

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Emmer Green

App Ref: 230620/HOU

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

Proposals: Enclosing of the existing open porch, a single storey side extension and a two-storey rear extension.

Case Officer: Beatrice Malama

Applicant: Mark Glanville

Date received (valid from): 8 May 2023 **Agreed Decision date:** 13 July 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. Extensions to original dwelling houses form part of the character of the area. The property is not listed and it does not fall within a Conservation Area.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal includes a single storey side extension, a two-storey rear extension and enclosing of the existing open front porch. The new two storey rear extension would be full width of the existing house and 3m deep from the existing rear wall; whereas the new single storey side extension would extend up to the rear building line of the original house with a maximum depth of 4.2m by 5.24m. The single storey side extension would have a stepped profile.

Plans considered

Proposed Elevations Rev C dated 26 April 2023, received on 9 May 2023

Proposed Floor and Roof Plans Rev C dated 24 April 2023, received on 9 May 2023

Site Location and Block Plans page 01 dated 3 May 2023, received on 9 May 2023

Existing Elevations page 02, dated 29 April 2022, received on 9 May 2023

Existing Floor & Roof Plans page 01 dated 29 April 2022, received on 9 May 2023

Planning Statement for 54 Rosehill Park, Emmer Green, Reading. RG4 8XF, dated 3 May 2023 received on 9 May 2023

Application Form dated 5 May 2023, received on 9 May 2023

3. RELEVANT PLANNING HISTORY

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

Application ref. 221006/HOU - The enclosing of the existing open porch and a two-storey side extension – refused on 6 April 2023

4. CONSULTATIONS

Internal Consultation

Transport Development Control - There are no Transport objections to this application as there are no changes to the existing parking arrangements and no impact on other highway users.

Natural Environment – No objections to this application

Environmental Protection – Informative recommended

Public Consultation

The following addresses were consulted by letter.

56 Rosehill Park, Emmer Green, Reading, Berkshire, RG4 8XF
58 Rosehill Park, Emmer Green Reading
52 Rosehill Park, Emmer Green, Reading, RG4 8XF

No letters of representation have been received.

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)
TR3 (Access Traffic and Highway-related Matters)
TR5 (Car and Cycle Parking)

SPG/SPD

A Design Guide to House Extensions SPG
Revised Parking Standards and Design SPD 2011

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.

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. Different types of extensions to dwelling houses are a characteristic feature of the area.

The proposed development includes a two storey rear extension with a hipped roof and a flat roofed single storey side extension. Exterior wall finishing materials would match the existing house.

Given the scale, design and the choice of exterior finishing materials, the proposed development would be in keeping with the existing house and neighbouring properties. Further, the new two storey rear extension would not be very visible from the public realm and thus the proposal is not considered to adversely impact the character and appearance of the wider area.

In light of the above, the proposed development is 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 properties and their relationship with each other as well as the separation gap between buildings, it is considered unlikely that the proposal would adversely impact on the amount of natural light to the neighbouring properties. Furthermore, the proposed development is designed to be in keeping with the host house and the adjacent buildings therefore 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.

Impact on Parking

The proposed plans will result in the reduction of length of the garage, however the garage will still be able to accommodate a vehicle. Off road parking is also provided on the drive. No changes are proposed to the existing dropped crossing. The proposal therefore is considered acceptable in transport terms.

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:

Time Limit (Standard)
Approved Plans
Materials (to Match)
No New openings

Informatives

Highways
Do not damage the verge