

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Peppard

App Ref: 211972/HOU

Address: 20 Rosehill Park, Emmer Green, Reading, RG4 8XE

Proposals: Provision of 2 front light wells to existing basement. First floor rear extension to existing bathroom to provide ensuite and bathroom.

Case Officer: Mr David Brett

Applicant: Mr & Mrs Jenkins

Date received: 06/12/2021

Valid from: 16/12/2021

Target Decision date: 08/04/2022, extension of time on decision agreed with applicant from 10/02/2022

1. INTRODUCTION

The proposal site a two-storey detached dwelling located on Rosehill Park, Emmer Green. The surrounding area is considered predominantly residential with similarly designed two storey detached dwellings. Rosehill House is located north of the proposal site. The proposal site is also partially within the Green Network.



1. Front of 20 Rosehill Park. Photo provided by the agent on 17/01/2022.



2. Rear of 20 Rosehill Park. Photo provided by the agent on 17/01/2022.

The agent supplied site photos on 17/01/2022. These photos were used for the purpose of determining this application.

A site visit was undertaken by the case officer on 30/03/2022

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks:

- A first-floor rear extension with pitched roof and gable end.
- 2 light wells to the existing basement to the front.

Plans considered:

- ~~20 Rosehill Park, Emmer Green, Reading, RG4 8XE Site Plan~~
- Existing Elevations - AP/01
- Existing Ground Floor Plan Showing Position of Proposed Light Wells - AP/02
- Existing First Floor & Basement Plans Showing Proposed Basement w/wa Light Wells - AP/03
- Proposed Elevations - AP/04
- Proposed First Floor Plan and Roof Plan Showing As Existing Roof Plan - AP/05

Received on 06/12/2021

- 20 Rosehill Park, Emmer Green, Reading, RG4 8XE - Site Plan Revision A

Received on 16/12/2021

- Preliminary Bat Roost Assessment - R30340a

Received on 25/02/2022

- 20 Rosehill Park - Location Plan

Received on 21/03/2022

- Existing Ground Floor Plan - AP/02A
- Existing First Floor and Basement Plans - AP/03A
- Existing Roof Plan - AP/05A
- Proposed West Elevation & Basement Section A-A as requested RBC Planning - AP/06

Received on 30/03/2022

3. RELEVANT PLANNING HISTORY

992486/FUL - ERECTION OF SINGLE STOREY CONSERVATORY ON THE REAR ELEVATION -
Application Permitted on 18/03/1999

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

18 Rosehill Park, Emmer Green, Reading, RG4 8XE - No response received.
20a Rosehill Park, Emmer Green, Reading, RG4 8XE - No response received.

Reading Borough Council, Ecology - Response received on 11/01/2022

- 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 report will need to be provided 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). The applicant should be aware that bat activity surveys are seasonal, and factor this into the timeframe for their project.

Reading Borough Council, Ecology - Further response received on 11/01/2022 upon review of Preliminary Bat Roost Assessment.

- The bat survey report (John Wenman Ecological Consultancy, Ref: R3040a) has been undertaken to an appropriate standard and concludes that the proposed works are unlikely to adversely affect bats. There are no objections to this application on ecological grounds.

A site notice was erected on 22/12/2021 for a period of 21 days, expiring on 11/01/2022. No responses have been received.

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 first floor rear extension has a very modest depth of 1.1m and is simply a rear extension to serve a reconfigured bathroom and the creating of an ensuite serving bedroom 1. The proposed first floor rear extension does not extend beyond the existing rear wall to the ground floor kitchen. Two windows are proposed to the rear elevation of the first-floor rear extension. The window serving the bathroom is an obscure glazed window, whilst the window serving the ensuite is an obscure glazed high-level window. Despite the size differences in the windows selected, the windows are considered sensibly positioned and selected to provide natural light to the bathrooms and not harmful to the overall appearance of 20 Rosehill Park. One window is also proposed to the side elevation (south facing) of 20 Rosehill Park serving the proposed ensuite.

The application form states that the materials proposed to the first-floor rear extension will match throughout. The pitched roof to the first-floor rear extension is considered to respect the character and appearance of the main house and dwellings within the surrounding area.

The two light wells proposed to the front of 20 Rosehill Park are in front of the existing Family Room and Lounge and serve the existing basement. The proposed light wells are very modest in size at 0.4m². The depth of the light well is 1.4m and will be covered with an iron grid cover. A window is proposed to each light well serving the two existing basement rooms. The applicant has stated that the existing basement will be used for storage and the occasional use of the rooms. Upon visiting the site, the southwest basement room appeared to be in use as a children's play room, the larger basement room to the north was not in use due to the room being in disrepair (drainage issues), the south east basement room was used as a storage room. The proposed light wells are not considered to be harmful to the character and appearance of the existing dwelling or surrounding area due to their location, size and scale. The proposed light wells are considered to improve the existing conditions to the basement rooms, allowing for some natural light.

Overall, the proposed development is considered 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.

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 have a significantly detrimental impact on the living conditions at 20a Rosehill Park. This is due to the size, scale and nature of the proposed development and its relation to habitable rooms and areas of number 20a. The proposed rear extension is very modest in depth and will not appear overbearing or result in a harmful loss of light to number 20a.

The proposed development is not considered to have a significantly detrimental impact on the living conditions at 18 Rosehill Park. This is due to the size, scale and nature of the proposed development and its relation to habitable rooms and areas of number 18. The proposed rear extension is very modest in depth and will not appear overbearing or result in a harmful loss of light to number 18. A side facing window is proposed to the side elevation of 20 Rosehill Park, looking out to the rear garden of number 18. It is acknowledged that on the plans this window will serve a bathroom and that the plans state that this window will be obscure glazed, however, it is considered appropriate to condition that this first floor side facing (south) window be obscure glazed and maintained as such to avoid harmful loss of privacy to both the occupants of number 18 and 20.

No other nearby occupier is considered to be significantly impinged by the proposed development in relation to any amenity consideration. For existing and future occupants of the proposed dwelling, the proposals would improve the standard of accommodation at the site.

Overall, the proposed development is not considered to harm the living conditions to neighbouring properties or the surrounding area. Therefore, the proposed development is considered in accordance with policies CC7 and CC8 of the Reading Borough Local Plan. It is considered appropriate to condition the approval of this application to restrict the potential insertion of side facing windows to the side elevations of the first-floor rear extension under permitted development. This is to safeguard the amenity of number 18 Rosehill Park from overlooking and loss of privacy in accordance with Policy 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.

7.4 Ecology

Due to the works proposed to the roof of 20 Rosehill Park, it was required that a bat survey be carried out to determine whether or not the proposal would have an acceptable impact to any roosting bats.

A preliminary bat roost assessment and emergence survey report was submitted to support this application on 25/02/2022. The main house was inspected for any signs of roosting bats. The report concluded that the development would not have an impact on the potential bat roost features identified behind gaps at the edge of the soffit box by the chimney and to the front of the house, which will remain in-situ and unaffected by the works. As such, the proposals are considered highly unlikely to lead to the damage or loss of a bat roost during the works, and unlikely to lead to the disturbance of bats, particularly disturbance that would affect the ability of bats to survive, breed, nurture young or hibernate. The RBC Ecology consultant has confirmed agreement with the report submitted, with no further assessment or conditions required.

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:

- Existing Ground Floor Plan Showing Position of Proposed Light Wells - AP/02
- Existing First Floor & Basement Plans Showing Proposed Basement w/wa Light Wells - AP/03
- Proposed Elevations - AP/04
- Proposed First Floor Plan and Roof Plan Showing As Existing Roof Plan - AP/05

Received on 06/12/2021

- 20 Rosehill Park, Emmer Green, Reading, RG4 8XE - Site Plan Revision A

Received on 16/12/2021

- 20 Rosehill Park - Location Plan

Received on 21/03/2022

- Proposed West Elevation & Basement Section A-A as requested RBC Planning - AP/06

Received on 30/03/2022

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.

PD2: No New Openings

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) no windows/doors/dormers/openings, other than those shown on the approved plans shall at any time be placed in the first floor side facing (south) elevation of the first floor rear extension hereby permitted without the grant of a separate planning permission from the Local Planning Authority.

REASON: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

PD3: Obscure Glazing

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) the proposed first floor side facing (south) window shall be top openable above 1.7m as a minimum when measured from the floor level of the respective rooms, and glazed with obscure glass before occupation of the development hereby approved and shall be permanently maintained as such.

REASON: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

11. INFORMATIVES

Standard Informatives