

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Heights

App Ref: 230165/HOU

Address: 7 Aberaman, Emmer Green, Reading, RG4 8LD

Proposals: Part-single, part-two storey rear extension

Case Officer: Ryan Allen

Applicant: Mrs Kay McCallum

Date received (valid from): 13 February 2023 **Target Decision date:** 26 April 2023

1. SITE DESCRIPTION

Site visit date: 02/03/23

The application site is a two-storey detached dwellinghouse, located in Aberaman, Emmer Green. The surrounding area is wholly residential and comprises of properties similar in character and design. The property itself is not listed, nor is it situated within a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for the erection of a part-single, part-two storey rear extension. The single-storey aspect of the proposal would measure at approximately: 2.4m in depth, 3.4m in width, 2.5m in ground to eaves height & 3.3m in total height. The two-storey aspect of the proposal would measure at approximately: 2.4m in depth, 5.1m in width, 4.7m in ground to eaves height & 6.7m in total height. Together, the total rear extension width would be approximately: 8.5m.

Plans considered:

Received 13/02/23

Supporting Letter

Drawing Issue Sheet #1

Drawing No: 001 rev. 1 - Location Plan - dated 01/23

Drawing No: 002 rev. 1 - Proposed Block Plan - dated 01/23

Drawing No: 003 rev. 1 - Proposed Block Plan - dated 01/23

Drawing No: 004 rev. 3 - Existing Plans & Elevations - dated 11/22

Drawing No: 007 rev. 4 - Existing Elevations - dated 01/23

Drawing No: 010 rev. 3 - Planning, Plans and Elevations - dated 01/23

Drawing No: 011 rev. 3 - Planning, Plans and Elevations - dated 01/23

Received 01/03/23

Drawing Issue Sheet #2

Drawing No: 004 rev. 3 - Existing Plans & Elevations - dated 03/23

Drawing No: 010 rev. 4 - Planning, Plans and Elevations - dated 03/23

Received 28/03/23

Drawing Issue Sheet #3

Drawing No: 010 rev. 8 - Planning, Plans and Elevations - dated 03/23

Received 04/04/23

Drawing Issue Sheet #4

Drawing No: 001 rev. 2 - Location Plan - dated 04/23

Drawing No: 003 rev. 2 - Proposed Block Plan - dated 04/23

Received 25/05/23

Drawing Issue Sheet #5

Drawing No: 010 rev. 9 - Planning, Plans and Elevations - dated 04/23

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following addresses were consulted by letter.

5 Aberaman, Emmer Green, Reading, Berkshire, RG4 8LD

9 Aberaman, Emmer Green, Reading, RG4 8LD

10 Rhigos, Emmer Green, Reading, RG4 8LF

12 Rhigos, Emmer Green, Reading, RG4 8LF

Letters of representation have been received as follows:

External

Objection

'...We have no objection to a single-storey extension to 7 Aberaman, however we would like you to consider the following points regarding the two-storey extension:

1. We are concerned about the close proximity of the proposed extension to the boundary line of our property. Due to the angle of the property in relation to ours, any building work completed on the site will be very close to our property.

2. The two-storey extension would prevent a considerable amount of light from entering our property as a result of the elevation and angle of the build. We are concerned about the effect this will have on the value of our property and its ability to reduce how saleable it is in the future.

3. The proposed extension is not in keeping with other houses in the area...'

Internal

Transport

The side extension initially included within the proposal was close to a lamp column on the public highway. The following comments were received: *The existing detached garage is to remain; however Google images identify a lamp column located on the property boundary that has not been illustrated on plans. Revised plans are required illustrating the exact location of the column in relation to the proposed works. If the lamp column requires relocation the full cost will be met by the applicant and licenses will be required from the Highways Department.*

Revised plans illustrating the location of said lamp column were subsequently received. However, given the removal of the side extension to the property, this is no longer a material consideration for the application.

Ecology

The application site is a detached house with detached garage where it is proposed to add a two storey side extension and a single storey rear extension. The plans show that the loft will be largely unaffected by the proposals and due to its relatively modern construction, the house is unlikely to have many features potentially suitable for use by roosting bats.

As such it is considered unlikely that the proposals will impact upon bats or other protected species and there are no objections to this application on ecology grounds.

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)

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 plans submitted illustrated a single-storey rear extension, complete with mono-pitch roof, as well as a two-storey side extension. The latter aspect of the initial proposal caused concerns for officers given its relatively awkward positioning to a small patch of grass between the property and separate garage and inevitable prominence on the streetscene. Officer concerns were put to the applicant and it was advised this aspect of the proposal would not be compliant with policies CC7 & H9 of the Reading Borough Council Local Plan (2019) and should therefore be removed. Through continued correspondence, it was established scope for a part single, part two-storey rear extension was an appropriate alternative.

Revised plans illustrating a part-single, part-two storey rear extensions were subsequently received and accepted. The depth of which was maintained, continuing the proportionality of the rear extension to the host dwelling. The mono-pitched roof to the single-storey aspect of the proposal was also maintained, further complimenting the existing property. Similarly with the two-storey aspect, the roof is set within the existing roof and the roof design is to be pitched. Also, the proposal seeks to use external materials to match the host dwelling. 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.

The proposed rear extension does not seek to stretch the entire width of the host dwelling; the proposal is set off to the right and left hand-side of the north-west elevation by approximately 0.5m. This is considered to be sympathetic to the adjacent neighbour of 9 Aberaman and provide comfort in reference to the potential for any overbearing issues. As is the design of the part-storey extension. With the two-storey aspect of the property being to the right hand-side of the North West elevation, this mitigates the potential for any sunlight and/or overbearing issues on the adjacent property in question by providing sufficient distance between the extension and the neighbour. To the east of the north-west elevation, a garage separates the host dwelling and the closest neighbouring property. The two-storey aspect of the rear extension seeks to sit to this side of the elevation, and it's considered the separation provides comfort and mitigates the potential for harm to residential amenity. Overall, the proposal is compliant with policies CC8 & H9 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

Application Permitted

Recommended Conditions:

TL1
AP1
M1