell due to concerns raised by the neighbour.

**Figure 1: Site Location Plan**



**Figure 2: Aerial photo of the site and neighbouring properties**



## 2. PROPOSAL

2.1 The proposal is for a single storey rear extension and new Velux Cabrio windows to the rear elevation roof for a loft floor. The rear extension would measure a maximum of approximately 8.83m along the side elevation, a maximum of 5.8m deep from the existing side wall and 3.1m high. A 1m gap will be retained (increased from the original 0.8 metres) between the extension and the boundary fencing of 82 Albert Road. The proposed northern side elevation would have three small windows located approximately 2m above ground level and a side door. The proposed rear extension would have a flat roof and exterior walls would be of redbrick to match the existing side elevation.

### 2.2 Submitted Plans and Documentation:

- Drawing No: GIBSON-1020-01-Rev A - Proposed Ground Floor Plan
  - Drawing No: GIBSON-1020-02-Rev A - Proposed First Floor Plan
  - Drawing No: GIBSON-1020-03-Rev A - Proposed Loft Floor Plan
  - Drawing No: GIBSON-1020-04 -Rev A - Proposed Elevations
  - Drawing No: GIBSON-1020-05 - Existing Plans and Elevations
  - Drawing No: GIBSON-1020-06-Rev A- Section B-B
  - Drawing No: GIBSON-1020-07-Rev A- Block and Location Plans
- As received on 17<sup>th</sup> June 2021 (Amended 12<sup>th</sup> July 2021)

### 3. PLANNING HISTORY

None relevant to this application

### 4. CONSULTATIONS

#### 4.1 Public Consultation

80 Albert Road, Caversham, Reading, RG4 7PL  
84 Albert Road, Caversham, Reading, RG4 7PL  
23 St Andrews Road, Caversham, Reading, RG4 7PH

One letter of objection received from 84 Albert Road.

#### **Summary of objections raised by the occupants of 84 Albert Road:**

- a) Design and appearance - the proposed roof design and exterior wall finish unsympathetic to the existing house and that of the neighbours.
- b) Overlooking/Loss of Privacy due to the presence of windows and a door in the proposed northern side elevation close to the boundary shared with 84 Albert Road.
- c) Scale and dominance - the extension would be very wide on the side facing No. 84 which would create a dominant effect on the neighbour's property.
- d) Massing - the proposed development would result in the overdevelopment of the site which would impact on the appearance
- e) Foul drainage pipes - concerned that new drainage pipes would run very close to the boundary wall.

*Planning Officer Comment: Please refer to parts 6.2 and 6.3 under 'Appraisal Section' to see assessment of the proposed development in relation to the above concerns.*

**Site Visits:** A site visit was conducted by the case officer on 28<sup>th</sup> July 2021 in order to understand the existing conditions of the application site and the surrounding area. During the visit the Planning Officer met both the applicant and the neighbour separately.

#### 4.2 Statutory and Non-statutory

Not required for this application

### 5. RELEVANT PLANNING POLICY AND GUIDANCE

5.1 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'.

5.2 The application has been assessed against the following policies:

**National Planning Policy Framework (2021)**

**Reading Borough Council Local Plan (Adopted November 2019)**

CC7 - Design and the Public Realm  
CC8 - Safeguarding Amenity  
H9 - House Extensions and Ancillary Accommodation

**Relevant Supplementary Planning Documents (SPD):**

A Design Guide to House Extensions SPD (Adopted 2021)

## 6. APPRAISAL

The main issues to be considered are:

- I. Principle of development
- II. Character and appearance
- III. Residential amenity

### Principle of development

- 6.1 The principle of householders seeking to extend and alter their properties is generally supported in principle subject to the new development meeting relevant policy criteria as discussed further in this report.

### Character and appearance

- 6.2 There are already a number of properties in this street with rear extensions of various types, designs and scales and thus there is no established design and pattern of extensions in the area. Whilst the proposed development would result in a notable increase in the size of the existing ground floor, by approximately 41 square metres, the extension would be single storey, located to the rear, and would be smaller in scale than the existing house. Proposed exterior wall finishes would be of redbrick to match the side elevation of the existing house and the neighbouring houses. Whilst the proposed design includes a flat roof and would be read as a distinctly separate addition to the main house, this is not considered to have a detrimental impact on the appearance of the original house and neighbouring houses. In addition, the introduction of two new Velux Cabrio windows to the rear elevation roof for a loft floor would not harm the character and appearance of the existing house. In terms of impacting on the street scene, the proposed development would not be visible from the public realm.
- 6.3 In light of the above, an extension of this style is not considered unconventional nor would it be considered to have a detrimental impact on the character and appearance of neighbouring houses and the wider area. The proposed changes to the existing house are considered to be acceptable in terms of design quality, scale and materials and thus would not conflict with Policies CC7 and H9 of the Reading Borough Local Plan 2019.

### Residential amenity

- 6.4 The main elements to be considered when assessing the impact of development on residential amenity are:

**Privacy and overlooking:** The loft conversion element would introduce two velux windows to the rear elevation of the loft floor, whilst the proposed single storey element would have three small windows in the northern side elevation facing the boundary with the back garden to 84 Albert Road. These side windows would be positioned at approximately 2m above ground

level so low enough to prevent harmful overlooking of the neighbour's kitchen and dining rooms. Furthermore, no new views would be created or reasonably attainable into adjoining gardens from upper floors as a result of the new loft windows. The proposed rear extension is single-story and the existing boundary fencing and hedge between the site and the neighbour at 84 Albert Road would act as a form of screening between the two properties. Furthermore, the proposed rear extension would be set back by 1m from the boundary fence, reducing any harmful effect on the living conditions of the neighbours. Therefore, the rear extension is not considered to cause any harmful loss of privacy to the neighbour.

**Noise and disturbance:** As extended, the continued use of the property as a residential dwelling would be unlikely to result in undue noise nuisance for the neighbours.

Concerning the impact of an extractor fan and a new central heating boiler on the neighbour's property, should these be installed on the inside of the proposed side elevation facing the neighbour's property, the applicant would be advised to ensure that no flue/vent pipes or any part of the proposed development extends onto the neighbour's property.

**Access to sunlight and daylight:** Due to the position of the extension, its scale and generous garden space available to adjoining neighbours, the proposal is unlikely to cause any significant loss of sunlight, daylight or create an unacceptable level of overshadowing to the neighbouring occupants.

**Visual dominance and overbearing effects of a development:** Although the proposed rear extension would have a notable footprint, it would not be visually dominant or overbearing as the scale, design and exterior finishes fit in with the existing house.

**Foul drainage pipes:** Pipes will run from the new shower room and back to the existing foul drainage therefore the proposed drainage pipes would not have any impact on the neighbour's property at no. 84.

- 6.5 In light of the above, officers consider that the proposed development would not have a detrimental impact on the living conditions of the neighbours nor would it conflict with the requirements of Policies CC8 and H9 of the Reading Borough Local Plan 2019 which seek to safeguard amenity and prevent developments that would cause an overbearing impact on neighbours.

## 7. Equalities Impact

- 7.1 When determining an application for planning permission the Council is required to have regard to its obligations under the Equality Act 2010. There is no indication or evidence (including from consultation on the application) that the protected groups as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this 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 proposed development.



## 8. CONCLUSION

- 8.1 This proposal has been carefully considered in the context of the Reading Borough Local Plan 2019 and supplementary planning documents. The concerns raised by the neighbour have also been considered and found to be mitigated by the proposed design and existing boundary. The recommendation is to grant planning permission as shown above.

Case Officer: Beatrice Malama

### Appendix 1: Photos

Photo 1: Existing rear elevation with part of rear extension at 80 Albert Road (photo taken 28<sup>th</sup> July 2021)





**Photo 2: View of the application site from the neighbour at 84 Albert Road (photo taken 28<sup>th</sup> July 2021)**



**Photo 3: 84A and 84 Albert Road (photo taken 28<sup>th</sup> July 2021)**





**Photo 4: Part of existing Side Elevation (photo taken 28<sup>th</sup> July 2021)**



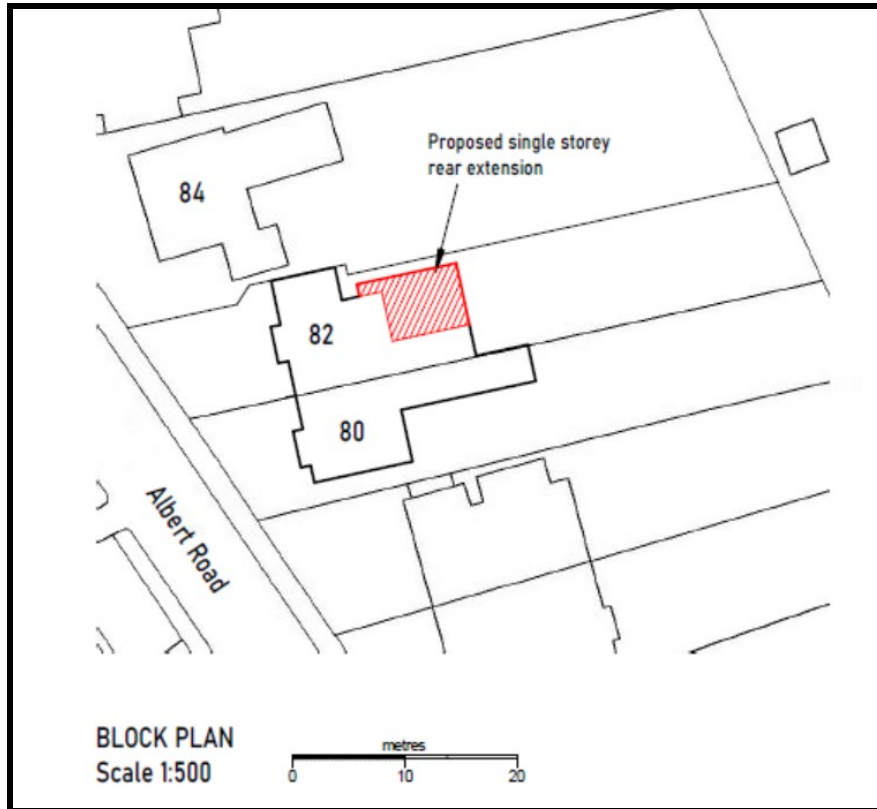
**Photo 5: View of 84 Albert Road from the application site  
(Photo taken 28<sup>th</sup> July 2021)**



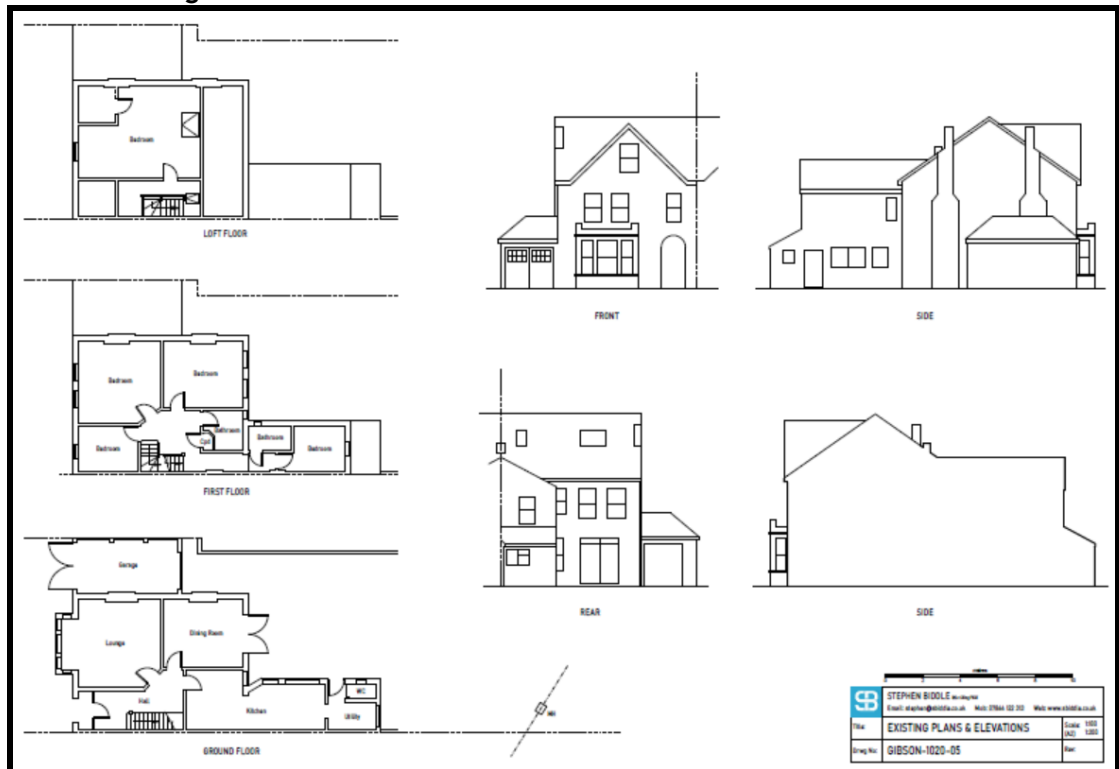


## Appendix 2: Plans

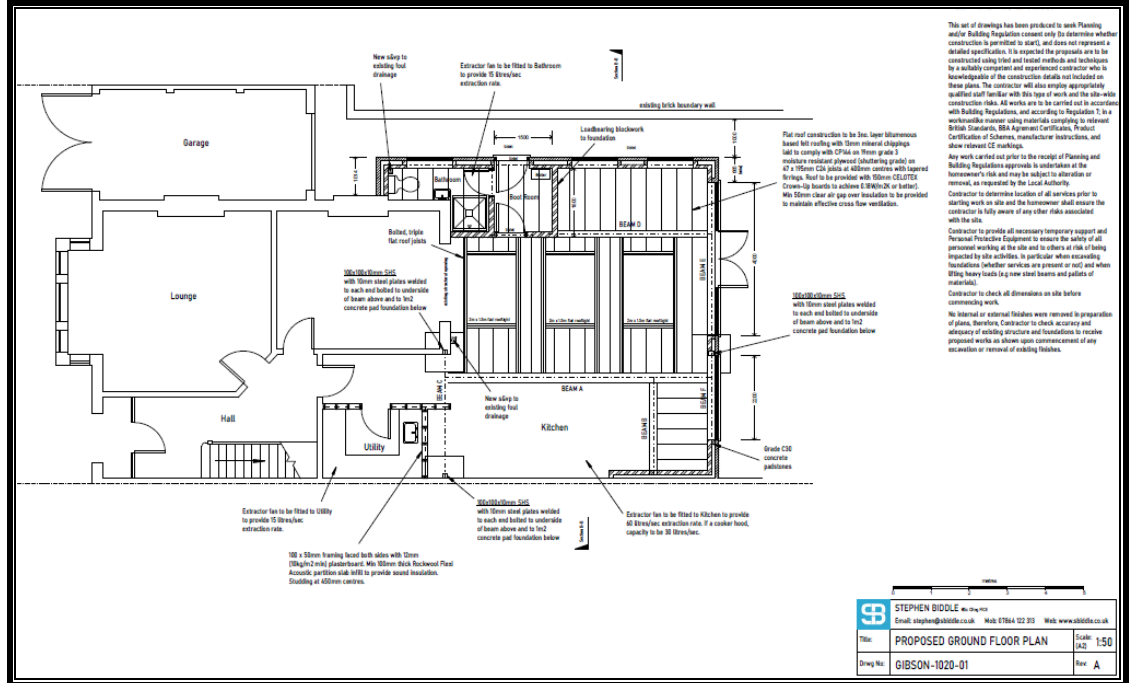
### Plan 1: Block Plan



### Plan 2: Existing Plans & Elevations



**Plan 3: Proposed Ground Floor Plan**



**Plan 4: Proposed Elevations**

