

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Emmer Green

App Ref: 230569/HOU

Address: 6 Marchwood Avenue, Emmer Green, Reading, RG4 8UH

Proposals: Single and two storey rear extensions, enlarge and enclose the front porch, convert the existing garage (attached) into habitable accommodation, extend the existing dropped kerb.

Case Officer: Sian Hickey

Applicant: Mr Amarpal Atwall

Date received (valid from): 25 April 2023 **Agreed decision date (ext):** 8th November 2023

1. SITE DESCRIPTION

The application site is a two storey detached dwelling with a pitched roof. The property is not a listed building, nor does it fall within a conservation area. The surrounding area is predominantly residential consisting of similar style detached dwellings. Both neighbouring properties either side of the dwelling are orientated at 90 degrees.

Site visit date: 18/05/2023

Site visit photos:





Google Earth 3D image (site marked with star)

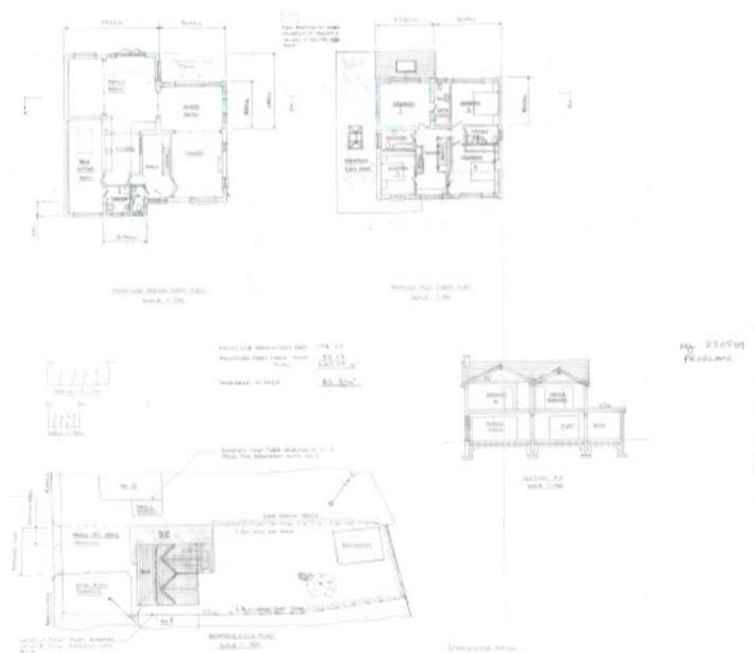
2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a part single and part two storey rear extension. The proposed extension would have a maximum depth of 6.4m at ground floor level and a maximum depth of 4m at first floor level. The proposal also includes a single storey flat roof front extension to enlarge and enclose the existing porch space. The existing attached garage would be converted into habitable accommodation which includes replacing the garage door with a window. A new roof light is proposed in the flat roof above the existing garage. At the front of the site, the existing dropped kerb is to be extended.

Plans considered:

- Location Plan received 17th October 2023
- Sheet 1 - Existing Floor Plans, Existing Block Plan, Existing and Proposed Elevation Plans received 6th October 2023
- Sheet 2 - Proposed Floor Plans, Block Plan and Section Plan received 6th October 2023





3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

Ecology

The application site comprises a detached house that may have features potentially suitable for use by roosting bats. It is proposed to extend the property at the side by adding a two storey rear extension, enlarge the porch and convert the garage.

The Bat Emergence Survey report (John Wenman Ecological Consultancy, September 2023, ref: R3529/b) has been undertaken to the appropriate standard and details the results of two bat emergence surveys carried out following the preliminary bat survey report (John Wenman Ecological Consultancy, June 2023) which found bat droppings on within the roof void of the building and further droppings on external surfaces. One soprano pipistrelle and one common pipistrelle bat were seen emerging from a gap under hanging tiles on the southeastern elevation.

The report concludes that the property supports a soprano pipistrelle and a common pipistrelle day roost, both of low conservation status.

The proposed works will lead to the destruction of both day roosts. As such, a licence for development works affecting bats will need to be obtained from Natural England - for derogation from the provisions of the Habitat Regulations - before works which could impact upon the roost can commence.

Section 6 of the report provides a mitigation and compensation plan to ensure that bats are not harmed and that replacement roosting sites are provided and if it is implemented the favourable conservation status of bats will be maintained.

A condition should be set to ensure that the licence is obtained.

Transport

The proposed works will result in the loss of parking within the garage. Submitted plans do not illustrate the proposed parking provision/layout, however aerial images confirm that there is an area of existing hard standing to accommodate a minimum of 2 vehicles on the front drive.

There are no issues with regards to the extension of the dropped vehicle crossing (should not be longer than 10m as advised in the dropped crossing policy), the applicant will require a licence from the Highways Department to undertake works on the Public Highway.

The following addresses were consulted by letter.

1 Kiln Cottages, Kiln Road, Emmer Green, Reading, RG4 9PE
4 Marchwood Avenue, Emmer Green, Reading, RG4 8UH
77 Kiln Road, Emmer Green, Reading, RG4 8UF
75 Kiln Road, Emmer Green, Reading, RG4 8UF
8 Marchwood Avenue, Emmer Green, Reading, RG4 8UH
3 Marchwood Avenue, Emmer Green, Reading, RG4 8UH
73 Kiln Road, Emmer Green, Reading, RG4 8UF

5 letters of objection have been received with concerns regarding to the following:

Scale, character, overdevelopment, overbearing, loss of sunlight/daylight, overlooking, harm to outlook, harm to wildlife, increase in traffic/noise.

The material considerations are explored in more depth below.

Discussions with applicant/agent

The officer had concerns regarding the original plans submitted relating to the size of the proposed rear extension. Following a discussion with the applicant, amended plans were submitted which illustrated a reduction in the depth of the proposed rear extension at first floor level.

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)
EN14 (Trees, Hedges and Woodlands)

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 proposals are considered suitable. It is considered that the plot is capable of taking extensions of the proposed size and scale. There are other single storey extensions in the surrounding area therefore this development is not considered uncharacteristic. Although two storey extensions are not common in the immediate area, the two storey element is contained at the rear of the property and will not be visible from the street, therefore posing minimal risk of harm to the streetscape. The proposed roof pitches of the second storey elements are set down from the main roof ridge line and it is considered that the extensions would integrate well with the host dwelling. The materials proposed would match those of the existing.

With regards to the proposed garage conversion and front porch extension, the scale and design are considered acceptable. The new windows located in the front elevation are appropriate in terms of size and placement. The proposed works are significantly set back from the street and not considered to harm the character and appearance of the surrounding area nor the host dwelling.

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.

It is not considered that the proposals would cause harm to neighbouring amenity in relation to overbearing effects. With regard to the first floor rear extension element of the proposal, the residents of the neighbouring property at number 8 Marchwood Avenue would notice the additional form at this level. However, it is considered that, although there would be some additional impact from the extension with regards to outlook and loss of light, this would not be significantly different to the existing arrangement due to the orientation of the properties and the sufficient separation between number 8 Marchwood Avenue and the proposed first floor element of the extension. With regards to number 4 Marchwood Avenue, the front elevation of this property faces the side elevation of the application site and the existing front elevation windows are therefore already impacted from the position of the host dwelling. The original plans submitted proposed a depth of 5.4m at first floor level, however, revised plans have been

submitted to reduce the depth to 4m to comply with the guidance on rear extensions within the SPD and to reduce the impact on the neighbouring properties. The proposed first floor side facing windows will be obscure glazed to protect privacy and this will be secured by a condition.

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:

Time limit

Materials

Approved plans

Obscure glazed windows

PD rights removed for further side facing windows

Bats