

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Emmer Green

App Ref: 230106/HOU

Address: 76 Rotherfield Way, Emmer Green, Reading, RG4 8PL

Proposals: First Floor front extension with single storey front and rear flat roof extensions with internal alterations.

Case Officer: Ryan Allen

Applicant: Mr Dave Jenkins

Date received (valid from): 27 January 2023 **Target Decision date:** 24 March 2023

1. SITE DESCRIPTION

The application site is a detached, two-storey dwellinghouse located on Rotherfield Way, Emmer Green. The immediate streetscene comprises of detached properties of similar character and design. Whilst the property itself is not listed, nor is it situated within a conservation area, it is close to the Surley Row conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for the erection of a first floor extension to the front elevation, with single storey front and rear extensions with internal alterations. The front first-floor aspect of the proposal seeks to maintain the depth and width, while altering the roof design, meaning a ground to eaves height of 4.6m and a total height of 5.9m is proposed. The front, single-storey extension is to measure at approximately 2.4m in ground to eaves height, a total height of 2.8m and would stretch across the entirety of the existing frontage of the property. The rear extension proposed would measure at approximately 0.6m in depth, 12.4m in width, 2.4m in ground to eaves height and a total height of 2.8m.

Plans considered:

Received 27/01/23

Drawing No: 22077.S.PP-01 - Existing Ground Floor Plan - dated 09/22

Drawing No: 22077.S.PP-02 - Existing First Floor Plan - dated 09/22

Drawing No: 22077.S.PP-03 - Existing Elevations - dated 09/22

Drawing No: 22077.S.PP-04 - Proposed Ground Floor Plan - dated 09/22

Drawing No: 22077.S.PP-05 - Proposed First Floor Plan - dated 09/22

Drawing No: 22077.S.PP-06 - Proposed Elevations - dated 09/22

Drawing No: 22077.S.PP-07 - Location Plan - dated 01/22

Drawing No: 22077-S.PP-08 - Block Plan - dated 01/22

Received 31/03/23

Drawing No: 22077.S.PP-04.1 - Proposed Ground Floor Plan Draft #1 - dated 09/22

Drawing No: 22077.S.PP-05 .1- Proposed First Floor Plan Draft #1 - dated 09/22

Drawing No: 22077.S.PP-06.1 - Proposed Elevations Draft #1- dated 09/22

Received 06/04/23

Drawing No: 22077-S.PP-08.1 - Block Plan - dated 01/22

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following addresses were consulted by letter.

Springfield Lodge, 26 Surley Row, Emmer Green, Reading, Berkshire, RG4 8LY
74 Rotherfield Way, Emmer Green, Reading, RG4 8PL
78 Rotherfield Way, Emmer Green, Reading, RG4 8PL
Springfield Lodge, 26 Surley Row, Emmer Green, Reading, RG4 8LY

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)
EN14 (Trees, Hedges & Woodland)
H9 (House Extensions and Ancillary Accommodation)
TR5 (Car and Cycle Parking)

SPG/SPD

A Design Guide to House Extensions SPG

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.

Initial officer concerns with the proposal focused on the first floor extension in the front elevation. The design of which was considered to project too far forward; a greater consideration given this aspect of the proposals location to the front of the property and it's visibility from the public domain. Revisions were requested and ultimately received, reducing the projection from the property. The reduction in depth also offsets previously held concerns regarding its protruding nature and impact on the streetscene. As such, the proposal is considered compliant with policies CC7 & H9 of the Reading Borough Council Local Plan (2019).

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.

Given the property's detached nature and positioning, it is considered to be unlikely to cause detrimental harm to neighbouring residents. The separation between the application site and adjacent properties, 74 & 78 Rotherfield Way, provides significant space to mitigate the potential for harm to neighbouring amenity.

The extension to the rear of the property projects from the property less than 1m. Therefore, sufficient garden space is retained at the property. Overall, the proposal is compliant with policies CC8 H9 & H10 of the Reading Borough Council Local Plan (2019).

Parking Provisions

Although the inclusion of a garage conversion in the proposal would inevitably result in a loss of off-road parking at the application site, it is considered that the drive way to the front of the property allows for the retention of sufficient off-road parking at the site. Overall, the proposal is compliant with policies TR5 of the Reading Borough Council Local Plan (2019).

Trees

A tree is present in the front garden, close to the public highway and the development. It is considered that the tree in question contributes positively not only to the application site itself, but to the wider area given its visibility. Due to the close proximity of the proposal to said tree, condition L7 is recommended to ensure that no development shall commence until an appropriate Arboricultural Method Statement and Tree Protection Plan is submitted and assessed. As such, the proposal is compliant with policy EN14 of the Reading Borough Council Local Plan (2019).

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
AP1
M1
PD5
L7