

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Abbey

App Ref: 211852/HOU

Address: 2 Sidmouth Street, Reading, RG1 4QY

Proposals: Construction of two-storey extension which replaces existing part one / part two-storey portion of the house. Construction of a loft room dormer extension and the replacement of the boundary wall fronting the street and public footpath.

Case Officer: Beatrice Malama

Applicant: Turner Property Ltd

Date received (valid from): 15 November 2021 **Target Decision date:** 27 October 2022

1. SITE DESCRIPTION

The application site is a two storey end terrace property. Located north of the site is River Kennet and beyond which is Kennet House Apartments. The area is characterised by multi storey buildings of varying size and height. The building is not listed however it falls within an Air Quality Management Area and just outside of Flood zones 2 and 3. Figures 1, 2 and 3 show the application site as existing.



Figure 1: Existing Front and Side Elevation (Extracted from the Design & Access Statement ref 21009.9.1_21.11.12_DAS)



Figure 2: Existing Rear Elevation (Extracted from the Design & Access Statement ref 21009.9.1_21.11.12_DAS)



Figure 3: Existing Side Elevation - view from across the River Kennet ((Extracted from the Design & Access Statement ref 21009.9.1_21.11.12_DAS)

2. PROPOSAL AND SUPPORTING INFORMATION

The application seeks the construction of two-storey extension which replaces existing part one / part two-storey portion of the house. Construction of a loft room dormer extension and the replacement of the boundary wall fronting the street and public footpath.

Plans/Documents Considered:

Drawing No. 21009-PL-01 - Location and Proposed Roof/Block Plans

Drawing No. 21009-PL-02 - Existing site Plan

Drawing No. 21009-PL-03 - Existing Ground and first Floor Plans

Drawing No. 21009-PL-04 - Existing Elevations

Drawing No. 21009-PL-05 - Proposed Site Plan

Drawing No. 21009-PL-06 - Proposed Ground, First & Second Floor Plans

Design & Access Statement ref: 21009.9.1_21.11.12_DAS

Received on 15th November 2021

Bat Emergence and Re-Entry Survey Ref R3159a

Received 23rd August 2022

Construction Method Statement Ref: 21009_9.11_22.09.01

Drawing No. 21009-PL-10 - Proposed Site Setup Plan

Received on 6th September 2022

Drawing No. 21009-PL-07 Rev A - Proposed Elevations

Drawing No. 21009-PL-08 Rev A - Proposed Public Path and street Elevations

Drawing No. 21009-PL-09 Rev A - Proposed Material Palette

Received on 30th September 2022

3. RELEVANT PLANNING HISTORY

No planning history records found however it is clear that the house has existing side and rear extensions.

4. CONSULTATIONS

Internal Consultation

RBC Ecology - the Local Planning Authority has worked with the agent to ensure that no protected species are put at risk during construction. A bat survey report was requested and the agent submitted the first report on 7th February 2022. The report revealed that there were a number of features potential for hosting roosting bats. A comment received from ecology is as below:

“The house has a number of features potentially suitable for use by roosting bats, and the house was found to have been used by roosting bats previously. Further surveys would need to be undertaken determine the status of the roost. The application should not be determined until the surveys have been carried out and the results, including a mitigation plan, submitted to the council”.

Another bat survey report was received by the Local Planning Authority on 23rd August 2022 and the report was reviewed by the RBC Ecologist. The following comment was received on 9 September 2022:

“(…) the report recommends that non-licenced precautionary measures should be adopted prior to, and during, construction work and a condition should be set to ensure that the measures outlined in the document are followed.”

RBC Transport Development Control - Recommended that a Construction Method Statement (CMS) be submitted to avoid a pre-commencement condition. A CMS ref 21009_9.11_22.09.01 was received by the local planning authority and reviewed by the Transport Development

Control Officer and the Case Officer. Transport confirmed that the suggested pre-commencement condition was no longer required subject to adherence to the approved CMS.

Berkshire Archaeology - Comment received via email on 5 September 2022 as follows:

"The site is undoubtedly one that lies in an area of high archaeological potential. However, on balance, I believe the proposed extension works are too small, and are likely to lie in previously disturbed ground, such that requiring a scheme of archaeological works would be unlikely to yield useful results. As such I would not recommend a requirement for archaeological works at the site, secured by planning condition".

Public Consultation

The following addresses were consulted by letter.

4 Sidmouth Street, Reading, RG1 4QY
12 Queens Cottages, Reading, RG1 4BE
13 Queens Cottages, Reading, RG1 4BE

A letter of representation was received from the adjoining neighbour at 4 Sidmouth Street raising the following concerns:

- *"We understand it is on street parking but would hope some consideration is made to skip placement and the parking of work vans"* - A construction method statement has been provided and approved by the local planning authority to ensure that pedestrians, cyclists and neighbouring properties are not negatively impacted during the construction works.
- *"Would appreciate if noisy works are carried out between the designated times of 08:00-18:00 Monday to Friday, 08:00-13:00 Saturday, with no noisy works taking place on a Sunday"* - the applicant has been reminded through an informative that construction and demolition associated with the approved development will be subject to environmental health law.

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)

CR1 (Definition of Central Reading)
CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)

CR9 (Terraced Housing in Central Reading)
H9 (House Extensions and Ancillary Accommodation)
EN2 (Areas of Archaeological Significance)
EN12 (Biodiversity and the Green Network)
EN15 (Air Quality)
TR3 (Access Traffic and Highway-related Matters)
TR5 (Car and Cycle Parking)

SPG/SPD

A Design Guide to House Extensions SPG
Revised Parking Standards and Design SPD 2011

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.

Whilst the proposed changes would be very noticeable, the development would not have any harmful impact on the character and appearance of the building but rather this would greatly improve the appearance of the house. The changes are considered acceptable as they contribute positively to the appearance of the building. The design and materials have been carefully selected which would result in a significant improvement in the appearance of the house. This in turn would contribute to the enhancement of the street outlook. Overall the proposed development is not considered harmful to the appearance of the host house and the wider area and thus complies with Policies CC7 and H9 of the Reading Borough Plan.

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.

The house has an existing upper floor rear facing window and in addition to this, the application proposes a double door with glazed balustrade. Whilst the introduction of a double door to the upper floor element of the rear elevation is likely to result in a new viewing angle, this is not considered likely to adversely impact on the privacy of neighbouring properties particularly No. 13 Queens Cottages. In addition, any harmful views would be restricted due to the orientation of existing windows located to the rear of no. 13 (a number of them being side facing) and their size (small).

With regard to the impact on sunlight and daylight, the proposed development is not considered likely to cause a reduction in the amount of natural light the neighbouring properties enjoy as most of the proposed works would take place to the side of the host house. This is in addition to the orientation of existing buildings and the relationship between neighbouring properties.

Although the changes to the property would be noticeable, these are not considered to be overbearing. Overall the character of the building would be retained whilst making a more positive contribution to the general outlook of the area.

Overall the proposal is not considered to have an adverse impact on the living conditions of neighbouring occupants and thus complies with Policies CC8 and H9 of the Reading Borough Local Plan.

Policy H10 seeks to ensure that the amenity of gardens and other outdoor areas are not compromised. The proposed development would not significantly increase the footprint of the existing house and given the existing garden space, the amount of available outdoor amenity space would not reduce to an unacceptable degree. The proposal therefore complies with Policy H10 of the Reading Borough Local Plan.

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

Application Permitted

Recommended Conditions:

Time Limit (standard)

Approved Plans

Materials (As Specified)

Ecology (mitigation measures)

Construction Method Statement (approved)