

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Peppard

App Ref: 220454/HOU

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

Proposals: 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).

Case Officer: Beatrice Malama

Applicant: Mr Amin Rismanchian

Date received (valid from): 28 March 2022 **Agreed Decision date:** 25 July 2022

1. INTRODUCTION

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

The proposal is for the removal of existing concrete lavatory and conservatory, replacing with two storey rear and single-storey rear extension with lean-to roof with a velux and construction of a single-storey front extension with lean-to roof. Revised plans were received by the Local Planning Authority on 13th June 2022 and 7th July 2022. Changes include a reduction in the size of the front porch and an illustration of visibility splays, two car parking spaces and drainage provision on the block plan. Various alterations to the proposed front porch have been made and as a result the size of the porch has reduced from 2.5m deep x 4.8m wide to 1m deep x 2.8m wide. The height has remained the same at 3.4m. Proposed exterior finishes would match the existing. Also included as part of this application is a new dropped kerb and two parking spaces in the front of the property.

Plans considered:

Drawing No: 21163.S.PP-06 ER - Proposed Elevations

Drawing No: 21163.S.PP-05 ER - Proposed First Floor Plan

Drawing No: 21163.S.PP-04 ER - Proposed Ground Floor Plan

Received by the local Planning Authority on 7th July 2022

Drawing No: 21135.S.PP-08 ER - Block Plan including drop kerb, visibility splays & parking

Received by the Local Planning Authority on 13th June 2022

Drawing No: 21163.S.PP-07 ER - Location Plan

Drawing No: 21163.S.PP-03 ER - Existing Elevations

Drawing No: 21163.S.PP-02 ER - Existing First Floor Plan

Drawing No: 21163.S.PP-01 ER - Existing Ground Floor Plan

Received by the Local Planning Authority on 29th March 2022

3. RELEVANT PLANNING HISTORY

No Planning History

4. CONSULTATIONS

4.1 Internal

RBC Transport - Revised plans to include visibility splays and parking space as well as information on drainage were requested. Revised plans illustrating the above were received by the Local Planning Authority on 13th June 2022. Therefore the proposal is acceptable in Transport terms and no further objections on this application have been received from transport. However this is subject to conditions and informatives suggested. Transport further advised that a license will need to be obtained from the Highways Department.

4.2 Public

The following addresses were consulted by letter on 7th April 2022.

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

61 Grove Road, Emmer Green, Reading, RG4 8LJ

61a Grove Road, Emmer Green, Reading, RG4 8LJ

59 Grove Road, Emmer Green, Reading, RG4 8LJ

59a Grove Road, Emmer Green, Reading, RG4 8LJ

80 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)

TR5 (Car and Cycle Parking and Electric Vehicle Charging)

SPG/SPD

- A Design Guide to House Extensions SPG
- Revised Parking Standards and Design Supplementary Planning Document SPD

6. APPRAISAL

The proposal is assessed in terms of Character and Appearance, Residential Amenity and Transport.

6.1 Character and Appearance

The proposal includes the demolition of the existing concrete lavatory and conservatory and construction of a two story and single story rear extension and a front porch. The proposed rear and front extensions would be built of brick with rendered exterior to match the existing building. The proposed front porch measures approximately 1m deep and approximately 2.8m wide. The proposed two story rear and single story front extensions would have a pitched roof whereas the single story rear extension would have a flat roof with a velux. The proposed rear extension is set away from the south western boundary by approximately 0.9m. Rear facing Windows and doors would be designed to complement the existing. There are no side facing windows proposed as part of this application.

Due to the design of the proposed two and single storey rear extension and the front porch, the proposed extension would continue to be subservient to the original building and thus the proposal would not cause harm to the character of the original house. In addition, the proposed extension would utilise matching exterior finishes and windows would be designed to complement those on the original house and thus allowing the character of the original house to be retained. Therefore, it is considered unlikely that the proposed extension would cause harm to the character and appearance of the original house and surrounding properties. Likewise the development is considered unlikely to harm the outlook of the street scene.

Whilst the proposed single story rear extension would have a flat roof, it is considered unlikely that this would have a detrimental impact on the character of the existing house and wider area. In addition, due to its size and location, it would not be visible to the public realm.

Overall, the proposed development is not considered to harm the character and appearance of the existing house and surrounding properties nor would it have a detrimental impact on the character of the wider area. The proposal therefore complies with Policies CC7 and H9 of the Reading Borough Local Plan (2019).

6.2 Residential Amenity

The proposed two story side extension would be set away from the property boundary with 84 Knights Way by approximately 0.9m. As a result of the two story extension, no new side openings would be introduced.

To assess the impact of the proposed development on existing and future occupants of the host house and surrounding properties, the following is considered:

6.2.1 Privacy and overlooking

The two story extension would not have any openings in the side elevation. The proposed development therefore would not result in any overlooking and loss of privacy to the occupants of neighbouring properties.

6.2.2 Access to sunlight and daylight

The proposed two story side extension would be set away from the north western boundary by approximately 0.9m. The host building and the adjoining neighbouring properties have North facing rear elevations and south facing front elevations. Due to the orientation of existing buildings and the relationship between the site and the adjoining properties, it is considered unlikely that the new two story rear extension would cause a significant loss of natural light accessed by the neighbouring property. In addition, the proposal would not likely result in any overshadowing of the neighbouring property. The rear side of the terrace is currently shadowed by the building's own shadow as such it is considered unlikely that adjoining properties would receive an unacceptable levels of shadowing as a result of the proposed rear extension.

6.2.3 Amount of usable amenity space

The property like others in the area has a large garden. The proposed rear extension would be 3.3m deep and would cover approximately 25 square metres of floor space. Therefore the amount of usable amenity space for the property is considered not to reduce to an unacceptable degree.

In light of the above, the proposed development is considered not to have a detrimental impact on the living conditions of current and future occupants/users of the host property and immediate neighbouring properties. The proposal therefore complies with Policy CC8 of the Reading Borough Local Plan (2019).

6.3 Transport

The Revised Parking Standards and Design SPD requires that a 4+ bed dwelling house in Zone 3 provides for two off road parking spaces. The proposal includes a new dropped kerb and provides for two car parking spaces to the front of the property. The proposal therefore complies with Policy TR5 of the Reading Borough Local Plan (2019).

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 subject to conditions as attached.

8. RECOMMENDATION

GRANT

CONDITIONS

- Time Limit (Standard)
- Approved Plans
- Materials (To Match)

Informatives

- Highways
- Do not damage the verge
- Access construction