

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Emmer Green

App Ref: 221006/HOU

Address: 54 Rosehill Park, Emmer Green, Reading, RG4 8XF

Proposals: The enclosing of the existing open porch and a two-storey side extension.

Case Officer: Beatrice Malama

Applicant: Sarah Glanville

Date received (valid from): 11 July 2022 **Target Decision date:** 24 March 2023

1. SITE DESCRIPTION

The application site is a two storey detached house located in a predominantly residential area with detached houses of similar design and style. Rosehill Park is characterised by houses with gable end pitched roofs and side attached garages creating a uniform style in the street scene. The property is not listed and it does not fall within a Conservation Area.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal includes the enclosing of the existing open front porch and a two-storey side extension and an upper floor side extension. Revised plans have been received to include the following:

- Setting back of the proposed upper floor side extension from the front and setting down of the roof ridge from the main roof.
- The new two storey side extension is set away from the property boundary.

Plans considered:

Proposed Elevations Rev A dated 09/06/2022, received 18 January 2023

Proposed Floor Plans Rev C dated 09/06/2022, received 18 January 2023

Site Location and Block Plans page 01 dated 25 May 2022, received 11 July 2022

Existing Elevations page 02, dated 29 April 2022, received 11 July 2022

Existing Floor Plans page 01 dated 29 April 2022, received 11 July 2022

Planning Statement for 54 Rosehill Park, Emmer Green, Reading. RG4 8XF, received 11 July 2022

3. RELEVANT PLANNING HISTORY

Application ref. 221007/CLP - Single Storey Rear Extension – application permitted – 5 September 2022

4. CONSULTATIONS

The following addresses were consulted by letter.

58 Rosehill Park, Emmer Green, Reading, RG4 8XF

56 Rosehill Park, Emmer Green, Reading, RG4 8XF

52 Rosehill Park, Emmer Green, Reading, RG4 8XF

An objection was received from a neighbour and the following are the main reasons for objecting:

- Existing gap between adjacent properties would be lost and a terracing effect would be created
- As a result of the proposed extension, the house would be larger than any of the neighbouring houses
- Visual harm
- Dominating effect
- Over development of the plot
- Loss of view
- Two storey extension would have an adverse impact on the environment
- Noise and dust during construction will adversely impact nearby residents

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.

Policy CC7 (Design and the Public Realm) of the Reading Borough Plan 2019 states as below:

"All development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located. The various components of development form, including: -

- *Layout: urban structure and urban grain;*

- *Landscape;*
- *Density and mix;*
- *Scale: height and massing; and*
- *Architectural detail and materials*

will be assessed to ensure that the development proposed makes a positive contribution to the following urban design objectives: -

- *Character - a place with its own identity and sense of place*
- *Continuity and enclosure*
- *Quality of the public realm and provision of green infrastructure and landscaping*
- *Ease of movement and permeability*
- *Legibility - clear image and easy to understand*
- *Adaptability – capable of adaptation over time*
- *Diversity – meets a wide range of needs.”*

The Design Guide to House Extensions SPD 2021 states that *“In streets with blocks of terraced houses, semi-detached houses and detached houses sited close together, the existing gaps between properties are often a crucial factor in determining the appearance and character of a street. The loss of these gaps due to two storey side extensions can result in a terrace being formed visually and the loss of views between houses. The effect of this could be harmful to the local character by intensifying development in already high-density areas. Proposals for side extensions that will result in the loss of a gap to the detriment of the local character will fail policy CC7: Design and the Public Realm and will not normally be granted planning permission”.*

Rosehill Park is characterised by houses with gable end pitched roofs and side attached garages which form part of the separation gap between adjacent properties and thus creating a uniform style in the street character.

The proposed development includes an upper floor side extension and a two storey side extension. The proposal would result in a loss of the existing gap between neighbouring properties particularly the upper floors. This would break the existing pattern and the change would be very noticeable. The change would be harmful to the existing street character. The harm would be exacerbated by the site's location and positioning; on a curve and forward of the adjoining property's building line (property on the eastern side).

Whilst it is acknowledged that efforts have been made by the applicant in trying to mitigate the harmful impact by setting the new upper floor back from the front and down from the main roof; and setting the new two storey extension away from the property boundary, the proposed changes however do not address the above concerns. The proposed development would still result in the loss of the existing gap between the adjoining properties and would result in a terracing effect being formed.

In light of the above, the proposed development is not considered to comply with policy CC7, H9 and the Design Guide to House Extensions SPD 2021 and therefore the proposal is recommended for refusal.

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.

Given that the proposed development would not have any upper floor side openings, there would be no privacy and overlooking concerns. In addition, due to the orientation of existing adjoining buildings and their relationship with each other, it is considered unlikely that the proposal would adversely impact on the amount of natural light to the neighbouring property at no. 56. In terms of overbearing effects, although the proposed development would be very noticeable, given the existing relationship with the adjoining property, the new development is not considered to be overbearing. The proposal therefore is not considered to cause a significant detrimental impact to the living environment of neighbouring residential properties.

7. CONCLUSION

The proposed development has been assessed as set out above and is considered to be unacceptable for the reasons set out below.

8. RECOMMENDATION

REFUSE

Reasons for refusal:

1. The proposed two storey and upper floor side extensions would result in the loss of the existing gap between neighbouring properties particularly the existing upper floors and would break the existing street pattern, and thus would have a significant detrimental impact on the existing character of the street and the wider Rosehill Park within which the property is located, contrary to policy CC7, H9 and the Design Guide to House Extensions SPD 2021 of the Reading Borough Local Plan 2019

Informatives

The decision to refuse the application is based on the following plans and documents received by Reading Borough Council:

Proposed Elevations Rev A dated 09/06/2022, received 18 January 2023

Proposed Floor Plans Rev C dated 09/06/2022, received 18 January 2023

Site Location and Block Plans page 01 dated 25 May 2022, received 11 July 2022

Existing Elevations page 02, dated 29 April 2022, received 11 July 2022

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