

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Emmer Green

App Ref: 221846/HOU

Address: 8 Wetherby Close, Emmer Green, Reading, RG4 8UD

Proposals: Front two Storey Extension, render, Window/door opening alteration, Rebuild of the front dormer

Case Officer: Marcie Rejwerska

Applicant: Mrs Oyin Oduya

Date received (valid from): 23 January 2023 **Target Decision date:** 4 July 2023 (ext.)

1. SITE DESCRIPTION

The application site comprises a two-storey detached dwelling on Wetherby Close in Emmer Green. The property is set back from the road by way of a front garden and paved driveway with a garage to the side of the dwelling. There is an existing single storey extension at the side of the property.

The existing front elevation of the property includes a two storey outrigger with a modest front dormer in a low set pitched roof. The materials at the front elevation consist of white render at the ground floor and hanging tile cladding above. There is an existing canopy above the front entrance. There are existing solar panels on the roof of the dwelling.

There are existing outbuildings to the rear of the property which has a generous tree cover including two trees protected by TPO. The rear garden is part of an identified green link.

Wetherby Close is comprised of detached properties in varying design, with many contemporary features. The site is not within a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a two storey front extension and reconfiguration of the existing front dormer. The proposed two storey extension would measure 4.52m width x 2.7m in depth and create a new front gable at the first floor level. The existing dormer on the west side would be incorporated to form a matching front gable. The existing canopy would be removed and replaced with a 1.63m front extension.

The windows at the front elevation will have timber-clad built in planters. The proposed finish is off-white render with elements clad in timber.

The proposal also includes the relocation of the existing solar panels at the front of the property to accommodate the works to the roof. The solar panels will be retained.

Timber cladding is proposed to the single storey side extension and replacement windows and timber cladding throughout the rear and side elevations.

Plans considered:

Design and Access Statement, dated November 2022, received 9 December 2022

P.01 Location plan, dated 12 August 2022, received 9 December 2022

E.01 Existing ground floor plan, dated 12 August 2022, received 9 December 2022

E.02 Existing first floor plan, dated 12 August 2022, received 9 December 2022

E.03 Existing roof plan, dated 12 August 2022, received 9 December 2022

E.04 Existing front elevation, dated 12 August 2022, received 9 December 2022

E.05 Existing rear elevation, dated 12 August 2022, received 9 December 2022

E.06 Existing side elevation 1, dated 12 August 2022, received 9 December 2022

E.07 Existing side elevation 2, dated 12 August 2022, received 9 December 2022

P.02 Proposed site plan, dated 2 August 2022, received 9 December 2022
P.03 Proposed ground floor plan, dated 2 August 2022, received 9 December 2022
P.04 Proposed first floor plan, dated 2 August 2022, received 9 December 2022
P.05 Proposed roof plan, dated 2 August 2022, received 9 December 2022
P.06 Proposed front elevation, dated 2 August 2022, received 9 December 2022
P.07 Proposed left-side elevation, dated 2 August 2022, received 9 December 2022
P.08 Proposed rear elevation, dated 2 August 2022, received 9 December 2022
P.09 Proposed right-side elevation, dated 2 August 2022, received 21 June 2023
PB/TPP-23/05.23 Tree protection plan, dated 24 May 2023, received 26 May 2023
Arboricultural Survey [Arbtech], dated 16 January 2023, received 23 January 2023
Primary Ecological Appraisal (Bats) [Urban Tree Experts], dated 28 April 2023, received 3 May 2023
Biodiversity Enhancement Statement Rev. B, received 21 June 2023

3. RELEVANT PLANNING HISTORY

221938 - Certificate of Lawfulness for a new outbuilding in the rear garden - Application withdrawn

230483 - Proposed New Annex Outbuilding with Demolition of the existing outbuilding - Application not yet determined

4. CONSULTATIONS

RBC Natural Environment

- No objections subject to simple Tree Protection plan; the TPP has been supplied by the agent

Ecology

- Bat survey requested; prelim. Bat survey supplied by agent
- Bat survey completed to an appropriate standard, no objections on ecological grounds subject to condition to ensure biodiversity enhancements on site; Biodiversity enhancement statement supplied by agent
- Biodiversity enhancement statement considered acceptable

External consultation:

The following addresses were consulted by letter.

9 Wetherby Close, Emmer Green, Reading, Berkshire, RG4 8UD
12 Yarnton Close, Emmer Green, Reading, RG4 8UW
7 Wetherby Close, Emmer Green, Reading, RG4 8UD
14 Yarnton Close, Emmer Green, Reading, RG4 8UW

No letters of representation 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)

EN12 (Biodiversity and the Green Network)

EN14 (Trees, Hedges and Woodlands)

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 extensions significantly change the character of the property, giving it a more contemporary appearance. This is not considered harmful to the property nor at odds with the properties on Wetherby Close which have similar contemporary features.

The proposed extensions although large in scale are not considered to pose a risk of harm. The proposed materials are sympathetic to the character of the street and are not considered out of place.

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;
 - No identified risk. New windows at ground floor side elevations of the front extension are not considered to pose a risk of harm to the neighbouring property.
- Overbearing effects;

- Although large, the scale of the proposed extensions is considered acceptable in this case as there is sufficient space between the neighbouring properties to offset any impact on amenity.
- Sunlight and daylight;
 - No identified overshadowing risk.

Other matters

- The proposal includes a biodiversity enhancement scheme including an integrated eco bat box on the side elevation of the dwelling. This is considered a positive contribution to the site.
- The proposed tree protection plan is considered acceptable as majority of the works are contained to the front of the property or internally.

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

M3

L7A

L10