

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Emmer Green

App Ref: 220703/HOU

Address: 107 Peppard Road, Emmer Green, Reading, RG4 8TR

Proposals: Two and single storey side and single front extension

Case Officer: Marcie Rejwerska

Applicant: Mr R Eaton-Howell

Date received (valid from): 13 May 2022 **Target Decision date:** 5 December 2022
(ext.)

1. SITE DESCRIPTION

The application site is a detached two storey dwelling on the north side of Peppard Road in Emmer Green. The property is adjacent to a green open space on the corner of Peppard Road and Buckingham Drive. The property is set back from the road by way of a front garden and paved driveway which has 2 access points. There is an existing single garage at the side of the property. Peppard Road is a residential road comprised of detached and semi-detached properties in varying character. The property is not listed nor in a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a two and single storey side extensions and a front porch extension.

The two storey side extension is proposed to the east side of the main dwelling. The proposed extension will measure 5m in width and 9m in depth. The proposed extension is slightly set back from the front elevation and has a pitched roof to match, which is set down from the top ridge of the main dwelling roof. New windows are proposed on front, side and rear elevations.

The single storey side extension proposed on the west side of the main dwelling is much smaller in scale, measuring 6m in depth and 2m in width, set back considerably from the front elevation. The proposed extension will have a hipped roof with one new roof light, new window to the front elevation and a new external door at the rear.

The proposed front porch extension is a modest expansion to infill the existing open canopy front porch. The extension would measure 0.95m and would have a pitched gable roof to match the existing.

Plans considered:

31321-01, Existing ground floor plan, dated August 2021, received 13 May 2022

31321-02, Existing first floor plan, dated August 2021, received 13 May 2022

31321-03, Existing elevations, dated August 2021, received 13 May 2022

31321-04, Rev. A, Proposed ground floor plan, dated August 2021, received 23 October 2022

31321-05, Rev. A, Proposed first floor plan, dated August 2021, received 23 October 2022

31321-06, Rev. A, Proposed elevations, dated August 2021, received 23 October 2022

3. RELEVANT PLANNING HISTORY

970269 - Two storey side extension to provide replacement garage and two new bedrooms. New front boundary brick wall. - Application permitted on 05/06/1997 but not implemented

080058 - Two storey and single storey side extensions - Application withdrawn on 10/07/2008

080780 - Extension to existing dwelling (Resubmission of 08/00628/FUL) - Application refused on 06/10/2008; Application allowed at appeal on 17/08/2009 but not implemented

4. CONSULTATIONS

The following addresses were consulted by letter.

2 Buckingham Drive, Emmer Green, Reading, Berkshire, RG4 8RZ
109 Peppard Road, Emmer Green, Reading, RG4 8TR

No letters of representation received.

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
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
H9 (House Extensions and Ancillary Accommodation)

SPG/SPD

A Design Guide to House Extensions SPG

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 proposed single storey and front extensions are considered proportional to the main dwelling and acceptable in terms of the wider character of the surrounding area. The proposed two storey extension is considered not subservient to the main dwelling due to its size and scale as well as the minimal set back from the front elevation of the main dwelling. However, taking into consideration the previous appeal decision which has allowed a similar two storey side extension, the reasons for approval have been taken into account, such as

- (Paragraph 4) The mature trees in the adjacent open green space will largely soften the visual effect of the proposal,
- (Paragraph 6) The minimal set back from the front elevation and the set down roof form are considered sufficient to prevent harm to the character of the main dwelling and the wider street scene,
- (Paragraph 8) The scale although large is not considered inappropriate.

The proposal is almost identical to that submitted 14 years ago and the concerns have remained largely identical as well. The previous appeal decision is a material consideration of this application and comparison of the policies in place at the time of the previous appeal decision and the current application has shown little material change in terms of guidance for house extensions. The local policies have largely remained similar to those in place at the time in 2008, while the introduction of the NPPF (2021) and the National Design Guide (2021) have not introduced new guidelines which would render this application unacceptable. As such the proposal is considered acceptable in the light of the previous appeal decision.

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.

- Privacy and overlooking;
 - No identified risk. The proposed side elevation window on the first floor of the proposed two storey extension is to be obscure glazed.
- Overbearing effects;
 - On balance the proposal is considered acceptable.
- Sunlight and daylight;
 - No identified risk.

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.

8. RECOMMENDATION

GRANT PERMISSION

Recommended Conditions:

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