

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Emmer Green

App Ref: 221590/HOU

Address: 82 Knights Way, Emmer Green, Reading, RG4 8RH

Proposals: Proposed single storey porch with WC for disabled access.

Case Officer: Beatrice Malama

Applicant: Mr Amin Rismanchian

Date received (valid from): 25 October 2022 **Target Decision date:** 20 December 2022

1. SITE DESCRIPTION

The application site is a two story mid-terraced property located at 82 Knights Way. The area is predominantly residential with a mixture of semi-detached and terraced properties of similar design and style. Some properties within the area have brick exterior walls while others have rendered walls and a few have a mixture of brick and render. The application site has rendered exterior walls with a pitched roof (Fig 1). Properties have either pitched or hipped roofs. Most properties within the area have made various alterations to their original buildings.



Figure 1: Existing front elevation (site visit - 27th May 2022).

2. PROPOSAL AND SUPPORTING INFORMATION

Planning application is sought for the proposed single storey front extension (porch with WC) and a 'T' shaped ramp for disabled access. The proposed front extension would measure 2.5m deep by 4.19m wide; and the ramp would measure

part 1m deep by 2.5m wide and 1m deep by 1.5m wide respectively. The roof would be tile mono-pitched and exterior walls would be rendered to match the existing house.

Plans considered

Drawing No. 22038.S.BC-07 ER - Location Plan dated September 2022, received 25 October 2022

Drawing No. 22038.S.BC-06 ER - Proposed Elevations dated September 2022, received 25 October 2022

Drawing No. 22038.S.BC-05 ER - Proposed First Floor Plan dated September 2022, received 25 October 2022

Drawing No. 22038.S.BC-05 ER - Proposed Ground Floor Plan dated September 2022, received 25 October 2022

Drawing No. 22038.S.BC-03 ER - Existing Elevations dated September 2022, received 25 October 2022

Drawing No. 22038.S.BC-02 ER - Existing First Floor Plan dated September 2022, received 25 October 2022

Drawing No. 22038.S.BC-08 ER - Proposed Block Plan dated September 2022, received 25 October 2022

Drawing No. 22038.S.BC-01 ER - Existing ground Floor Plan dated September 2022, received 25 October 2022

3. RELEVANT PLANNING HISTORY

220454/HOU - Removal of existing concrete lavatory and conservatory, replacing with a two storey rear extension and a single-storey rear extension with flat roof & velux, construction of a single-storey front extension with lean-to roof (amended description) - permitted on 25 July 2022

4. CONSULTATIONS

The following addresses were consulted by letter.

80 Knights Way, Emmer Green, Reading, RG4 8RH

84 Knights Way, Emmer Green, Reading, RG4 8RH

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 front extension would measure 2.5m deep by 4.2m wide and would include a 'T' shaped ramp measuring 2.5m wide by 1m deep and 1.5m wide by 1m deep. The roof would be tile pitched and would have rendered exterior walls.

Policy CC7 (Design and the Public Realm) of the Reading Borough Local Plan 2019 states that:

"All development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located. The various components of development form include, among others, the scale".

Policy CC7 of the Reading Borough Local Plan attaches great importance to the need to have high quality designs that maintain and enhance the character and appearance of the area within which it is located. Given the scale, the proposed front extension has failed to demonstrate that the character and appearance of the terrace and the street would be maintained or enhanced. The proposed front extension is considered to compromise the symmetry of design of the existing terrace contrary to Policy CC7.

In addition, the Reading Borough Council Design Guide to House Extensions (SPD) 2021 states as follows:

“The Council will not normally grant planning permission for front extensions that are excessive in size, height and depth relative to the dwelling on the site and neighbouring buildings. Where there is a prevailing building line within the street, front extensions should not extend beyond that line. Failure to demonstrate a balance of proportions in the case of semi-detached, or terraced property extensions that stretch across the whole of the frontage or compromise the symmetry of design will result in refusal”.

As evidenced in the photos below (figures 2 & 3), the existing terrace has an established building line to the front. The proposed front extension would significantly extend beyond the existing building line of the terrace which would significantly distort the existing symmetry of design of the terrace. This is considered to adversely harm the character and appearance of the existing terrace and the streetscene.



Figure 2: Existing terrace frontage (i)



Figure 3: Existing terrace frontage (ii)

Whilst the plans appear to suggest that the proposed front extension of this scale is required to enable disabled access, no evidence has been provided to show that wheelchair access would not be possible without the proposed front extension, or conversely to show that a policy-compliant extension could not provide wheelchair access. Although the need for wheelchair access is important in considering the application, without suitable evidence an exception to policy cannot be justified.

In view of this, the proposal is considered to conflict with Policies CC7 and H9 of the Reading Borough Local plan (2019) and the Reading Borough Council Design Guide to House Extensions (SPD) 2021 and as such the application 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 the size and location of the proposed front extension and the distance to the closest neighbouring ground floor windows, it is considered unlikely that the proposed development would have any harmful impact on the living conditions of neighbouring occupants with regard to access to natural light, loss of privacy and overbearing effects. In addition, given the size of the proposed development including the proposed ramp in relation to the existing front garden space, the proposal is not considered likely to result in a significant reduction in the amount of garden space available. The proposal therefore would comply with Policy CC8, H9 and H10 of the Reading Borough Local Plan.

7. CONCLUSION

The proposed development has been assessed as set out above and is considered to be unacceptable for the reasons set out below.

8. RECOMMENDATION

REFUSE APPLICATION

Reasons for Refusal

1. The proposed single storey front extension by way of its size, scale and location would significantly compromise the symmetry of design in the front elevation of the existing terrace resulting in a visually dominant development, which would adversely harm the character and appearance of the terrace and the streetscene, contrary to Policies CC7 (Design and the Public Realm) and H9 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan 2019 and the Design Guide to House Extensions SPD (2021).

INFORMATIVES

1. This decision relates to the following drawings and documents:

Drawing No. 22038.S.BC-07 ER - Location Plan dated September 2022, received 25 October 2022

Drawing No. 22038.S.BC-06 ER - Proposed Elevations dated September 2022, received 25 October 2022

Drawing No. 22038.S.BC-05 ER - Proposed First Floor Plan dated September 2022, received 25 October 2022

Drawing No. 22038.S.BC-05 ER - Proposed Ground Floor Plan dated September 2022, received 25 October 2022

Drawing No. 22038.S.BC-03 ER - Existing Elevations dated September 2022, received 25 October 2022

Drawing No. 22038.S.BC-02 ER - Existing First Floor Plan dated September 2022, received 25 October 2022

Drawing No. 22038.S.BC-08 ER - Proposed Block Plan dated September 2022, received 25 October 2022

Drawing No. 22038.S.BC-01 ER - Existing ground Floor Plan dated September 2022, received 25 October 2022

Application Form dated 24 October 2022, received 25 October 2022

2. The Local Planning Authority has worked positively and proactively with the applicant to see if relevant concerns could be resolved to allow permission to be granted. However, that has not been possible within the prescribed target or agreed extended timescale and therefore the decision to **REFUSE** planning permission has been taken.