

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Southcote

App Ref: 230736/HOU

Address: 183 Southcote Lane, Reading, RG30 3AX

Proposals: Two storey side extension, two storey part single storey rear Extension.

Case Officer: Sian Hickey

Applicant: ESS Homes Ltd

Date received (valid from): 29 May 2023 **Target Decision date:** 24 July 2023

1. SITE DESCRIPTION

The application site is a two storey semi-detached property with a pitched roof. The property is not listed, nor does it fall within a conservation area. The surrounding area is predominantly residential.

2. PROPOSAL AND SUPPORTING INFORMATION



Planning permission is sought for a proposed two storey side extension and a part two storey and part single storey rear extension. The maximum depth of the rear extension would be 4m from the original rear wall at ground floor level, with a maximum depth of 3m at first floor level. The side extension would be set back from the front elevation of the main dwelling by 1m at first floor level.

Plans considered:

Drawing No. LIVARCH/183SL/210 A - Parking Layout Plan

Drawing No. LIVARCH/183SL/209 - Location Plan

Drawing No. LIVARCH/183SL/208 A - Proposed Block Plan
Drawing No. LIVARCH/183SL/207 A - Existing Block Plan
Drawing No. LIVARCH/183SL/208 A - Proposed Block Plan
Drawing No. LIVARCH/183SL/206 A - Existing and Proposed Roof Plan
Drawing No. LIVARCH/183SL/205 A - Proposed Elevation Plans
Drawing No. LIVARCH/183SL/204 A - Existing Elevation Plans
Drawing No. LIVARCH/183SL/203 A - Proposed First Floor Plan
Drawing No. LIVARCH/183SL/202 A - Proposed Ground Floor Plan
Drawing No. LIVARCH/183SL/201 A - Existing Floor Plans

As received 29th May 2023

3. RELEVANT PLANNING HISTORY

230737 - Loft conversion with rear dormer and three front rooflights - Granted 24/7/23

4. CONSULTATIONS

RBC Transport

Original comments received from Transport on 14th June 2023:

The two storey side extension will result in the loss of the garage. It is important that enough parking is provided so that there is not a knock-on effect on the safety and function of the highway through on-street parking. In order to determine whether the property will retain an acceptable level of parking, the applicant is requested to submit a parking layout plan demonstrating that 2no. vehicles can be parked on the site frontage.

For information, parking spaces should be designed at 4.8 metres long by 2.4m wide. To accommodate 2 vehicles, the hard-standing area on property frontage should have minimum dimensions of at least 2.5m wide (along the boundary entry point) and a minimum 9.6m length (this is the minimum depth of property frontage required to accommodate 2 vehicles parking in a tandem arrangement). Note: This is a minimum requirement; a greater size may be required to allow for property access/doorways etc.

Following the above comments, the agent provided a parking layout plan received 19th June 2023. The Transport Officer provided the following comments:

The parking layout illustrates 2 parking spaces which complies with the Council's Parking Standards SPD. Therefore, there are no further transport objections to this application.

Ecology

Original comments received from Ecology on 6th June 2023:

The application site comprises a semidetached dwelling in a residential area of Southcote in Reading. The building is surrounded by habitat of good suitability for use by foraging and commuting bats (large, connected gardens with trees to the rear and Fobney and Kennet Valley Meadows Local Wildlife Site less than 240m away). It is proposed to add a two storey side extension and a part two storey rear extension. The proposals will significantly affect the roof and there is a risk that the proposals may affect roosting bats. As such a bat survey report will need to be provided before this application can be determined.

Following the above comments, the agent provided a bat survey. The bat survey was sent to Ecology and the response below was received on 19th July 2023:

The bat survey (Urban Tree Experts, July 2023, ref: SPH/NP/PEA-23/04.07) concludes that the risk of bats being affected by the proposals is minimal. There would therefore be no objections to this application on ecology grounds.

The following addresses were consulted by letter.

24 Ashampstead Road, Reading, RG30 3LA
185 Southcote Lane, Reading, RG30 3AX
181 Southcote Lane, Reading, RG30 3AX
26 Ashampstead Road, Reading, RG30 3LA

Letters of representation have been received as follows: None

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)
TR5 (Car and Cycle Parking)
EN12 (Biodiversity and the Green Network)

SPD

Design Guide to House Extensions SPD 2021
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.

In terms of design, the proposal is considered suitable. It is considered that the plot is capable of taking an extension of the proposed size and scale. There are other single and two storey

extensions in the surrounding area, including a two storey side and rear extension at the attached neighbouring property. Therefore, this development is not considered uncharacteristic for its location. The ridge line of the roofs over the proposed second storey elements of the proposal are set down from the main roof ridge line. The second storey element of the side extension is set back from the front elevation of the host dwelling. The proposals are considered subservient, and the materials proposed will match those of the existing dwelling. Thus, the proposed development is not considered to cause harm to the character and appearance of the host dwelling or the wider area.

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.

With regards to the proposed single storey element of the rear extension, there are no identified risks of this element causing any additional harm than that of the existing single storey extension. The 4m depth would not extend past the neighbouring conservatory at no.185 Southcote Lane and would not extend further than the garage/outbuilding at no 181 Southcote Lane. Furthermore, the depth complies with the guidance on rear extensions with the SPD.

With regard to the first floor elements of the proposal, the neighbouring properties will notice the additional form at this level, however, there are no identified risks of the extension causing any significant harm in relation to overbearing effects. The first floor extension would extend beyond the rear wall of the existing dwelling by 3m and it has been designed to ensure it complies with the 45 degree rule for sunlight and daylight impact assessment. A sufficient distance will remain between the side extension and the first floor side facing window at no.181 Southcote Lane, furthermore this is not considered to be a habitable room. There are no side facing windows in the proposed extensions and therefore there are no identified risks in relation to privacy and overlooking.

The extension will not result in a loss of biodiversity within the garden, and the amount of remaining amenity space is considered acceptable.

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 - GRANT

Recommended Conditions:

TL1 - Time limit

M1 - Materials

AP1 - Approved plans