

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Emmer Green

App Ref: 220998/HOU

Address: 22 St Barnabas Road, Emmer Green, Reading, RG4 8RA

Proposals: Single storey side extension with single and two storey rear extension following removal of existing conservatory

Case Officer: Marcie Rejwerska

Applicant: Mr P. Smith

Date received (valid from): 16 August 2022
(ext.)

Target Decision date: 22 November 2022

1. SITE DESCRIPTION

The application site is a two storey detached dwelling on St Barnabas Road in Emmer Green. The property is set back from the road by way of a paved driveway and front garden, and partly obscured from street view by vegetation and trees. There is an existing single garage integrated at the ground floor of the dwelling. At the rear the property has a generous rear garden and an existing conservatory. There is also an existing outbuilding at the side/rear of the dwelling. The surrounding area is residential, comprised of detached dwellings in varying character. The property is not listed nor in a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a single storey side extension to form a garage, and part single part two storey rear extension. The proposal includes removal of the existing conservatory and outbuilding at the rear. The proposal also includes conversion of the existing garage to habitable room. The proposal includes a render finish to the main dwelling.

The proposed side extension/garage will measure 7.89m depth x 3.95m width. The external materials proposed are timber cladding, with a garage door to the front and an external door and window at the rear. The proposed garage will have a flat roof.

The proposed rear extension will measure 4.59m in depth across the width of the main dwelling. The first floor extension will measure 6.7m in width and will have a pitched roof set down from the ridge of the main dwelling. The extension includes 2x new windows at the first floor and 2x new windows and bifold doors at the ground floor of the rear elevation.

Plans considered:

396-00, Location and site plan, dated July 2022, received 7 July 2022

396-02, Rev. B, Proposed floor plans and elevations, dated June 2022, received 18 November 2022

396-01, Rev. A, Existing floor plans and elevations, dated June 2022, received 15 November 2022

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

Internal consultations:

Ecology - The bat survey (Chase Ecology, October 2022, ref: CE4042) concludes that the risk of bats being affected by the proposals is minimal. There are therefore no objections to this application on ecology grounds

Trees - No objections subject to minor amendments to the AMS which have been completed by the applicant.

External consultations:

The following addresses were consulted by letter.

11 Old Barn Close, Emmer Green, Reading
26 Eric Avenue, Emmer Green, Reading, RG4 8QX
24 Eric Avenue, Emmer Green, Reading, RG4 8QX
126 Surley Row, Emmer Green, Reading, RG4 8QD
18 St Barnabas Road, Emmer Green, Reading, RG4 8RA
24 St Barnabas Road, Emmer Green, Reading, RG4 8RA

No letters 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)
TR3 (Access Traffic and Highway-related Matters)

SPG/SPD

A Design Guide to House Extensions SPG
Revised Parking Standards and Design SPD 2011

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 side extension is considered acceptable in terms of scale. The dimensions of the garage are acceptable for a single garage as per the Parking Standards and Design SPD. The extension itself, although not set back from the front elevation, is considered subservient to the main dwelling and matches the character of other properties in the immediate area which have similar garages. The proposed external materials will complement the main dwelling and are not considered out of character for the location.

Addition of an external garage includes conversion of the existing integrated garage to habitable room. This includes replacement of the existing garage door with a window. This is considered acceptable.

The proposed rear extension although exceeding the recommended 4m depth as per the Design Guide to House Extensions SPD, is considered acceptable in scale due to its relationship with neighbouring properties on either side. The property is detached and there is sufficient distance between the neighbouring properties to mitigate concern of the proposal appearing visually dominant. The proposed roof of the two storey element appears subservient to the main dwelling and does not detract from its character. Properties in the immediate area vary in terms of design, a number of which have single storey and two storey extensions and therefore the proposal in principle is not considered out of character for this area. The rear extension is also limited to the rear of the site and will not be visible from the road, mitigating impact on the wider street scene.

The proposed render finish to the main dwelling and the proposed rear extension is also considered acceptable - a number of neighbouring properties have a white render finish and therefore the proposal will not appear out of character.

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; addition of new windows at the rear creates new views but these are not considered to pose a risk of overlooking.
- Overbearing effects;
 - No identified risk.
- Sunlight and daylight;
 - No identified risk. The proposed rear extension does not exceed recommended angles taken from neighbouring windows.

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

PD5

L7A