

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Heights

App Ref: 231001/HOU

Address: 57 Evesham Road, Emmer Green, Reading, RG4 8RD

Proposals: Single storey rear extension following demolition of existing conservatory. Hip-to-gable loft conversion with rear box dormer and front rooflights.

Case Officer: James Schofield

Applicant: Mr & Mrs Newson

Date received (valid from): 18 July 2023 **Target Decision date:** 12 September 2023

1. SITE DESCRIPTION

The site is a two-storey semi-detached dwelling in suburban setting on relatively large plots. Neighbouring sites to either side have had rear extensions.

Site visit date: 29/08/2023

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Single-storey rear extension following demolition of existing conservatory. Hip-to-gable loft conversion with rear box dormer and front rooflights. Plans considered;

Drwg No: 376-S-1 Existing Plans and Elevations

Drwg No: 376-P-1C Proposed Plans and Elevations

Drwg No: 376-P-2 Roof Plan, Site Plan and Location Plan

As received on the 17th of July 2023

3. RELEVANT PLANNING HISTORY

None applicable.

4. CONSULTATIONS

The following addresses were consulted by letter.

48 Bellingham Walk, Emmer Green, Reading, RG4 8LS

55 Evesham Road, Emmer Green, Reading, RG4 8RD

89 Grove Road, Emmer Green, Reading, RG4 8LW

No letters of representation have been received. The site notice was posted on the 31st of July 2023, and the mandatory consultation period expired on the 22nd of August 2023.

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)
EN12 (Biodiversity and the Green Network)

SPG/SPD

A Design Guide to House Extensions SPG
Revised Parking Standards and Design SPD 2011
Relevant Conservation Area Appraisal

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 proposed ground-floor rear extension is considered to result in an acceptably sympathetic alteration to the character of the existing dwelling. The proposed roof and loft conversion is a departure from the established pattern of similar dwellings in the area, however, this change not considered sufficiently harmful to warrant refusal especially given the fall-back position available under permitted development rights.

The scale of the proposed changes are considered to be acceptable. The siting of the proposed changes are deemed acceptable.

As such, the proposed works accord with the aims of policies CC7 and H9 of the Local Plan (2019) with respect to character, scale and siting.

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. Policy H10 seeks to ensure that the amenity of gardens and other outdoor areas are not compromised. 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 ground floor rear extension would, by virtue of its siting and scale, would not impede upon on any 60-degree line of sight from neighbouring windows at the ground level and would not appear overbearing or result in harmful loss of daylight.

The roof and loft conversion would introduce new rear-facing windows capable of overlooking neighbouring outdoor amenity space. However, the impact is not considered so severe as to warrant refusal and the existing situation includes first-floor windows on this corner of Evesham Road which all overlook one another's gardens. It is also noted that the same or similar roof extension could be achieved under permitted development rights in any case. In addition If the roof of the rear extension were to be used as a patio, this would negatively impact the privacy and quality of neighbours outdoor amenity area. As such, a condition preventing this use without planning permission is recommended. Similarly, a side facing window labelled on the proposed plan to serve an internal staircase is not labelled as being obscure-glazed, unlike those serving bathrooms. As such, to avoid a felt loss of privacy for number 55 Evesham Road a condition requiring these windows be obscure-glazed and top openable is recommended.

The scale of the development would appear like the addition of a third-storey for adjacent sites. This is considered the likely upper limit for a site of this nature and in this location in terms of creating a sense overbearingness.

The proposal does not create any concerns relating to overshadowing for neighbouring sites due to the aspect of these sites, the limited depth of the proposed extension, and the existing extensions at adjacent sites.

Lastly, over half of the original private outdoor amenity space for the host dwelling would be retained.

Further to this analysis, the proposal is considered to accord with the aims of policy CC8 and H10 of the Local Plan (2019).

Biodiversity and sustainability

Part 'b' of Policy EN12 indicates that all development sites should not result in a net loss of biodiversity or geodiversity. These aims are supported by Policy H9 which states that an extension will only be acceptable where it does not result in the loss of biodiversity within gardens.

The site does not have any notable vegetation within the proposal site, protected trees, or identified Green Links which could be negatively impacted by the proposal.

The proposal is considered unlikely to result in a net loss of biodiversity or geodiversity. As such the proposal is considered to accord with the biodiversity and sustainability considerations of Policies H9 and EN12 of the local plan.

7. CONCLUSION

The proposed development has been assessed and the proposed works are in accordance with the above relevant policies and planning permission can be granted.

8. RECOMMENDATION

GRANT, with recommended Conditions:

1. Standard time limit (TL1)
2. Standard approved plans (AP1)
3. Materials to match (M1)
4. Obscure Glazing (PD3)
5. Use of Roof Restricted (PD5)