

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Coley

App Ref: 220988/HOU

Address: 5 Ashley Road, Reading, RG1 6HT

Proposals: 2 storey front extension. Increase in roof ridge height. Rear single storey extension. Demolition of front entrance, store and existing garage. Construction of new garage, new windows and doors. Construction of new store. New external wall insulation. Change of facade materials.

Case Officer: Mr David Brett

Applicant: Mr Paul Grabinar

Date received (valid from): 06/07/2022

Target Decision date: 24/02/2023, extension of time on decision agreed from 31/08/2022

1. INTRODUCTION

The proposal site is a two-storey detached dwelling located on Ashley Road, off Berkeley Avenue. The surrounding area consists of a mix of two storey detached dwellings and semi-detached dwellings. The surrounding area is considered predominantly residential.



Fig 1. Front of 5 Ashley Road. Photo taken by case officer on 27/07/2022.



Fig 2. Front of 5 Ashley Road. Photo taken by case officer on 27/07/2022.

A site visit was carried out on 22/04/2022 for application 220988.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks:

- 2 storey front extension
- 1 storey rear extension
- Increased roof pitch and height
- Garage to replace car port
- Demolition of existing garage and stores / outbuildings
- Replacement store
- New windows and doors

Plans considered:

- Sustainability Statement - 2835
- ~~- Informal Assessment of Bat Potential - 2835 C002P4~~
- Design Document - 2835
- Location and Block Plan - 2835 001P3
- Existing Plans - 2835 002P4
- Existing Elevations - 2835 003P4
- Proposed Plans - 2835 004P5
- ~~- Proposed Elevations - 2835 005P4~~
- Street Elevations - 2835 006P3
- Existing and Proposed 3 Sketch Views - 2835 007P5

~~Proposed Materials 2835 008P3~~
Received on 06/07/2022

~~Proposed Elevations 2835 005P6~~
Received on 23/08/2022

~~Proposed Elevations 2835 005P9~~
~~Bat Survey Report prepared by Bioscan (UK) Ltd E2151-R1~~
Received on 28/09/2022

~~Proposed Elevations 2835 005P10~~
~~Bat Survey Report prepared by Bioscan (UK) Ltd E2151-R1 (Rev A)~~
Received on 29/11/2022

~~Proposed Elevations 2835 005P12~~
~~Bat Survey Report prepared by Bioscan (UK) Ltd E2151-R1 (Rev B)~~
Received on 19/12/2022

- Proposed Elevations - 2835 005P14
- Proposed Materials - 2835 008P4
- Bat Survey Report prepared by Bioscan (UK) Ltd - E2151-R1 (Rev C)

Received on 23/01/2023

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

4.1 The following addresses were consulted by letter.

7 Ashley Road, Reading, RG1 6HT - No response received.
31 Hungerford Drive, Reading, RG1 6JA - No response received.
32 Hungerford Drive, Reading, RG1 6JA - No response received.
85 Berkeley Avenue, Reading, RG1 6HS - No response received.

Reading Borough Council, Ecology - Response received on 02/08/2022

- The house and the garage may host roosting bats and to confirm whether this is the case, and if so how bats will be affected by the proposals, a bat survey will need to be carried out. The survey will need to be carried out prior to determination of the application or the application would need to be refused on the grounds that insufficient evidence had been provided to determine the likely impacts of the proposals on bats (which are a protected species and a material consideration in the planning process).
- The applicant should be aware that bat activity surveys are seasonal, and factor this into the timeframe for their project.

Officer Note: Revisions were received to the development during the course of the application to provide on site biodiversity enhancements such as bat boxes. Evidence of bats roosts were found within the site. Mitigation was therefore required.

Reading Borough Council, Ecology - Updated response received on 16/02/2023 upon review of amended plans and additional Ecological Reports

- There are no Ecology objections to this application subject to conditions.

Reading Borough Council, Transport - Response received on 19/07/2022

- There are no Transport objections to this application.

5. 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.

6. 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 (Adopted November 2019)

CC7 Design and the Public Realm

CC8 Safeguarding Amenity

H9 House Extensions and Ancillary Accommodation

H10 Private and Communal Outdoor Space

EN12 Biodiversity and the Green Network

EN15 Air Quality

TR3 Access, Traffic and Highway-Related Matters

TR5 Car and Cycle Parking and Electric Vehicle Charging

SPG/SPD

Design Guide to House Extensions SPD (Adopted March 2021)

Revised Parking Standards and Design SPD (2011)

7. APPRAISAL

7.1 House Extensions and Ancillary Accommodation

In accordance with Reading Borough Local Plan policy H9: House Extensions and Ancillary Accommodation, house extension proposals are acceptable where it:

- *Respects the character and appearance of the house in terms of scale and locations.*
- *Respects the character and pattern of neighbouring properties and appearance of the street as a whole in terms of scale, location, materials and design, the arrangement of doors, windows and other principal architectural features and any important existing building line.*

Policy CC7 of the Reading Borough Local Plan requires all development to be of high quality design and maintain and enhance the character and appearance of the surrounding area. In this specific case, this concerns the following components:

- Layout
- Landscape
- Scale: height and massing; and
- Architectural detail and materials

The proposed development consists of two storey side and rear extensions to facilitate a larger family home. The maximum height of the development is increasing to utilise the loft space to 5 Ashley Road as habitable living space. This has increased the pitch of the existing roof, however, the ground to eaves height would appear largely the same. The existing dwelling is not considered to have any significant architectural merit, and consists of red brick side elevations,

the front elevation consists of hanging roof tiles to the first floor and gable. The windows and doors consist of white uPVC. The appearance of other dwellings within the surrounding area is considered mixed, with some pebble dash finishes, mock-Tudor exteriors, hanging tiles, and white render. The scale of developments remains consistent at two storeys.

In the context of the significant two storey front extension to 7 Ashley Road, the proposed development at 5 Ashley Road is considered to respect the character and appearance of neighbouring properties in terms of scale. In terms of design, the materials consist of white silicone render, dark grey silicone render, gunmetal grey aluminium fascia and flashing, with the re-use of the existing hanging tiles to the proposed front side (south facing) and rear elevations. The materials selected are considered to complement each other in terms of their appearance. The arrangement of doors and windows is considered acceptable. As discussed, the eclectic collection of external appearance and materials to dwellings within the surrounding area means that an established appearance for the area will not be harmed.

The scale of the proposed extensions in relation to the existing dwelling is acknowledged, however, the site is considered capable of taking extensions of the size proposed. The development would fundamentally alter the overall appearance of the dwelling, as a result the extensions would not have an odd relationship with the existing dwelling.

The attached garage to be demolished is not considered of any architectural merit. The proposed garage has a larger footprint than that of the existing car port, however, due to the sharp change in elevations from the highway down to the proposal site, the proposed garage would not have an overbearing impact on the street scene.

Overall, the proposed development is considered in accordance with Policies H9 and CC7 of the Reading Borough Local Plan. The proposed development is considered to respect the character and appearance of the surrounding area.

In accordance with Reading Borough Local Plan policy H9: House Extensions and Ancillary Accommodation, house extension proposals are acceptable where it:

- *Does not result in a loss of biodiversity within gardens.*

It is not considered that the proposal would result in a loss of biodiversity within the garden. Bat roosts have been identified at the site and will be discussed in section 7.4 of this report.

7.2 Safeguarding Amenity

This proposal has also been assessed against Reading Borough Local Plan policy CC8: Safeguarding Amenity, which states that proposals are acceptable where they will not cause a detrimental impact on the living environment of existing residential properties with regard to (amongst other matters):

- *Privacy and overlooking*
- *Access to sunlight and daylight*
- *Visual dominance and overbearing effects of a development*
- *Harm to outlook*

With regard to the impact of the proposed development on 7 Ashley Road and 85 Berkeley Avenue; the development would not result in a harmful loss of light, privacy or appear overbearing to these neighbouring dwellings. Conditions will be recommended for any approval decision to restrict the insertion of windows and openings to the first floor north elevation of the development to avoid harmful overlooking to number 85. A further condition will also be included to restrict the use of the flat roof to the proposed porch as a balcony and the proposed single storey rear extension. This is to avoid harmful overlooking and loss of privacy to numbers 7 and 85.

No other nearby occupier is considered to be significantly impinged by the proposed development in relation to any amenity consideration. For existing and future occupiers of 11

Cockney Hill, the proposed development is considered to improve the standard of accommodation at the site.

Overall, the proposed extension is not considered to harm the living conditions to neighbouring properties or the surrounding area. Therefore, the proposed development is considered in accordance with policies CC7 and CC8 of the Reading Borough Local Plan.

7.3 Private and Communal Outdoor Space

This proposal has also been assessed against Reading Borough Local Plan policy H10: Private and Communal Outdoor Space, which states that:

- *Usable outdoor space for houses should be no less than the gross floor area of the dwelling. To which it relates.*

It is considered that this proposal will not represent an unacceptable loss in private outdoor space.

7.4 Ecology

Bat and protected species surveys have been carried out at the site. Evidence of bat roosts were discovered, therefore mitigation is required in order to ensure that the development does not harm the existing bat roosts. The development has therefore been revised during the course of the application to accommodate bats and protected species. The hanging roof tiles to the exterior of the existing dwelling have been incorporated into the design of the proposed extension in order to accommodate bat roosts. Built in bat boxes have also been incorporated within the exterior walls of the proposed development.

The proposed bat mitigation has been reviewed by the Council's Ecologist and is considered acceptable. Therefore, there are no Ecology objections to this application subject to conditions securing a bat licence for the development, a condition requiring the submission of confirmation to the LPA that the mitigation has been carried out, and a condition restricting the installation of external lighting to ensure that bats are not deterred from the mitigation. The development is therefore considered in accordance with Policy EN12 of the Reading Borough Local Plan.

8. CONCLUSION

The proposed development has been assessed and the proposed works are considered to be in accordance with the above relevant policies and planning permission can be granted.

9. RECOMMENDATION

GRANT

10. CONDITIONS

TL1: Time Limit (Standard)

The development hereby permitted shall begin no later than three years from the date of this planning permission.

REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

AP1: Approved Plans

The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

- Location and Block Plan - 2835 001P3

- Proposed Plans - 2835 004P5

Received on 06/07/2022

- Proposed Elevations - 2835 005P14
- Proposed Materials - 2835 008P4
- Bat Survey Report prepared by Bioscan (UK) Ltd - E2151-R1 (Rev C)

Received on 23/01/2023

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

M3: Materials (As Specified)

The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and/or application forms unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 and H9 of the Reading Borough Local Plan 2019.

Bat Licence

No development shall commence on site (including demolition or preparatory works) until a licence for development works affecting bats has been obtained from the Statutory Nature Conservation Organisation (Natural England) and a copy has been submitted to and approved in writing by the Local Planning Authority. Thereafter mitigations measures approved in the licence shall be maintained in accordance with the approved details. Should conditions at the site for bats change and the applicant conclude that a licence for development works affecting bats is not required the applicant is to submit a report to the Local Planning Authority detailing the reasons for this assessment and this report is to be approved in writing by the Local Planning Authority.

REASON: To ensure that bats, a European Protected Species, are not adversely impacted upon as a result of the development in accordance with Policy EN12 of the Reading Borough Local Plan 2019.

Confirmation of Mitigation

Prior to final completion of the development a letter from an appropriately qualified ecologist shall be submitted to and approved in writing by the council confirming that the bat mitigation and enhancement measures as shown on Figure 4 of the bat survey report (Bioscan '5 Ashley Road, Reading, RG1 6HT BAT SURVEY REPORT (Rev. C)' dated January 2023, Bioscan Report No. E2151-R1) have been installed as specified in Section 3.1 of the same report. The report shall include photos of the mitigation and enhancement measures in situ and confirmation that bat friendly roofing membrane or bitumen roofing felt has been used behind hanging tiles.

Reason: The building hosts several bat roosts which will be affected by the proposals. This condition will ensure that bats, a group of protected species and a material consideration in the planning process, are not adversely affected by the development.

No External Lighting

No new exterior lighting is to be installed without the prior written permission of the local planning authority.

Reason: The building hosts roosting bats and if a bat roost were to be illuminated it would deter bats from using it. This condition will limit the impact of light pollution from artificial light on nature conservation in accordance with paragraph 185 of the NPPF and Policy EN12 of the Local Plan

Vehicle Parking

The dwelling hereby permitted shall not be occupied until all vehicle parking spaces have been provided in accordance with the plans hereby approved. The spaces shall be kept available for parking at all times thereafter.

REASON: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

No new openings
Restricted use of flat roof areas

11. INFORMATIVES

Standard Informatives