

DELEGATED APPLICATION REPORT

Application No: 200809/HOU

Address: 57 Honey End Lane, Reading

Proposal: Two storey rear and part two storey side extension

Case officer: Ethne Humphreys

Target Date: Originally 7/9/2020; EOT until 6/5/2022

Site Description and Surrounding Area:

The application property is a two storey detached dwelling with flat roof side dormer window and two single storey rear extensions located on the western side of Honey End Lane. There is a large detached building to the rear of the garden. The surrounding area is predominantly residential with properties of varying styles and design. The site is adjacent a Green Link.

Proposal:

This is an application for a two storey rear and part two storey side extension following demolition of existing single storey side and rear extensions. The proposals include a balcony in the middle of the rear extension.

The materials will consist of brick to the ground floor, render to the first floor and roof tiles to match the existing property.

Plans Considered:

Drawing No: Location Plan

Drawing No: Existing Plans Sections and Elevations AHM.15.001

Drawing No: Existing Floor Plans AHM.15.002

Received 15th June 2020

Drawing No: Proposed Site Plan AHM.22.003

Drawing No: Proposed Plans (Elevations) AHM.22.001

Drawing No: Proposed Plans (Floor Plans) AHM.22.004

Received 4th May 2022

Bat Emergence Survey Ref: ASW/MAH/042/24/2020

Received 19th October 2020

Relevant Planning History:

190718 Certificate of Lawfulness for existing swimming pool and wooden log enclosure outbuilding. Application returned

150135 Part two storey and part single storey side and rear extension. Permitted

111752 Demolition of existing single storey lean to and erection of a single storey rear extension. Permitted

Consultation Responses:

Ecology: Further to revised bat survey, no objection.

Neighbour letters were sent to adjoining properties. No letters of representation received.

Summary of discussions with applicant/agent:

The agent was advised that due to the works proposed to the roof potential suitable for bat roosting features, that a bat survey was required before the application could be determined.

During the course of the application, the applicant wished to submit revised plans introducing two large flat roof dormer windows on the rear elevation. It was advised that due to the scale and design (and number), that this would appear incongruous. Discussions were held with the application who advised that due to structural issues, they could not build what they original proposed. Revised plans were submitted showing a gable extension and a small dormer window which was considered acceptable as discussed below.

No formal pre-application advice was sought prior to the submission of this application.

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 and Guidance

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'. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making. In this case the development plan consists of the Reading Borough Local Plan 2019.

The following local and national planning policy and guidance is relevant to this application:

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

H10: Private and Communal Outdoor Space

Supplementary Planning Guidance

A Design Guide to House Extensions (2021)

Revised Parking Standards and Design SPD (2011)

Appraisal

The main issues are considered to be:

- Design, impact on the host dwelling, character of the area and street scene
- Impact on neighbouring amenity
- Impact on ecology

Design, impact on the host dwelling, character of the area and street scene

Policy CC7 (Design and the Public Realm) seeks that all development is of high-quality design and maintains and enhances the character and appearance of the area within which it is located. Policy H9 seeks that house extensions should respect the character of the host dwelling, character and pattern of surrounding dwellings and the area in terms of scale, design and any important existing building line.

Whilst the proposed extensions would be fairly large, they would essentially 'square off' the rear of the dwelling and utilise the footprints of the side and rear single storey elements to

be demolished. As such, the overall increase in the actual footprint of the dwelling would not be unduly excessive. Given the size of the plot, it is considered that this specific plot can suitably accommodate the extensions without giving a feeling of overdevelopment or crampedness.

The existing house is currently somewhat convoluted in appearance due to the numerous and differing extensions and roof forms. When viewed from the rear, whilst the proposals would not offer a symmetrical appearance, it would appear more consolidated than the existing. The gable extension would be no higher than the main roof and whilst flat roof dormer windows generally fail to enhance the appearance of a property, this would be small scale and would sit comfortably within the roof slope. It is noted that there are other flat roof dormer windows within the immediate vicinity and indeed the house already features a large flat roof dormer window on the side elevation.

Part of the rear extension would be visible from the front of the property. However, this would be well set back behind the existing side dormer window, and set well below the main roof ridge. Given the current context, it is not considered that this would result in such a significant impact on the street scene to warrant a refusal on this basis.

The current materials comprise a mix of three different types of brick, with render to the upper floor at the front and rear. It is proposed to render the extension which is considered acceptable and would assist in the proposals in integrating with the host property.

Given the above, the proposals are not considered to be so incongruous or be so significantly different over and above that which has been approved under 150135 so as to result in any significant adverse effect on the character of the host property or the visual amenities of the street scene such to warrant a refusal.

The proposal would accord with Policies CC7, H9 and H10.

Impact on neighbouring amenity

Policy CC8 (Residential Amenity) seeks that proposals should not cause a significant detrimental impact to the living environment of existing or new residential properties.

The neighbouring properties potentially affected by the proposals are No's 55 and 59 Honey End Lane located to the south and north of the dwelling respectively.

With regard to No.59, the rear extension would not project past the rear elevation of this property. The dormer window would be small, and the cat slide roof would minimise the impact. Given this and the distance to the common boundary and No.59 itself, it is not considered that there would be any overbearing effects. A first floor window is proposed in the flank elevation. However, this would be a high level window and there are no upper floor windows on the flank elevation of No.59. As such, there would be no material loss of privacy.

With regard to No.55, the occupiers will clearly notice the change from single storey to two storey. However, there would remain at least 1m to the common boundary, the extension would not breach a 45 degree line to the rear dormer window of No.55 and the roof would be hipped away to minimise the impact. The proposals are not considered to result in any significant material overbearing effects to warrant a refusal on this basis. No first floor windows are proposed on the flank elevation facing this property and this will be secured via condition. However, a first floor window is proposed on the flank elevation of the existing building. This would be high level and not considered to result in any material loss of privacy.

Given the position of the balcony, sited between the dormer window and gable extension and the distance to the common boundaries, no material overlooking is considered to arise.

Further to the above, the proposals are not considered to result in any significant material impact over and above that which was approved under application 150135. Therefore, in overall terms it is considered that the proposals comply with Policy CC8.

Impact on ecology

Policy EN12 (Biodiversity and the Green Network) requires that development should protect and wherever possible enhance features of biodiversity interest.

A bat survey was submitted during the course of the application. The Council's Ecologist has confirmed that the risk of bats being affected by the proposals is minimal and there are no ecological objections to this proposal. In accordance with Policy EN12.

Conclusion

Having regard to the material considerations and all matters raised, the Local Planning Authority considers that the balance of considerations therefore weigh in favour of granting planning permission subject to conditions.

RECOMMENDATION: GRANT subject to conditions and informatives