

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Thames

App Ref: 211354/HOU

Address: Summer Hill, The Warren, Reading, RG4 7TH

Proposals: Demolition of existing single storey side extension forming semi-basement. Demolition of existing single storey glazed structure at front and removal of tiled mansard roof to existing balcony. Removal of existing roof structure. Erection of new two storey side extension and new roof with habitable rooms in roof space. Erection of new single storey extension to front with flat roof forming balcony over. Associated internal and external alterations and new fenestration.

Case Officer: Nathalie Weekes

Applicant: Mr Venay Komathukattil

Date received (valid from): 17 August 2021

Extended Target Decision date: 12 January 2022

1. INTRODUCTION

Summer Hill is a detached 2 storey residential dwelling located on the north side of The Warren. It is situated on an incline, set above The Warren overlooking the bank of the River Thames and is set down from the neighbouring houses along St Peters Road. The properties in the vicinity vary in terms of design and architectural composition. The house is partially obscured from Warren road by vegetation and due to the gradient of the land however can be seen from the opposite side of the River Thames. There are a number of mature trees in the vicinity of the dwelling. There is a high level hedge surrounding the rear boundary of the property.

A certificate B ownership certificate has been signed, notifying Cambusmoon and 8 The Warren of the proposed works due to shared driveway access.

The site is in The Thames Valley, a designated Major Landscape Feature. It is not in a flood risk area or conservation area.

View of Summerhill from the bottom of the drive from The Warren



Existing front elevation of Summerhill



Existing view from rear ground floor window



Existing views from rear first floor windows with existing single storey projection providing an indication of the depth to be extended at the rear and the established hedging on the boundary.



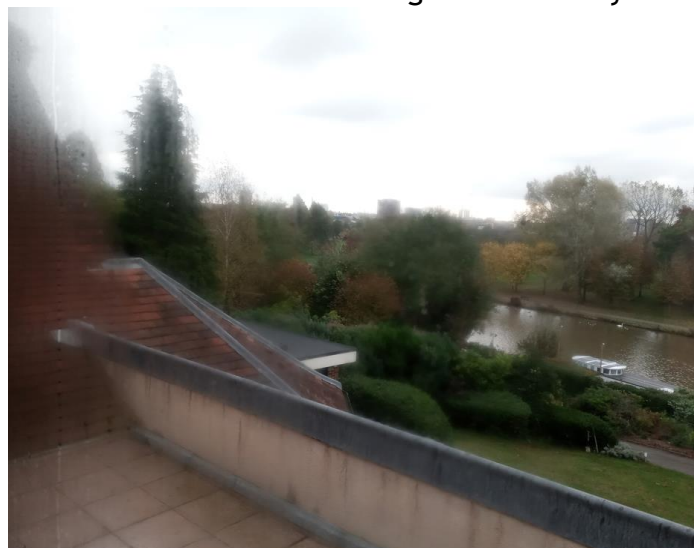
Difference in ground level to the rear of the property, with existing single storey projection



Existing first floor fenestration at the rear of the property



Views from the existing front balcony



2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is to demolish the existing single storey side extension currently forming a semi-basement, to demolish the existing single storey glazed structure at the front elevation and remove the tiled mansard roof to the existing balcony. Works will include the removal of the existing roof structure to be raised approximately 1.15m in height to accommodate attic accommodation, with the front gable 2.4m higher. The proposed development will consist of the erection of a new two storey side extension, measuring approximately 4.12m in width with a new first floor level and new roof with habitable rooms in the roof space to match the rest of the house. At the front elevation is a new single storey extension with flat roof forming a balcony at first floor level. Refurbishment of the building will include associated internal and external alterations and new fenestration. The existing garage will be retained.

Proposed changes to materials include a proposed new white smooth render and CEDRAL weatherboarding or similar in a C03 Grey brown or C05 grey ([link to colour chart https://www.weather-board.co.uk/colour-chart/](https://www.weather-board.co.uk/colour-chart/)) to replace off white render over red brick plinth walls, new dark grey slate roofing to replace red plain roof tiles and new grey polyester powder coated aluminium framed double glazed windows to replace hardwood and part glazed doors. No changes are proposed to the fencing or to the access and hardstanding, with replacement low energy lighting and black UPVC gutters and downpipes on grey UPVC fascia's and bargeboards. Two proprietary Bat Block/bricks are proposed to be built into the West elevation wall at least 4m above ground level and two proprietary hidden bird nests are to be built into the north elevation wall. Hedgehog gaps in the boundary hedging will be retained to provide ecological enhancements to improve biodiversity at the site. Solar panels are proposed as future additions to the roofline.

There are a number of existing lights on the property as listed below and they are to remain. The only new lighting proposed is to provide bollard style downlighters along the driveway close to the house (as indicated on the amended site plan). These will be PIR operated or on a timer, link to [LED path light Bernd | Lights.co.uk](https://www.led-path-light-bernd-lights.co.uk)

1. A security flood light in the front on the first floor above the PIR dome porch light by the entrance - similar to 9 below
2. A fixed light by the sliding door of the side basement - will be replaced by 10 below.
3. A fixed light at the back, in addition to 8 below. 8 points west, while this one points north .
4. At entrance door (PIR)
5. By the lounge (PIR)
6. By the existing balcony (fixed) - will be moved to new balcony (PIR) , we should also have an additional fixed one that the new balcony , which is non PIR based .
7. By the right-side path (fixed) can be placed at same location by the utility door as a PIR based .
8. By the existing back door to kitchen - can be retained.
9. At first floor level above stairs (PIR based)
10. A new fixed outdoor light will be needed by the new kitchen patio.
11. Existing PIR based on by garage entrance will be retained.

Plans considered

H1504.01: Location Plan and Block Plan

H1504.02: Existing Ground and Lower Ground Floor Plans

H1504.03: Existing First Floor Plan

H1504.04: Elevations as Existing

H1504.05: Proposed Ground Floor Plan

H1504.DOC.03: Project Image

H1504.DOC.04: CIL Questions

H1504.DOC.05: CIL Residential Extension Exemption Claim Form

V1105.001 Bat Roost Scoping Survey: Summer Hill, The Warren, Caversham, Crossman Associates, dated 12 August 2021

As received 18 August 2021

20665 Arboricultural Impact assessment 2 (AIA2), Bucks Plant Care Ltd, 15 October 2021

As received 18 October 2021

H1504.06: Rev A Proposed First and Second Floor Plans

As received 10 November 2021

H1504.11 Rev A: Proposed Site Plan

H1504.07 Rev A: Proposed Elevations Sheet 1

H1504.08: Rev B Proposed Elevations Sheet 2

As received 30 November 2021

H1504.09: Rev D Proposed Elevations Sheet 3

H1504.10: Rev B Proposed Elevations Sheet 4

20678 Arboricultural Method Statement, Bucks Plant Care Ltd, 17 December 2021

As received 19 December 2021

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

The following addresses were consulted by letter.

107c Upper Woodcote Road, Caversham, Reading, RG4 7JZ

9 St Peters Avenue, Caversham, Reading, RG4 7DD

5 St Peters Avenue, Caversham, Reading, RG4 7DD

7 St Peters Avenue, Caversham, Reading, RG4 7DD

Blewgarth, The Warren, Caversham, Reading, RG4 7TH

Cambusmoon, The Warren, Caversham, Reading, RG4 7TH

Two letters of objection were received from 7 St Peters Avenue and 107c Upper Woodcote Road on behalf of WADRA raising concerns about the proposed raising of height of the roofline in the setting, additional fenestration, intrusive design and overlooking of no 7 St Peters Avenue and neighbouring properties with a detrimental impact on quality of life and proposed materials

being out of keeping with the character of the area. A request was made for the proposal to be reconsidered and amended to have a neutral impact on neighbours and the surrounding area. *Case officer: all comments have been considered during the review of the application and a site visit undertaken to assess the impact of the development on the site and on neighbouring properties.*

Transport

There were no transport objections, subject to an informative.

This application is for extensive remodelling of the dwelling, however, the existing access and parking provisions within the site will not be affected by the proposals. Given that the property benefits from a large driveway which can accommodate in excess of the 2 vehicles; and there is no change to the existing access arrangements onto the highway, there are no transport objections to this application.

Informatives IF3 Highways

i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic. ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.

Natural Environment

The natural environment team have no objections subject to a condition:

Previous natural environment comments raised concerns with regards to potential harm the development and construction site operations may cause to shrub and hedge vegetation on site (i.e. particularly on the eastern and northern boundary).

With reference to the Arboricultural Method Statement for Summer Hill - Caversham_Amended 17 December 2021_ sent by Mr. Hunt on 19th December 2021, the following are noted:

Although shrub or hedge vegetation is still missing from the plans, the construction exclusion zone is greatly extended to cover the entire eastern and northern boundaries. Mr Hunt states in his e-mail that 'all existing areas of hedge and shrub to be protected', indicating that shrub vegetation is growing along these boundaries.

It was previously requested that said vegetation is plotted on the plans. However, given the extensive provisioned construction exclusion zone and the otherwise proximity to even the existing building of the unprotected area (i.e. the strip of between CEZ and the existing building would not be suitable or sustainable for shrub vegetation anyway due to proximity to the house), on balance, the amended AMS is now acceptable.

As such, please attach condition L7A to secure AMS implementation. Also, please list this latest AMS as an approved document - I note there are no clear statements with regards to revision no, however, it has a revised date (17th December 2021) from the last one which is sufficient to distinguish this from the previous one (dated 24th November 2021).

Ecology

Ecology had no objections, subject to a condition:

The application site comprises a detached two-storey building with garden situated approximately 60m north of the River Thames. It is proposed to carry out a series of major alterations to the property including a two storey side extension, single storey front extension and additional rooms in the roof.

A Preliminary Bat Roost Assessment (Crossman Associates, August 2021) has been undertaken and concludes that the building is unlikely to host roosting bats. As such, it is considered unlikely that the proposals will adversely affect protected species.

However, in accordance with paragraph 180 of the NPPF, which states that “opportunities to incorporate biodiversity in and around developments should be encouraged”, a condition should be set to ensure that enhancements for wildlife are provided within the new development.

Furthermore, one of the main potential impacts of the development will be an increase in light pollution during and after construction (which can significantly and adversely affect wildlife in a variety of ways). This is particularly pertinent due to the location of the site’s location next to the river Thames and any new lighting will need to be kept to a minimum. It is therefore recommended that a condition is set to ensure that any new lighting is subject to approval by the local planning authority to ensure that the larger dwelling does not result in any increase in light pollution.

Communication with the agent

Following feedback and communication with the agent, plans were amended to reduce the amount of fenestration to the rear elevation to reduce the impact of any overlooking onto neighbouring properties. The side roof window on the east elevation was amended to have obscured glass, the rear loft window on the north elevation was reduced in size at a height of 1.7m from floor level to provide daylight into the rear of the attic room and reducing the size of the rear bedroom window to reflect the shape and design of the existing ground floor rear windows.

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)

CC1: (Presumption in favour of Sustainable Development)

CC2: (Sustainable Design and Construction)

CC7: (Design and the Public Realm)

CC8: (Safeguarding amenity)

EN12: (Biodiversity and the green network)

EN13: (Major landscape features and areas of outstanding natural beauty)

EN14: (Trees, hedges and woodland)

H9: (House extensions and ancillary accommodation)

H10: (Private and communal outdoor space)

TR3: (Access, Traffic and highway related matters)

TR5: (Car and cycle parking and electric vehicle charging)

SPG/SPD

- A Design Guide to House Extensions (2021)
- Revised Parking standards and design (2011)

Other guidance

- Reading Borough Council Tree Strategy (2021)

6. APPRAISAL

H9 states: An extension to a house will be acceptable where it:

- A. Respects the character of the house in terms of scale, location, materials and design;

To assess this, the following has been considered - would the proposal:

- detract from the appearance of the original building through the use of ill-matching materials and by not fitting in with the design, scale and proportions of the original building; ***NO. Although the proposed materials are different to the existing house, the appearance of the building is not considered out of keeping with the area. There are a variety of designs and architectural compositions along The Warren. There is an existing single storey level on the eastern side of the house, which is to be levelled up to provide continuity of floor levels with the rest of the ground floor, building above an established floor level, it is not considered out of scale with the existing house. The increase in depth to the rear of the house will infill the corner around an existing rear ground floor extension measuring 2.3m in depth and the extended ridge height combined with the side extension will provide a significant addition of volume to the original building, however on balance, due to the size of the plot, difference in ground levels and established building line, the proposed development is not out of proportion with the existing house and is not considered to detract from the appearance of the building. The proposed scale, design and materials complement the existing house and should not detract from its appearance in the public realm and will be screened by hedges and vegetation. It will be subservient to the main house.***
- reduce the amount of usable amenity space for the property to an unacceptable degree; ***NO. The property will still have an acceptable amount of amenity space.***
- require the loss of trees in the garden or put significant trees at risk; ***NO. Preventative measures are recommended to protect the trees and vegetation on site, with a condition to carry out works according to the approved AMS and TPP. There should not be a detrimental impact on biodiversity at the site.***

- B. 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; Respects neighbour's amenities and does not present a large blank façade to public areas.

To assess this, the following has been considered - would the proposal:

- significantly reduce the amount of daylight and sunlight enjoyed by neighbouring properties; **NO. Due to the distance between the proposed extension and neighbouring properties and the differences in ground levels, there should not be a significant reduction in daylight and sunlight enjoyed by neighbouring properties.**
- invade the privacy of neighbouring properties through overlooking from windows or balconies; **NO. The existing dwelling has a rear hallway, bedroom and two bathroom windows in the rear elevation at first floor level. The size of fenestration has been reduced for the proposed rear bedroom and the rear roof light has been reduced in size and placed at 1.7m from floor height to reduce any potential for overlooking onto neighbouring amenity. The side roof window on the east elevation has been amended to obscure glazing. Due to the height of the hedging around the property, and as a result of amended plans, the proposal is not considered to significantly intensify any invasion to the privacy of neighbouring properties on the boundary with Summerhill. The proposed balconies on the front elevation will replace existing balconies and will provide views across the River Thames with negligible overlooking impact on neighbour amenity to the front of the site.**
- detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; **NO. The proposed rear extension will be 3m away from the corner of the end boundaries with 5 and 7 St Peters Avenue and over approximately 25m from the rear elevations of the houses behind Summerhill.**
- detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; **NO. The proposed changes will not detract from the appearance of the street. There is a variety of architecture along The Warren. It will not be visible from the road but would be visible from across the river Thames.**

CC8: Safeguarding Amenity 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.

To assess this, the following has been considered - would the proposal cause a significant detrimental impact to the living environment of existing or new residential properties in terms of:

- Privacy and overlooking; **NO See comments above**
- Access to sunlight and daylight; **NO See comments above**
- Visual dominance and overbearing effects of a development; **NO See comments above**
- Noise and disturbance; **NO**
- Artificial lighting; **NO, the external lighting proposed would not cause a significant detrimental impact.**
- Vibration; **NO**
- Dust and fumes; **NO**
- Smell; **NO**
- Crime and safety. **NO**

7. 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.

8. RECOMMENDATION

Application Permitted