

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Emmer Green

App Ref: 220687/FUL

Address: 47 Grove Road, Emmer Green, Reading, RG4 8LJ

Proposals: Retrospective application for a single storey side and rear extension, front first floor extension.

Case Officer: Nathalie Weekes

Applicant: Mr Future Delights Ltd

Date received (valid from): 16 June 2022 **Extended Target Decision date:** 31 August 2022

1. SITE DESCRIPTION

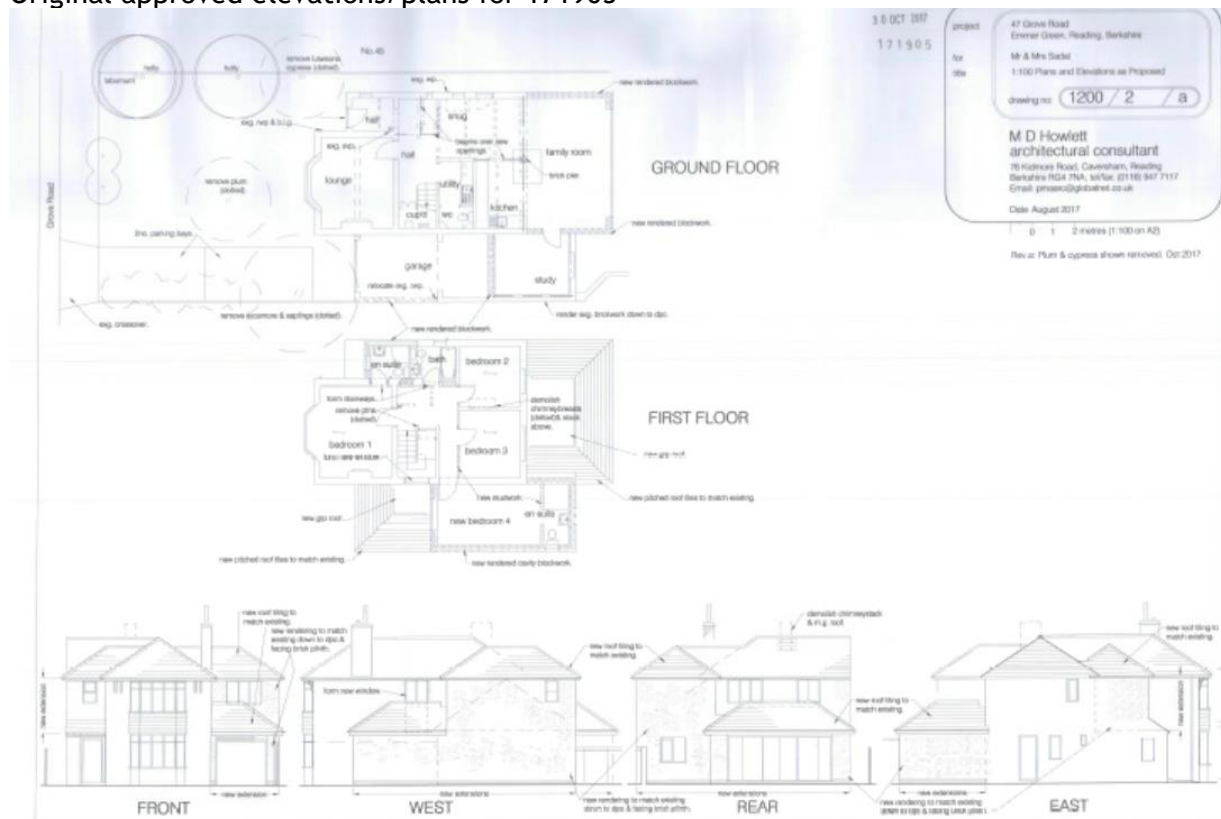
The application site features a detached dwellinghouse with a pitched roof and garage on a corner plot next to Oak Grove Cul-de-sac.

The plot has a driveway to the front and an enclosed 15m rear garden. The surrounding character of the area is residential. The house had been derelict for a number of years and was in disrepair. The front and back gardens were overgrown. Planning permission 171905 for single-storey rear extension and a part single, part two-storey side extension was granted on 12 September 2018. A landscaping condition was attached to the planning permission to ensure that adequate landscaping would be provided.

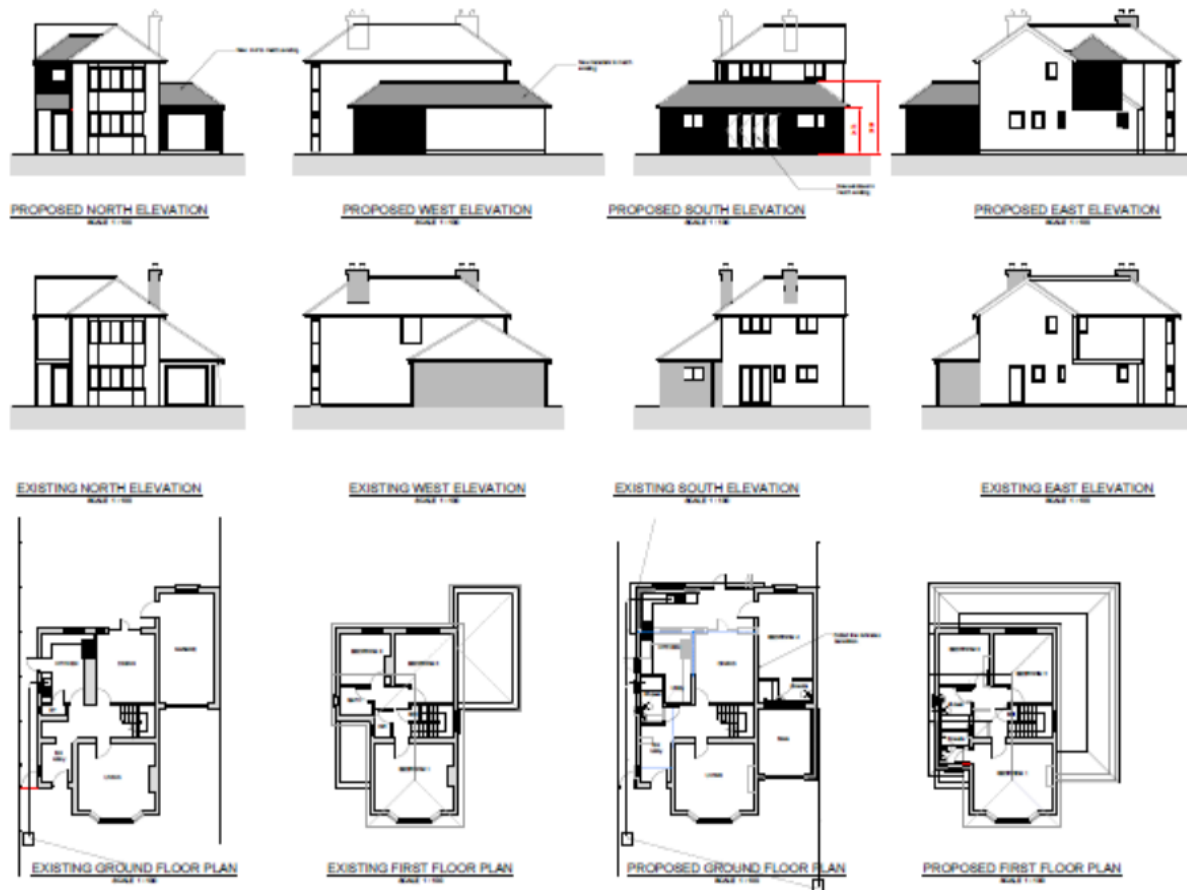
Works have been completed that differ in design and materials to the original permitted planning permission 171905, to provide a single storey side and rear extension with front first floor extension to provide an en-suite. Refurbishment works are still required to the roof, however roof works have now been removed from the current planning application.

The site is not a listed building or located in a conservation area or flood zone.

Original approved elevations/plans for 171905



Plans submitted for 220687



Site visit date: 24/08/2022

Site visit photos:

Retrospective works completed



Original dwelling



2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for a retrospective application for a single storey side and rear extension, front first floor extension (above the front door) is the same as was granted permission originally under 171905. There was also a further first storey element, above the proposed garage, but that has not been undertaken. Some hanging tiles were replaced to the front elevation as part of refurbishment works with tiles that matched the existing building, when the en-suite front extension was built. Details of works were provided to the ecologist for review.

171905	220687
Extended side ground floor extension to garage, 1.9m set back from the front elevation. First storey side extension 6m in depth.	Ground floor side extension only. The garage has been extended along the side at a single storey level 1.9m set back from the front elevation, the same depth as proposed in application 171905.
Rear single storey extension 4m in depth.	Rear single storey infill from the rear corner of the existing garage continuing the rear elevation at 2.2m in depth.
First floor en-suite extension over the front entrance.	First floor en-suite extension over the front entrance.

Plans considered

Original Location plan from application 171905

1200/2/a Plans and elevations as proposed approved plan from 171905

Tree planting

P1163-01 Location & Block plan

P1163-02 Plans and elevations - proposed retrospective

As received 10 June 2022

PL1163-03K, P1163-02 Landscape Concept plan

P1163-04J Landscape concept 2 planting schedule

P1163-04K Landscape concept 2 planting schedule

P1163-05G Landscape concept specification and maintenance notes

As received 16 August 2022

20-043-MS Bat licence method statement AEWC Ltd, 47 Grove Road, October 2020

20-043 Tool Box Talk Non-licence Method statement AEWC Ltd, 11/01/2021

WML-CL21 Bat migration bat licence Tier 1 - roosts in buildings

Email Tues, Jan 19 2021 at 1:27pm from AEWC Ltd ecologist to applicant regarding bat licence considerations

Photos of works undertaken that could affect bats

As received 22 August 2022

3. RELEVANT PLANNING HISTORY

081570 Relocation of garage 05/02/09

070629 9 new dwellings - permitted 20/06/2007,

061220 Demolition of 49 Grove Road and construction of 9 new houses - withdrawn Oct 2006

992251 Erection of 9 houses - refused 16/03/1999,

991413 8 detached houses and access road - refused 24 01 2000,

010425 6 detached houses Permitted 13/03/2001

171905 Single-storey rear extension, part single, part two-storey side extensions Permitted 12 September 2018

201418 Discharge of condition 4 (Bat survey) and 7 (Hard and soft landscaping) for planning permission 171905, 16 December 2020

4. CONSULTATIONS

A site notice was sent to the agent to be displayed at the site on 20 June 2022. The following addresses were consulted by letter.

45 Grove Road, Emmer Green, Reading, RG4 8LJ
1 Oak Grove, Emmer Green, Reading, RG4 8AW
5 Oak Grove, Emmer Green, Reading, RG4 8AW
6 Oak Grove, Emmer Green, Reading, RG4 8AW

One letter of objection was received from the neighbour at 45 Grove Road due to the following issues:

The rear extension is orange brick whereas the original application stated it would be rendered.
The rear roof tiles do not match the original building
The gardens have not been landscaped with trees and shrubs, the rear is currently turfed.

Ecology

Following the submission of additional information the ecologist had no objections, subject to confirmation that if any future works are proposed to the roof for replacement or refurbishment, evidence that bats would not be disturbed would be required. Any disturbance to a bat roost would be an illegal act. Work on a loft or roof may affect bats. The applicant will need to consider protected species when planning work of this type. A survey may be needed, and if bats are using the building, a licence may be required. To view specific information regarding bats use the following link: <https://www.gov.uk/wildlife-licences>

Natural Environment

There are no objections to the retrospective development, subject to a condition for the submission of a landscaping plan. Information submitted with the application has failed to demonstrate that the garden will be landscaped sufficiently with replacement trees planted as in the previously approved landscaping scheme.

A small landscape scheme should be submitted within 6 months of the date of permission and/or prior to occupation of the property. There should be no net loss of biodiversity at the site.

Communications with agent

The agent provided additional information. The existing prospective buyer of the property is aware of the condition of planning for a small landscape scheme and the potential impact on bats of any works proposed to the roof.

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

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)

TR5 (Car and Cycle Parking)

EN12 (Biodiversity and the Green Network)

EN14 (Trees, Hedges and Woodlands)

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 scale of the retrospective development is smaller than the original planning permission granted under 171905 and the building line has been retained. The single storey side extension, to provide a store, is the same height and footprint as that approved under 171905 and is constructed of brick, as was the original side extension (originally a garage). It extends into a single storey wraparound extension. The original permission approved this single storey and rear extension with a rendered finish, however, the use of brick is considered acceptable, because, brick was previously used at the application property, the use of brick is prevalent in the surrounding area, and, therefore, is not considered to detract significantly from the original building. The extension of the garage to the front is the same as was approved under 171905 and there is no material consideration which changes the view that this does not result in a significant change of appearance of the front elevation within the public realm. The single storey roof tiles are of a darker colour to that on the original house, however, surrounding houses have a range of different roof materials, including slate effect immediately adjacent to the application site. Whilst it would be preferred that the materials directly match the existing roof, on balance, in assessing the potential harm of the roof tiles, due to the reduction in scale of development they are not considered to significantly harm the character of the area.

The first floor front extension to create an en-suite above the front entrance is as was approved under 171905 and is considered to integrate fully with the existing building.

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.

The retrospective development is considered to have less of an impact on neighbouring properties in terms of privacy and overlooking, overbearing effects and impact on sunlight and daylight due to the reduction in scale and depth of works undertaken.

Trees

The site has been cleared of vegetation as part of the refurbishment and retrospective development works at the site. The previously approved landscaping scheme (approved under 201418) needs to be amended to reflect the changes made at the site which include with respect to access and parking arrangements. A small landscaping scheme condition is required to ensure that there is no net loss of biodiversity at the site with appropriate replanting and provision of replacement trees to conform with Policies CC7 and EN14 of the Reading Borough Local Plan 2019

Ecology

Evidence has been submitted that works undertaken have been monitored by an ecologist to ensure compliance with the bat licence, to protect bat roosts. Any additional works to the roof or tiles will require consideration of protected species that may be on site. An informative has been added to comply with Policies H9 and EN12 of the Reading Borough Local Plan 2019

Transport

There are no objections subject to the provision of parking spaces as indicated on plans.

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.

- Approved plans
- Landscaping small scale
- Parking

Informatives

Bats

Highways

8. RECOMMENDATION

Application Permitted