

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Church

App Ref: 230568/HOU

Address: 89 Staverton Road, Reading, RG2 7JZ

Proposals: Two storey rear extension with pitched roof following the demolition of a rear lean-to.

Case Officer: Sian Hickey

Applicant: Ms Carole Carpenter

Date received (valid from): 26 April 2023 **Decision date (ext) :** 9 August 2023

1. SITE DESCRIPTION

The application site is a two storey semi detached dwelling. The property is not a listed building nor does it fall within a conservation area. The surrounding area is predominantly residential.

Site visit date: 18/05/2023

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a proposed two storey rear extension following the demolition of an existing rear extension. The extension would have a width of 4.5m and a depth of 4m. The proposed extension would have a pitched roof and would be set down from the existing ridge line.

Plans considered:

Drawing No. 2312-P-101 REV A - Proposed Floor Plans received 6th June 2023

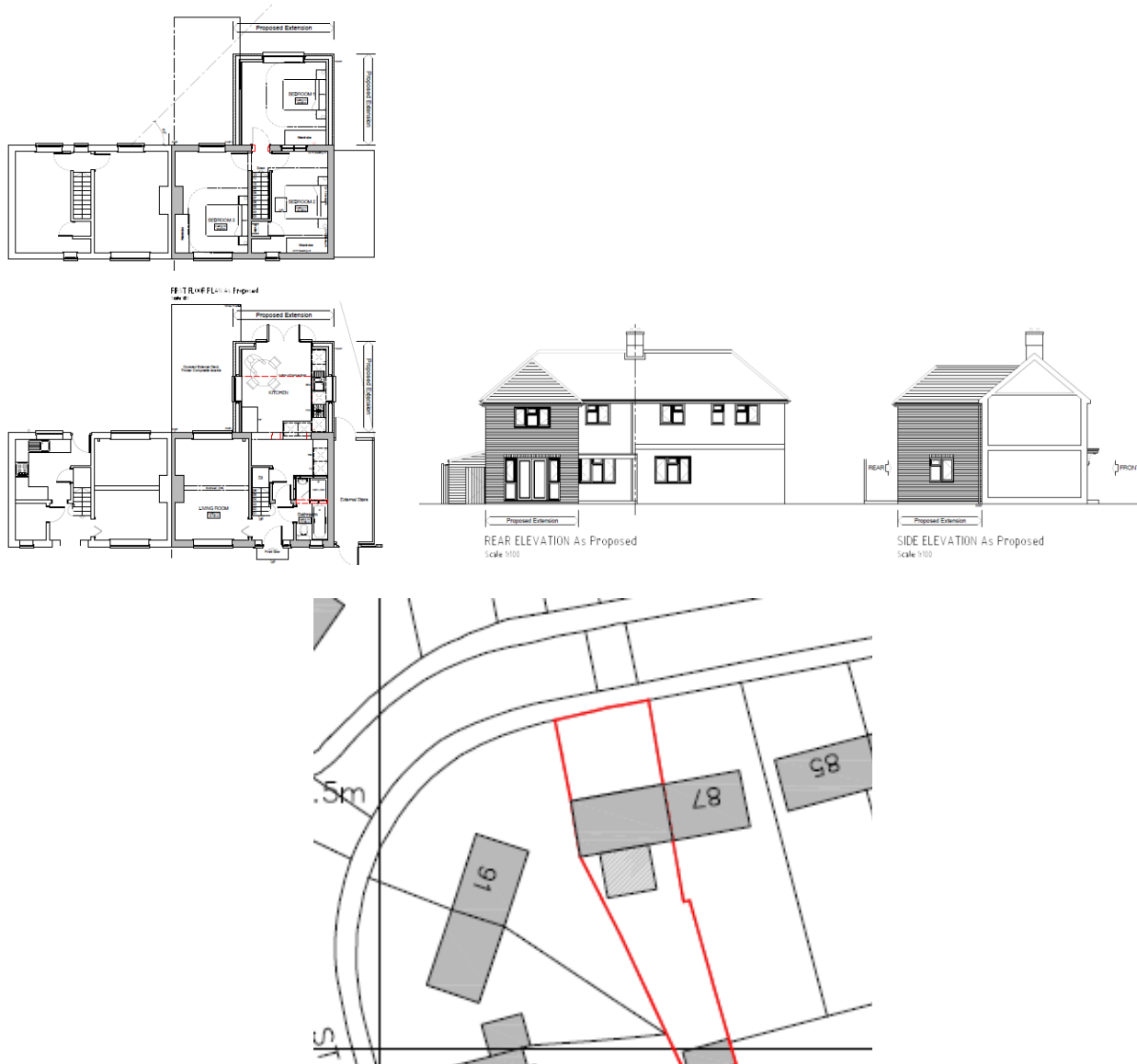
Drawing No. 2312-P-200 REV A - Existing and Proposed Elevation Plans received 6th June 2023

Drawing No. 2312-P-100 - Existing Floor Plans received 26th April 2023

Drawing No. 2312-P-102 - Location Plan received 26th April 2023

Drawing No. 2312-P-103 - Existing and Proposed Block Plan received 26th April 2023

Drawing No. 2312-P-114 - Existing and Proposed Parking Plan received 26th April 2023



3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

Ecology

The application site comprises a semi-detached house in a residential area of South Reading. It is proposed to add a two storey extension. The site is surrounded by habitat that is suitable for use by foraging and commuting bats (connected gardens with trees, open fields associated with Reading Girls School and Whitley Park Farm/St Patricks Hall Pond a Local Wildlife Site less than 250m north of the application site).

Given the location and condition (as viewed on google Streetview) of the house, and the extent of the works, 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 Preliminary Bat Roost Assessment bat survey report (John Wenman Ecological Consultancy, July 2023, ref: R3488/a) has been undertaken to an appropriate standard and concludes that

the risk of bats being affected by the proposals is minimal. There would therefore be no objections to this application on ecology grounds.

The following addresses were consulted by letter on 10th May 2023:

89 Staverton Road, Reading, Berkshire, RG2 7JZ
41 Salcombe Road, Reading, Berkshire, RG2 7LH
87 Staverton Road, Reading, RG2 7JZ
95 Staverton Road, Reading, RG2 7JZ

Letters of representation have been received as follows:

One letter was received with concerns regarding a proposed first floor side facing window which was originally included in the proposal. The concerns related to loss of privacy and overlooking.

Discussions with agent

The agent was advised via email that officers had concerns with the proposed first floor side facing window. The agent confirmed that they were happy for this window to be removed from the proposed scheme and submitted revised plans.

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)

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 depth of the proposed extension is 4m and therefore complies with the guidance on rear extensions within the SPD. The garden is capable of taking an extension of the proposed scale and the proposed extension is considered subservient to the main dwelling. The amount of remaining amenity space at the rear of the property is considered acceptable. The materials proposed will match those of the existing and the extension is considered acceptable in terms of design. The proposed extension would have a pitched roof and it would be set down from the existing ridgeline. Although two storey rear extensions are not common in the surrounding area, the proposed extension would be contained at the rear of the property causing minimal risk to the existing street scene. Overall, the proposed development is not considered particularly harmful to the character of the area or the property itself.

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 are no identified risks of the proposed extension appearing overbearing. There is a sufficient distance between the proposed extension and the neighbouring properties. The host dwelling is attached to number 87 Staverton Road and the proposed extension is stepped in from the boundary with this neighbour by 2.7m. There are no identified risks in relation to loss of sunlight and daylight. The proposed floor plans show that the first floor element of the proposed extension has been designed to ensure that it complies with the 45 degree rule for sunlight and daylight impact assessment in relation to the attached neighbouring property. There are no first floor side facing windows and therefore there are no identified risks in relation to privacy and overlooking.

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:

Time limit

Approved plans

Materials

No new first floor side windows/openings