

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Southcote

App Ref: 221570/HOU

Address: 15 Southcote Farm Lane, Reading, RG30 3DX

Proposals: Part single and part two storey extension with loft conversion to side and rear of property. (amended description)

Case Officer: Marcie Rejwerska

Applicant: Mr Jennings

Date received (valid from): 20 October 2022
(ext.)

Target Decision date: 8 March 2023

1. SITE DESCRIPTION

The application site is a two storey semi-detached dwelling on the north side of Southcote Farm Lane. There is an existing single garage to the side of the property and a single storey rear extension. The property is set back from the road by way of a paved driveway. The surrounding area is residential, comprised of detached, semi-detached properties and short terraces in similar character. The property is not listed nor in a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a part single and part two storey rear and side extensions, as well as a loft conversion including a hip to gable roof extension and a rear dormer.

The proposed side/rear extensions will measure 1.45m in width at the side with a total width of 4.35m at the rear. The single storey rear extension will measure 4.52m in depth from the rear elevation. The side extension will incorporate part of the existing garage.

At the first floor, the rear extension will measure 1.7m in depth above the proposed single storey extension. The proposed extensions will have a flat roof to match the existing.

The proposed loft conversion includes a hip to gable roof extension and a rear box dormer measuring 6.32m width x 3.22m depth x 2.5m height.

Plans considered:

023-02-01 Rev. P, Location and block plan, dated October 2022, received 21 October 2022

030-03-01 Rev. P, Existing ground, first floor and loft plans, dated July 2022, received 21 October 2022

030-05-01 Rev. P, Existing elevations, dated July 2022, received 21 October 2022

030-03-07 Rev. P3, Proposed ground floor and first floor, dated July 2022, received 21 February 2023

030-03-08 Rev. P3, Proposed loft and roof plans, dated August 2022, received 21 February 2023

030-05-02 Rev. P3, Proposed elevations, dated August 2022, received 21 February 2023

Preliminary Roost Assessment, Arbtech, dated 14 October 2022, received 21 October 2022

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

Internal consultations:

Ecology - The Bat Survey report (Arbtech, October 2022) has been undertaken to the appropriate standard and concludes that the building is unlikely to host roosting bats. As such, since the proposals are unlikely to affect bats or other protected species, there are no objections to this application on ecological grounds.

External consultations:

The following addresses were consulted by letter.

17 Southcote Farm Lane, Reading, RG30 3DX
42 Winsor Drive, Reading, RG30 3EQ
13 Southcote Farm Lane, Reading, RG30 3DX

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)

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 proposed side/rear extensions are considered acceptable in terms of scale. The depth of the single storey extension represents the extent to what would be considered acceptable on this site in terms of depth. The slope of the land on Southcote Farm Lane puts the application site at a lower angle from the neighbouring no.13 which mitigates the effect of the proposed development. The bulk of the development is restricted to the rear of the site and therefore has minimal impact on the character of the street. The two storey side extension will be partly visible from the street but this is not considered to be harmful, particularly because two storey side extensions are not uncommon in the immediate area. The design of the side/rear extensions respects the character of the host dwelling and is therefore considered acceptable both in terms of scale and design.

The proposed loft conversion and rear dormer mirror the adjacent no. 17, and are therefore not considered out of character. Although box dormers are not the favoured design for dormers, the dormer will not be visible from the street and is not considered to pose a risk of harm to the wider street scene.

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.

- Privacy and overlooking;
 - New windows are proposed at the ground floor, first floor and dormer level at the rear elevation. The proposed first floor windows are both to be obscure glazed. The proposed dormer windows - one obscure glazed window and one Juliet balcony window - are not considered to pose a risk of overlooking.
- Overbearing effects;
 - The proposed development is considered large but acceptable in terms of scale.
- Sunlight and daylight;
 - No identified risks.

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 PERMISSION

Recommended Conditions:

TL1

AP1

M1

PD5

PD3