

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Tilehurst

App Ref: 230186/HOU

Address: 69 Church End Lane, Tilehurst, Reading, RG30 4UR

Proposals: Proposed 2 storey rear extension.

Case Officer: Sian Hickey

Applicant: Mr Enver Bat

Date received (valid from): 16 February 2023 **Agreed decision date:** 13 April 2023

1. SITE DESCRIPTION

The application property is a two storey detached dwelling located in a residential area. The surrounding properties vary in style and there is a primary school opposite the application site. The property is set back from the street and has a front and rear amenity area. The property is not a listed building, nor does it fall within a conservation area.

Site visit date: 07/03/2023

Site visit photos:



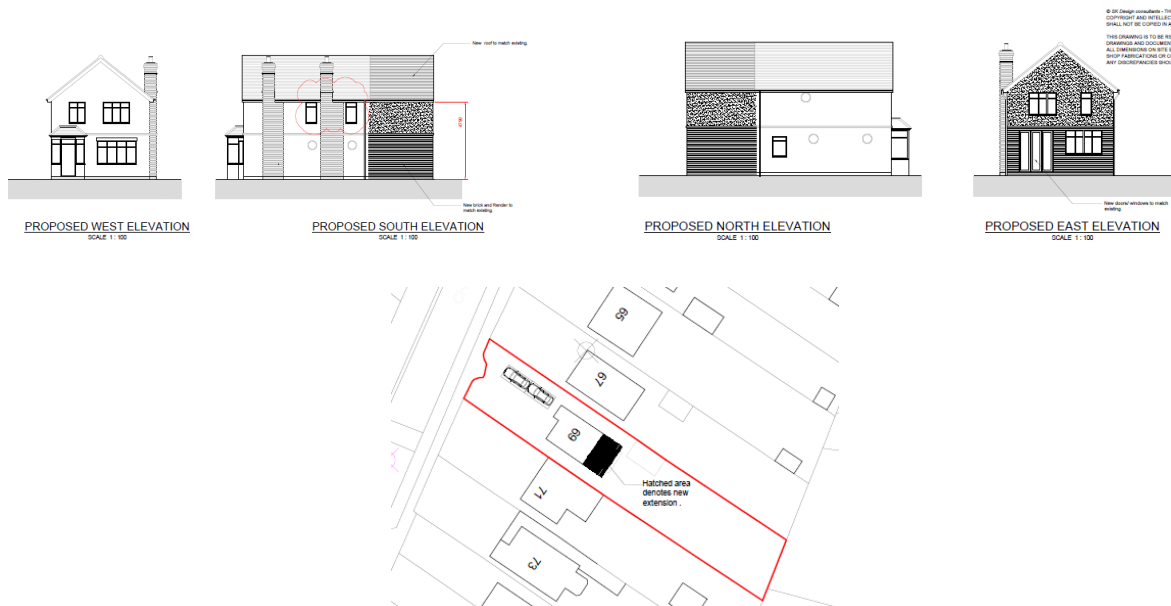
2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a two storey rear extension following the demolition of the detached garage. The proposal would extend across the full width of the rear elevation and have a maximum depth of 4m. Two windows would be located in the first floor rear elevation, and one window and one door would be located in the ground floor rear elevation. The proposal also includes two new first floor side facing windows in the existing side elevation wall.

Plans considered:

Drawing No. P1390-01 - Location and Block Plan received 16 February 2023

Drawing No. P1390-02 - Existing and Proposed Floor Plans and Elevations received 27 March 2023



3. RELEVANT PLANNING HISTORY

230191 - Rear extension measuring 6m in depth, with a maximum height of 3.10m, and 2.8m in height to eaves level. Notification of the construction of an extension under class A Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. - Prior approval not required

230185 - Proposed single storey rear extension, 2 storey side extension and porch extension. - To be determined

4. CONSULTATIONS

The following addresses were consulted by letter.

27A Warnford Road Tilehurst, Reading
 67 Church End Lane, Tilehurst, Reading, RG30 4UR
 71 Church End Lane, Tilehurst, Reading, RG30 4UR
 6 Bourton Close, Tilehurst, Reading, RG30 4LB

Letters of representation have been received as follows: None

Ecology - *The house lies close to a large recreational area associated with a school and lies 200m east of Blundells Copse Local Wildlife Site. The site is located close to a Green link (as per policy EN12 of the local plan) linking several areas of habitat of high suitability for use by foraging and commuting bats including woodland associated with Blundells Park Local Wildlife Site and Louse Hill Local Wildlife Site. Moreover, there are records of bat roost nearby. As such, there is a risk that the proposals may affect roosting bats and a bat survey report will need to be provided before this application can be determined.*

Following the above comments received from Ecology, a bat survey was submitted by the agent and Ecology provided further comments below.

The Bat Survey report (Collington Winter, April 2023, ref: CW20-890 RPT 001,) concludes that the house is unlikely to host roosting bats. However, the report states that the 'garage' has low potential to host roosting bats (such as missing tile and gaps under the ivy). The garage will be demolished to allow for the development and as such, a further survey should be undertaken to confirm whether the building hosts a bat roost.

The results of the survey should be provided prior to the determination of the application, or the application would need to be refused on the grounds that insufficient information has been provided for the council to determine the likely impact of the proposals upon bats, which are a protected species and material consideration in the planning process.

Following the above comments from Ecology, the agent provided the additional survey as requested.

The emergence bat survey report (Collington Winter Environmental Ltd, May 2023, marked as draft) has been undertaken to an appropriate standard and concludes that the risk of bats being affected by the proposals is minimal. There are therefore 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)

SPD

Design Guide to House Extensions 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 application property is significantly set back from the street, furthermore, the proposed extension is contained at the rear of the property and would not be visible from the street. Rear extensions are not uncommon in this area, both of the neighbouring properties have rear extensions, thus the proposal is not out of character for its location. The application site has a

large rear garden and is capable of taking an extension of the proposed size and scale. The proposed rear extension is subservient to the host dwelling and does not project by more than 4m from the original rear elevation, the proposal therefore complies with the guidance in the Design Guide to House Extensions SPD. The design is in keeping with the main house and the proposed materials will match the existing. Therefore, it is considered that the proposed extension would not be harmful to the character of the house and it is considered that the proposal would improve the appearance of the building by replacing the existing rear projection and canopy which is of poor quality.

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.

There is a sufficient distance between the property boundaries and the proposed extension. As such, it is not considered that the proposal would result in a loss of light or be considered overbearing to the neighbouring properties. Furthermore, both adjoining neighbouring properties have also been extended at the rear. The proposal includes two small first floor side facing windows in the existing side elevation of the property adjacent to no. 71 Church End Lane, however, these windows are not considered to cause any overlooking or harm to privacy as no. 71 does not have any existing side facing windows. There are no side facing windows in the proposed two storey extension.

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

AP1 - Approved plans

M1 - Materials