

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham

App Ref: 211248/HOU

Address: 31 St Anne's Road, Caversham, Reading, RG4 7PA

Proposals: Proposed first floor extension (over footprint of existing bungalow) and associated alterations.

Case Officer: Mr David Brett

Applicant: Mr & Mrs Winter

Date received (valid from): 30/07/2021

Target Decision date: 30/06/2022, extension of time on decision agreed from 24/09/2021 to allow for bat survey to be completed.

1. INTRODUCTION

The proposal site is a detached bungalow (which based on the floor plan submitted already includes accommodation at first floor level within the roof space) on the corner of St Anne's Road and Clifton Park Road, Caversham. The surrounding area consists of a mix of two storey semi-detached dwellings and bungalows. The surrounding area is considered largely residential, within 200m of Caversham district centre. There are changes in topography across the site.

An unaccompanied site visit for this application was performed on 02/09/2021, with the proposal site and the surrounding area viewed from the highway.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks first floor extensions to existing bungalow, following demolition of existing loft. Roof lights are also proposed over the first floor hallway. The proposal effectively alters a bungalow with existing accommodation in the roofspace to a two-storey dwellinghouse.

Plans considered:

- Location Plan - 20037-LO-001
- Existing Site Plan (Block Plan) - 20037-SU-001
- ~~- Existing Floor Plans - 20037-SU-002~~
- ~~- Existing Floor Plans - 20037-SU-003~~
- Existing Elevations - 20037-SU-004
- Existing Elevations - 20037-SU-005
- Existing Sections - 20037-SU-006
- ~~- Proposed Site Plan (Block Plan) - 20037-DD-001~~
- ~~- Proposed Floor Plans - 20037-DD-002~~
- ~~- Proposed Floor Plans - 20037-DD-003~~
- ~~- Proposed Elevations - 20037-DD-004~~
- ~~- Proposed Elevations - 20037-DD-005~~
- Proposed Sections - 20037-DD-006

Received on 20/07/2021

- Existing Floor Plans - 20037-SU-002 Rev A
- Existing Floor Plans - 20037-SU-003 Rev A
- ~~- Proposed Floor Plans - 20037-DD-002 Rev A~~
- ~~- Proposed Floor Plans - 20037-DD-003 Rev A~~

Received on 11/09/2021

- ~~- Existing & Proposed Street Scene Elevations - 20037-DD-010~~
- ~~- Existing & Proposed Street Scene Elevations - 20037-DD-011~~

Received on 14/12/2021

- Proposed Site Plan (Block Plan) - 20037-DD-001 Rev A

- Proposed Elevations - 20037-DD-004 Rev A
- Proposed Elevations - 20037-DD-005 Rev A
- Proposed Floor Plans - 20037-DD-002 Rev B
- Proposed Floor Plans - 20037-DD-003 Rev B
- Existing & Proposed Street Scene Elevations - 20037-DD-010 Rev A
- Existing & Proposed Street Scene Elevations - 20037-DD-011 Rev A

Received on 12/04/2022

- Bat Emergence Survey - R3114/a
- Preliminary Bat Roost Assessment - R2950/a

Received on 13/06/2022

3. RELEVANT PLANNING HISTORY

940377/FUL - Single storey side extension and loft conversion to existing bungalow. - Application Permitted on 15/02/1995

970123/FUL - Erection of detached garage and formation of new vehicular access. - Application Permitted on 21/10/1997

130942/FUL - Erection of a conservatory to the rear of the property - Application Permitted on 27/09/2013

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

1 Clifton Park Road, Caversham, Reading, RG4 7PD - No response received.

29 St Annes Road, Caversham, Reading, RG4 7PA - No response received.

Reading Borough Council, Ecology - Response received on 16/09/2021

- The house may host roosting bats and to confirm whether this is the case, and if so how bats will be affected by the proposals, a bat survey will need to be carried out. The survey will need to be carried out prior to determination of the application or the application would need to be refused on the grounds that insufficient evidence had been provided to determine the likely impacts of the proposals on bats (which are a protected species and a material consideration in the planning process).

Reading Borough Council, Ecology - Updated response received on 15/06/2022 upon review of Bat Emergence Survey report.

- The Bat Roost Emergence Survey report (John Wenman Ecological Consultancy, June 2022, Ref: R3114/a) has been undertaken to the appropriate standard and concludes that the house is unlikely to host roosting bats. As such, since the proposals are unlikely to affect bats or other protected species, there are no objections to this application on ecological grounds.

5. 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.

6. 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 (Adopted November 2019)

CC7 Design and the Public Realm
CC8 Safeguarding Amenity
H9 House Extensions and Ancillary Accommodation
H10 Private and Communal Outdoor Space
EN12 Biodiversity and The Green Network

SPG/SPD

Design Guide to House Extensions SPD (Adopted March 2021)

7. APPRAISAL

7.1 House Extensions and Ancillary Accommodation

In accordance with Reading Borough Local Plan policy H9: House Extensions and Ancillary Accommodation, house extension proposals are acceptable where it:

- *Respects the character and appearance of the house in terms of scale and locations.*
- *Respects the character and pattern of neighbouring properties and appearance of the street as a whole in terms of scale, location, materials and design, the arrangement of doors, windows and other principal architectural features and any important existing building line.*

The proposed development seeks an upward extension of the bungalow, which includes existing accommodation at first floor. The proposed development does not seek to increase the footprint or alter the existing arrangement at lower ground or ground floor level. At first floor level, a significant extension is proposed to serve four large bedrooms each with an ensuite bathroom, and a dressing room serving the master bedroom. The proposal effectively alters a bungalow with existing accommodation in the roofscape to a two-storey dwellinghouse.

The proposed development is acknowledged to drastically alter the size and scale of the existing bungalow. Essentially, it is proposed that the existing bungalow be converted to a large two storey detached dwelling. Despite the drastic change in size and scale proposed to the existing dwelling, the proposed increase has been sufficiently sensitively designed, for example in terms of the materials selected retaining features of the existing dwelling. For example, the red brick banding to the ground floor is proposed to be replicated at the first floor.

The proposed development would not appear alien among the street scene along St Anne's Road and Clifton Park Road. The ridge height proposed would continue up the hill of St Anne's Road and would be consistent with the height of existing two storey dwellings along St Anne's Road. It was concluded from the site visit that bungalows are generally considered an anomaly along St Anne's Road and Clifton Park Road. The proposed increase in height of 31 St Anne's Road is considered characteristic in terms of size and scale in relation to nearby dwellings, particularly those adjacent to number 31 to the west of St Anne's Road. The lifting of the lower ground floor to the southeast corner is not considered contentious or to meaningfully alter the character and appearance of the existing dwelling. It is therefore considered that the increase in height to the dwelling house at 31 St Anne's Road would not be intrusive to the street scene.



Site Photo taken on 02/09/2021 - 31 St Anne's Road pictured right.



Site Photo taken on 02/09/2021 - 31 St Anne's Road pictured right.

Existing and proposed street elevations have been submitted (during the course of the application at the request of officers) that demonstrate that the height of the development would be no greater than that of nearby dwellings along St Anne's Road and Clifton Park Road. Whilst it is noted that the proposed development would result in the main house at 31 St Anne's Road being more prominent on the corner of St Anne's Road and Clifton Park Road, its increased prominence is not considered significantly harmful to the street scene due to the presence of other large dwellings within the surrounding area. The overall development is considered to have been sufficiently sensitively designed, taking into account architectural features of the existing dwelling, whilst not increasing the height of the dwelling to the point that the resultant development would be considered harmfully prominent in the street scene.

Overall, the proposed development is considered to sufficiently respect the size, scale and character of existing dwellings along St Anne's Road and the surrounding area. While it is acknowledged that the scale of the proposed development is significant, the proposed extensions are considered sensitively designed and sufficient to respect the character and appearance of existing main house. The materials have been specified to match the existing dwelling throughout. This includes render, roof tiles, and uPVC windows and doors all to match existing. Therefore, the proposed development is considered in overall terms to be in accordance with policy H9 of the Reading Borough Local Plan.

In accordance with Reading Borough Local Plan policy H9: House Extensions and Ancillary Accommodation, house extension proposals are acceptable where it:

- *Does not result in a loss of biodiversity within gardens.*

It is not considered that the proposal would result in a loss of biodiversity within the garden to the point of refusal for this application. As no significant increase in footprint to the main house is propose, it is considered that there would not be a harmful loss of biodiversity within the garden.

7.2 Safeguarding Amenity

This proposal has also been assessed against Reading Borough Local Plan policy CC8: Safeguarding Amenity, which states that proposals are acceptable where they will not cause a detrimental impact on the living environment of existing residential properties with regard to:

- *Privacy and overlooking*
- *Access to sunlight and daylight*

- *Visual dominance and overbearing effects of a development*
- *Harm to outlook*

The proposed development is not considered to significantly harm the living conditions at 29 St Anne's Road. The depth of the main house at number 29 combined with the orientation of the plots and the nature of the development at number 31 leads to the consideration that there would not be a harmful loss of light, privacy or harm to outlook at number 29. It is acknowledged that first floor side facing windows are proposed to number 31, however, these openings would look out on to the blank side elevation of number 29. There is an existing side facing dormer opening to the roof of number 29, which in this instance is not considered to be harmed by the development with regards to loss of privacy or light due to the main house at number 31 being at a higher elevation than number 29.

It is also considered that the living conditions at 1 Clifton Park Road, which is the neighbouring property to the west of number 31, would not be significantly harmed by the development at number 31. It is acknowledged that first floor rear facing windows would look out to the side elevation of the main house at 1 Clifton Park Road as well as the rear garden. In this instance, however, the new openings are considered no more harmful than the existing dormer openings to the rear of 31 St Anne's Road in terms of overlooking or loss of privacy. In any respect, there is considered to be a sufficient separations distance between the proposed first floor windows and 1 Clifton Park Road. Views to 1 Clifton Park Road from the proposed first floor windows are further limited due to number 1 being at a significantly higher elevation than 31 St Anne's Road, meaning that views to the rear garden at number 1 would be limited to an extent.

No other nearby occupier is considered to be significantly impinged by the proposed development in relation to any amenity consideration. For current and any future occupiers of the host building, the replacement dwelling is considered to improve the standard of accommodation at 31 St Anne's Road.

Overall, the proposed development is not considered to harm the living conditions to neighbouring properties or the surrounding area. While the proposed extensions are considered sensitively designed as not to appear overbearing to neighbouring residents. Therefore, the proposed development is considered in accordance with policies CC7 and CC8 of the Reading Borough Local Plan.

7.3 Private and Communal Outdoor Space

This proposal has also been assessed against Reading Borough Local Plan policy H10: Private and Communal Outdoor Space, which states that:

- *Usable outdoor space for houses should be no less than the gross floor area of the dwelling. To which it relates.*

It is considered that this proposal will not represent an unacceptable loss in private outdoor space, given the existing footprint and the significantly sized rear amenity space which would remain.

7.4 Ecology

Due to the works proposed to the roof space and the nature of the proposed development, it was considered necessary to consult Reading Borough Council Ecology regarding the likelihood that the proposed development would harm protected species. It was recommended that a bat survey be carried out prior to determination of this application.

A preliminary bat roost assessment to support this application. A bat emergence survey was also carried out when it was discovered by the applicant's ecologist that bat roost features were discovered at the property. The Reading Borough Council Ecology Consultant concluded that the surveys have been undertaken to an appropriate standard and concludes that the risk of bats or other protected species being affected by the proposals is unlikely (as per section 4 above). There are therefore no objections to this application on ecology grounds. The proposed

development is therefore considered in accordance with policy EN12 of the Reading Borough Local Plan.

7.5 CIL

The proposal does not include the addition of more than 100sqm of new floor space and so would not be CIL liable as demonstrated in the existing and proposed plans.

	Existing (m ²)	Proposed (m ²)	Difference (m ²)
Lower Ground Floor	19.1	19.1	0
Ground Floor	113.4	115.4	2+
First Floor	48.5	92.6	44.1+
Total	181	227.1	46.1+

The standard informative is recommended to be included on the decision notice to advise the applicant of this separate process and requirement.

8. 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.

9. RECOMMENDATION

GRANT

10. CONDITIONS

TL1: Time Limit (Standard)

The development hereby permitted shall begin no later than three years from the date of this planning permission.

REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

AP1: Approved Plans

The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

Plans considered:

- Location Plan - 20037-LO-001
- Proposed Sections - 20037-DD-006

Received on 20/07/2021

- Proposed Site Plan (Block Plan) - 20037-DD-001 Rev A
- Proposed Elevations - 20037-DD-004 Rev A
- Proposed Elevations - 20037-DD-005 Rev A
- Proposed Floor Plans - 20037-DD-002 Rev B
- Proposed Floor Plans - 20037-DD-003 Rev B
- Existing & Proposed Street Scene Elevations - 20037-DD-010 Rev A
- Existing & Proposed Street Scene Elevations - 20037-DD-011 Rev A

Received on 12/04/2022

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

M1: Materials (To Match)

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing building.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policies CC7 and H9 of the Reading Borough Local Plan 2019.

11. INFORMATIVES

Standard Informatives