

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Emmer Green

App Ref: 230288/HOU

Address: 4 The Horse Close, Emmer Green, Reading, RG4 8TT

Proposals: Proposed first floor side/rear extension

Case Officer: Sian Hickey

Applicant: Mr Sukhwinder Kapoor

Date received (valid from): 7 March 2023 **Agreed decision date:** 14 July 2023

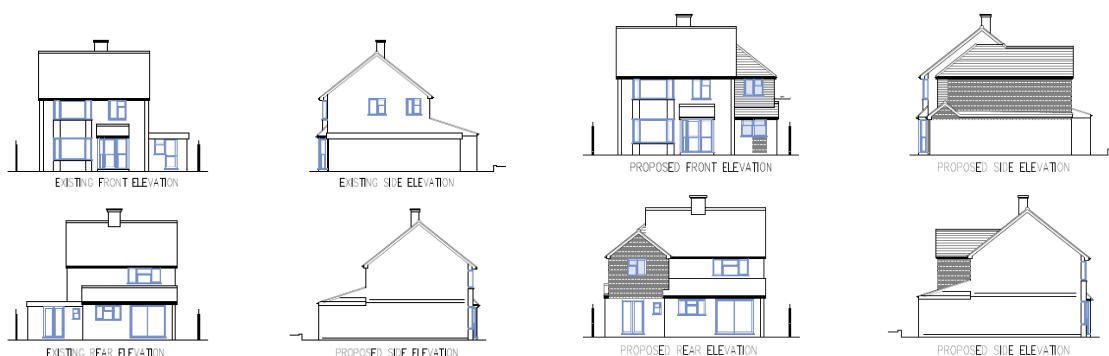
1. SITE DESCRIPTION

The application site is a two storey detached dwelling with a pitched roof located in The Horse Close. The property is not a listed building, nor does it fall within a conservation area. The surrounding area is predominantly residential.

Site visit date: 28/03/2023

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a first floor side extension above an existing single storey side extension. The proposed extension would be set back from the front elevation of the property and would wrap around at the rear. The proposed extension would have a hipped roof. One window would be located in the front elevation and one window would be located in the rear elevation.



Plans considered:

Drawing No. 20161.S.BC - 10 - Existing First Floor Plan received 7th March 2023

Drawing No. 20161.S.BC - 12 - Existing Elevation Plans received 7th March 2023

Drawing No. 20161.S.BC - 13 - Location Plan received 7th March 2023

Drawing No. 20161.S.BC - 14 - Proposed Block Plan received 7th March 2023.

Drawing No. 20161.S.BC - 11 rev A - Proposed First Floor Plan received 21st June 2023

Drawing No. 20161.S.BC - 15 rev A - Proposed Elevation Plans received 21st June 2023

Drawing No. 20161.S.BC - 16 rev A - Existing and Proposed Ground Floor Plans received 21st June 2023

3. RELEVANT PLANNING HISTORY

050129 - Single storey rear extension - Permitted

191655 - Part two storey and single storey side and rear extension - Withdrawn

191772 - Certificate of Lawfulness for existing use of part of the ground floor as a bedsitting flat (C3 use) - Withdrawn

200253 - Two storey side extension - Withdrawn

201630 - Certificate of Lawfulness for proposed single storey side extension. - Permitted

4. CONSULTATIONS

The following addresses were consulted by letter.

Civic Offices, Bridge Street, Reading, RG1 2LU
106 Peppard Road, Emmer Green, Reading, RG4 8TL
5 The Horse Close, Emmer Green, Reading, RG4 8TT
3 The Horse Close, Emmer Green, Reading, RG4 8TT

Two letters of representation have been received with the following concerns:

- Overbearing
- Loss of light
- Separation between properties
- Extension on top of a flat roof
- Out of character
- HMO/Overcrowding

Officer note: The property has no lawful planning use as a flat or HMO, therefore, the existing lawful planning use for the property is as a single dwellinghouse as indicated on the existing and proposed plans provided. A condition is attached to this consent to ensure that the proposed extension is ancillary to the single dwellinghouse. The existing door in the front elevation of the side extension has been amended to a window.

The material considerations are explored in more depth below.

Discussion with agent

The agent was advised via email dated 20th April 2023 that officers had concerns regarding the original plans submitted. Subsequently, the agent provided revised plans stepping in the first floor element at the side and amending its roof form.

Amended plans letters were sent to the neighbouring properties on 22nd June 2023 with a period of 14 days to respond. Another letter of representation was received, the main concerns raised were regarding overcrowding, out of character, transport/parking issues.

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)

EN14 (Trees, Hedges and Woodlands)

SPD

Design Guide to House Extensions SPD 2021

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 first floor side and rear extension is considered acceptable in terms of scale, the proposal does not include enlargement of the existing footprint of the dwelling. In terms of design, it is considered that the proposed extension respects the character and appearance of the host dwelling and the neighbouring properties. The proposed materials will match those of the existing dwelling and it is considered that the extension would integrate well. The side extension is set back from the front elevation of the property and stepped in at the side. The ridge line of the roof of the proposed extension is set down from the ridge line of the main roof. On the original plans submitted the proposed side extension had a pitched roof, this has been amended to a hipped roof to create additional high level gapping between the host dwelling and the neighbouring property. There is no distinct style or size of the properties in the area of the street where the application site is located, therefore, it is not considered that the proposed extension would be harmful to the character of the surrounding 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.

The proposed extension has no side facing windows and therefore there are no identified risks of the proposed extension causing any overlooking or privacy issues. The proposal has been stepped in to create a 1m gap between the first floor side extension and the side boundary, therefore,

there are no identified risks of the proposed extension causing overbearing effects. With regards to loss of light, the neighbouring property at number 5 The Horse Close will notice the additional form at this level. No. 5 has a high level obscure glazed bedroom window in the side elevation adjacent to the proposed extension, however, the main daylight and sunlight to this space is from the front window. Therefore, it is considered that although there may be some additional impact from the side extension with regards to loss of light, it is not considered to be significantly different to the existing arrangement, and not so significantly detrimental to warrant refusal on this basis.

Transport Matters

There is a large area of hardstanding at the front of the property with sufficient space to facilitate 2+ vehicles and is therefore in accordance with the Councils Parking Standards and Design SPD.

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

PD6 - Ancillary Use