

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Emmer Green

App Ref: 230808/HOU

Address: 10 Courtenay Drive, Emmer Green, Reading, RG4 8XH

Proposals: Part two storey, part single storey rear extension. Single storey side extension. Garage conversion with first floor front extension above including roof alteration.

Case Officer: Sian Hickey

Applicant: Mr C Cox

Date received (valid from): 12 June 2023 **Target Decision date:** 7 August 2023

1. SITE DESCRIPTION

The application site is a two storey detached dwelling located on the North side of Courtenay Drive. The property is not a listed building, nor does it fall within a conservation area. The surrounding area is predominantly residential.

Site visit date: 13/07/2023

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a part two storey and part single storey rear extension. The single storey rear element would have a depth of 6m from the original rear wall of the dwelling, the first floor rear element would have a depth of 2.5m. The proposal also includes a single storey side extension following the removal of the existing single storey side element. The integral garage is to be converted to create a playroom/study, replacing the existing garage door with a window. A first floor front extension is proposed above the existing garage including roof alterations.



Plans considered:

Drawing No. 30122-06 - Location Plans and Block Plan received 12th June 2023

Drawing No. 30122-04 - Proposed Elevation Plans received 12th June 2023

Drawing No. 30122-03 - Proposed Floor Plans received 12th June 2023

Drawing No. 30122-02 - Existing Elevation Plans received 12th June 2023

Drawing No. 30122-01 - Existing Floor Plans received 12th June 2023

Drawing No. 30122-05 A - Existing and Proposed Roof Plans received 19th June 2023

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

The following addresses were consulted by letter.

74 Rosehill Park, Emmer Green, Reading, Berkshire, RG4 8XF

8 Courtenay Drive, Emmer Green, Reading, Berkshire, RG4 8XH

12 Courtenay Drive, Emmer Green, Reading, RG4 8XH

Letters of representation have been received as follows: None

RBC Transport

The proposed side works will result in the loss of parking to provide ancillary accommodation.

There are no Transport objections to this application as the submitted block plan illustrates 3 parking spaces provide on the front drive, which is in excess of the current Parking Standards and Design SPD; an existing dropped crossing serves the property, if any alterations to the existing vehicle access are proposed, a license from the Highways Department will be required.

There are no Transport objections to this application.

Ecology

The application site application site comprises a detached house that may have features potentially suitable for use by roosting bats. The proposals include the addition of a part two storey/part one storey rear extension. The site is surrounded by habitat of high suitability for use by foraging and commuting bats (large connecting gardens with trees, an area of woodland

to the south, open fields to the north and east and Clayfield Copse Local Wildlife Site 300m east of the application site). Moreover, there is a bat roost within one of the nearby properties.

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.

Further to the above comments, a bat survey was received and assessed by Ecology. Subsequently, the following updated comments were received from Ecology:

The bat survey (Urban Tree Experts, July 2023, ref: SPH/NP/PEA-23/04.07) 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)

TR5 (Car and Cycle Parking)

EN12 (Biodiversity and the Green Network)

EN14 (Trees, Hedges and Woodlands)

SPD

A Design Guide to House Extensions SPD 2021

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.

Although the overall development is large in scale, it is considered that the plot is capable of taking a development of this size. The bulk of the development would be contained at the rear.

The proposed rear extension is part two storey and part single storey. The first floor element of the proposed rear extension would project 2.5m from the original rear wall of the dwelling and therefore complies with the 4m guidance within the SPD. Although the 6m ground floor element of the rear extension exceeds 4m, the depth is considered acceptable in this situation. The single storey element would be set away from both side boundaries and have a maximum height of 3.2m.

The plot has a large rear garden and a sufficient amount of amenity space would remain at the rear. There are a variety of side and rear extensions in the surrounding area and therefore the proposed development is not considered out of character.

The proposals are considered acceptable in terms of design, it is considered the extensions would integrate well and the proposed materials are to match those of the existing dwelling.

The proposed development at the front of the property is considered to enhance the appearance of the dwelling. There are a variety of roof styles in the vicinity thus the roof alteration does not cause harm to the character of the surrounding area.

Although the front and side extensions will be visible from the street, the property is significantly set back from the road and these extensions are minor in scale, therefore posing minimal risk of harm to the streetscape.

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.

With regards to number 8 Courtenay Drive, the proposed side extension would abut the common boundary. The side extension would have a modest height of 2.65m with a flat roof. The side extension replaces an existing side projection and although the depth would be greater, it would not project further than the rear elevation of number 8 and it is not considered to cause any additional harm than that of the existing arrangement. The proposed rear extension would be set off the boundary with this neighbour by approximately 2.7m and there are no identified risks in relation to overbearing effects, loss of sunlight and daylight, or privacy and overlooking. The first floor side facing window is to be obscure glazed.

With regards to number 12 Courtenay Drive, due to the staggered nature of the building line along this part of Courtenay Drive, the application site is positioned forward of this property which reduces the impact of the depth at the rear. Furthermore, there is a 1m gap between the proposed extension and the boundary with this neighbour. The majority of the depth of the single storey rear extension would be hidden behind the existing side/rear outbuilding in the garden of number 12. Overall, there are no identified risks of the proposals having a detrimental impact to this neighbour. The first floor side facing window is to be obscure glazed.

The proposed first floor front extension would be retained within footprint of the existing dwelling and thus would not result in any overshadowing or loss of natural light and would not have any overbearing impact on the adjoining neighbouring properties or cause any loss of privacy.

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/Informatives:

TL1 - Time Limit

M1 - Materials

AP1 - Approved Plans

PD3 - Obscure glazing

DC1 - Vehicle Parking (as specified)

IF3 - Highways

I24 - Do not damage the verge