

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Emmer Green

App Ref: 230644/HOU

Address: 310 Henley Road, Caversham, Reading, RG4 6LS

Proposals: 2-storey side and rear extension

Case Officer: Ryan Allen

Applicant: Samuel Brian

Date received (valid from): 11 May 2023 **Target Decision date:** 29 September 2023

1. SITE DESCRIPTION

The application site is a two-storey, semi-detached dwellinghouse, located on Henley Road, Caversham. The surrounding streetscene comprises of properties that are similar in character and design. The property 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-storey, part two-storey side and rear extension.

Plans considered:

Received 11/05/23

Cladding Example Photograph

Drawing No: 001 rev. PL01 - Location Plan - dated 09/22

Drawing No: 002 rev. PL01 - Existing Site Plan - dated 09/22

Drawing No: 003 rev. PL01 - Existing Plans - dated 09/22

Drawing No: 004 rev. PL01 - Existing North and South Elevations - dated 09/22

Drawing No: 005 rev. PL01 - Existing West Elevation - dated 09/22

Drawing No: 102 rev. PL01 - Proposed Site Plan - dated 09/22

Drawing No: 103 rev. PL01 - Proposed Plans - dated 09/22

Drawing No: 104 rev. PL01 - Proposed North and South Elevations - dated 09/22

Drawing No: 105 rev. PL01 - Proposed West Elevation - dated 09/22

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following addresses were consulted by letter.

308 Henley Road, Caversham, Reading

11 Maytree Walk, Caversham, Reading, RG4 6LZ

9 Maytree Walk, Caversham, Reading, RG4 6LZ

312 Henley Road, Caversham, RG4 6LS

Letters of representation have been received as follows:

None.

Internal

Ecology

The application site comprises a detached house where it is proposed to add a two-storey side and rear extension. The site is surrounded by habitat of high suitability for use by foraging and commuting bats large neighbouring, connected gardens with trees and opposite open fields, woodland and waterbodies associated with Caversham lakes. Moreover, there are bat roosts nearby. The house may have features potentially suitable for use by roosting bats which would be adversely affected by the development works. As such, a bat survey report will need to be provided before this application can be determined. Further details are given below.

Legislation

All species of bats receive protection under UK law and it is a criminal offence under the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017 (The Habitat Regulations), deliberately or recklessly to destroy or damage their roosts, or to disturb, kill or injure them without first having obtained the relevant licence for derogation from the regulations from the Statutory Nature Conservation Organisation (the SNCO - Natural England in England).

Planning policy

Paragraph 99 of the government Circular 06/05: Biodiversity and Geological Conservation - Statutory Obligations and Their Impact Within The Planning System (this document was not revoked by the National Planning Policy Framework) states that:

"It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances, with the result that the surveys are carried out after planning permission has been granted."

In this case because neither the presence or otherwise of protected species, nor the extent to which they may be affected has been established, the application would not be in accordance with the above planning policy, or other planning policy in relation to biodiversity.

Survey requirements

A presence / absence bat survey is normally undertaken in two stages, firstly a preliminary roost assessment, whereby the inside and outside of the building is surveyed for bats and signs of bats. This survey can be undertaken at any time of year.

If bats are found or features within the building have the potential to support roosting bats and these will be affected by the proposals, further dusk emergence and or pre-dawn re-entry surveys during the bat active season (i.e. between May and the end of August/ sub optimally until mid-October) would need to be carried out. The applicant would then need to submit the results of the survey(s) along with any associated mitigation strategy prior to determination of the application.

Surveys should be carried out by suitably experienced ecologists who are a member of a professional organisation such as the Chartered Institute of Ecology and Environmental Management and / or are licensed or accredited by Natural England to survey bats.

Summary

The house may host roosting bats and to confirm whether this is the case, and if so how bats will be affected by the proposals, a bat survey will need to be carried out. The survey will need to be carried out prior to determination of the application or the application would need to be

refused on the grounds that insufficient evidence had been provided to determine the likely impacts of the proposals on bats (which are a protected species and a material consideration in the planning process).

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.

The mono-pitched roof of the single-storey side extension is considered to respect the host dwelling in terms of design, particularly important due to the extension being visible from the public realm. The proposal seeks to erect a similar extension to neighbouring property, 312 Henley Road, permitted under applications 160809/HOU & 180778/HOU. Materials proposed are not to match the host dwelling, but this is considered negligible and not to pose harm as the majority of the extension is to the rear of the property mitigating the potential for visual harm. Overall, the proposal is 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 proposal would seek to retain the gap between neighbouring property, 308 Henley Road, considered to mitigate the potential of overbearing and daylight/sunlight concerns due to the continues separation. Similarly, to the east elevation fronting neighbouring property, 312 Henley Road, the two-story rear extension joins a single-story rear extension, providing comfort for said adjacent property. As such, the proposal is in accordance 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

GRANT

Recommended Conditions:

TL1

AP1

M3