

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Emmer Green

App Ref: 220647/HOU

Address: 38 Marshland Square, Emmer Green, Reading, RG4 8RP

Proposals: Two storey side and rear extension and single storey rear extension

Case Officer: Nathalie Weekes

Date received (valid from): 2 May 2022

Extended Target Decision date: 14 October 2022

PROPOSAL AND SUPPORTING INFORMATION

The application property is semi-detached. The surrounding properties on Marshland Square are of a similar style to the application property. There are no properties facing the application property.

It is not a listed building, in a conservation area or flood zone.

The proposal consists of the demolition of existing side garage and a part two storey side and single storey rear extension. Materials are proposed to match the existing dwelling.

Plans considered:

22031_L Location plan

22031_1_001 Existing site plan

22031_1_002 Existing ground floor and first floor plans

22031_1_003 Existing roof plan

22031_1_004 Existing elevations

As received 3 May 2020

22031_3_101 Rev A Proposed Site Plan

22031_3_102 Rev A Proposed ground and first floor plan

As received 30 June 2022

Preliminary Roost Assessment report, Final issue 2, (Arbtech 16/8/2022)

As received 07 September 2022

22031_3_103 Rev B Proposed roof plan

22031_3_104 Rev B Proposed elevations

As received 26 September 2022

22031_3_108 Proposed driveway plan

As received 9 October 2022

PLANNING HISTORY

None

CONSULTATIONS

Statutory or Internal consultations:

Transport has no objections subject to a parking condition and highways informative.

Ecology has no objections on ecology grounds. The Preliminary Roost Assessment report (Arbtech 16/8/2022) has been undertaken to an appropriate standard and concludes that the risk of bats being affected by the proposals is minimal.

Public consultations:

The following addresses were consulted by letter. A site notice was displayed at the site on 10th May for a 21 day consultation period.

47 Buckingham Drive, Emmer Green, Reading, RG4 8RY
36 Marshland Square, Emmer Green, Reading, RG4 8RP
45 Buckingham Drive, Emmer Green, Reading, RG4 8RY
40 Marshland Square, Emmer Green, Reading, RG4 8RP

No letters of representation have been received.

Communications with agent

Plans were amended following feedback and sunlight assessments were provided.

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.

RELEVANT PLANNING POLICY & GUIDANCE

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with policies in 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 current development plan is:

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
EN12 (Biodiversity and the Green Network)
H9 (House Extensions and Ancillary Accommodation)
TR3 (Access, Traffic and Highway-Related Matters)
TR5: (Car and Cycle Parking and Electric Vehicle Charging)

SPG/SPD

- A Design Guide to House Extensions SPG (2021)

ASSESSMENT**Design and the public realm**

The size and scale of development is set down from the existing roofline, set back from the front elevation and is considered acceptable. The roofline has been amended to match the style of the existing building. The side extension will be visible within the public realm and is not considered to have a detrimental impact on the character of the area. Materials will match the existing house. Sufficient garden amenity will be retained. A gap will be retained at the boundary to avoid a terracing effect.

Impact on amenity

The amount of fenestration was reduced to the rear first floor elevation and the first floor side elevation window is obscure glazed to reduce any impact of overlooking on the

neighbour's amenity. The development is not considered to have a significant detrimental impact on neighbouring amenity in terms of loss of privacy or access to light.

Parking

The garage has not been used for parking and had been converted for residential ancillary use. Two parking spaces are proposed at the front of the house.

Bats

Works to a roof may affect bats. A bat survey was undertaken and the risk of bats being affected at the site was found to be minimal.

The proposed development would not be harmful to the character or appearance of the site or its surroundings and would not have a detrimental impact on the amenities of the original building or those of neighbouring properties. As such the proposal is found to be in accordance with Policies CC7 (Design and the Public Realm), CC8 (Safeguarding amenity), EN12 (Biodiversity and the Green Network) and H9 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (2019) and the Council's Supplementary Planning Guidance "A Design Guide to House Extensions" (2021).

RECOMMENDATION:

Grant