

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Mapledurham

App Ref: 220020/HOU

Address: 46 Shepherds Lane, Reading, RG4 7JL

Proposals: Ground floor rear side extensions, alterations to rear roof line and various associated works.

Case Officer: Mr David Brett

Applicant: Mr & Mrs Rosser

Date received (valid from): 07/01/2022

Target Decision date: 04/03/2022

1. INTRODUCTION

The proposal site is a two-storey semi-detached dwelling located on Shepherds Lane, Mapledurham. The surrounding area is considered predominantly residential with a mix of semi-detached and detached dwellings, with a wide variety of housing types and finished appearances, comprising a range of extensions.



1. Front of 46 Shepherds Lane. Photo provided by the agent on 18/01/2022.



2. Rear of 46 Shepherds Lane. Photo provided by the agent on 18/01/2022.

The agent supplied site photos on 18/01/2022. These photos were used for the purpose of assisting the determination of this application.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development consists of:

- A single storey rear extension.
- A single storey rear infill extension.
- Hip to gable roof conversion of existing first floor rear extension.
- Insertion of rooflights.
- Various alterations to windows and doors.

Plans considered:

- Existing Site Location Plan - 46SL-PL-21 PL-01
- Existing and Proposed Site Plans - 46SL-PL-21 PL-02
- Existing Building Plans - 46SL-PL-21 PL-03
- Existing and Proposed Roof Plans - 46SL-PL-21 PL-04

- Existing Elevations/Sections - 46SL-PL-21 PL-05
- Proposed Building Plans - 46SL-PL-21 PL-06
- Proposed Elevations/Sections - 46SL-PL-21 PL-07

Received on 07/01/2022

3. RELEVANT PLANNING HISTORY

91/0352/FD - Two storey rear extension. - Application Refused on 11/06/1991

91/0657/FD - Two storey rear extension. - Application Permitted on 20/08/1991

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

44 Shepherds Lane, Reading, RG4 7JL - No response received.
 48 Shepherds Lane, Reading, RG4 7JL - No response received.
 South Oxfordshire District Council - No response received.

A site notice was erected on Saturday 15th January 2022 for a period of 21 days, expiring on Saturday 5th February 2022. The following responses have been received in response to this application.

50 Shepherds Lane, Reading, RG4 7JL - Response received on 18/01/2022.
 - We are supportive of this application.

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 (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.*

As existing, 46 Shepherds Lane is a two-storey semi-detached dwelling with a two-storey rear extension, which was approved in 1991.

The development proposed at ground floor level consists of a single storey rear infill extension to the existing two storey rear extension. The ground floor infill extension proposed is to the side boundary at number 48, features a pitched roof, with a ground to eaves height of 2.55m. The depth of the proposed ground floor rear extension is 3.86m. Four rooflights are proposed to the ground floor infill extension. A ground floor rear infill extension is also proposed to the east of the existing two storey rear extension. To accommodate the ground floor rear extension to the east of the existing two storey rear extension and continue to allow access to the rear garden, the existing bike store is being modified in shape and a new timber door. The ground floor rear extensions proposed (when combined) would result in a 3.86m deep ground floor rear extension which is the full width of the main house.

Various alterations are proposed to the fenestration at ground floor level, with the relocation of the existing side door to the kitchen moved closer to the front elevation to serve a new utility room.

At first floor level, a hip to gable roof conversion is proposed to the existing first-floor rear extension. Alterations are proposed to the north facing elevation of the first-floor rear extension, with the inclusion of a Juliet balcony and gable windows. Four rooflights are also proposed to the existing first floor rear extension. The proposed first floor and ground floor windows to the rear elevation are considered to line up well and are an improvement over the existing arrangement. Patio doors are also proposed to the rear elevation to serve the new dining area.

The proposals also indicate that a room will be created within the roofspace; however, this does not involve any external additions and hence is not referenced as part of this assessment, as internal alterations associated with an unlisted building do not require planning permission.

With regards to materials; the brickwork proposed is to match the existing dwelling. Grey aluminium windows and doors are proposed to the ground floor and first floor rear elevation. The new door to the side of the main house is timber (finished in white).

The proposed development would not be noticeable from the highway, as the alterations proposed are taking place to the rear of the main house. The proposed extensions are considered to suitable integrated with the design of the existing two storey rear extension and main house. The proposed first floor hip to gable roof conversion would not result in any increase of the ridge height and is not considered to harmfully alter the character of the existing dwelling or the surrounding area.

The overall development is considered subservient in appearance and respects the character of the existing dwelling of the surrounding area. The proposed development is therefore 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 (amongst other matters):

- *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 detrimental impact on the living conditions at 48 Shepherds Lane. Whilst the proposed ground floor rear extension is to the side boundary at number 48 and has a depth of 3.86m, there is not considered to be a drastic change from the pre-existing arrangement with the existing two storey rear extension. The ground to eaves height proposed of 2.55m is considered appropriate and would not appear significantly more overbearing than the existing two storey rear extension. The rear elevation of 46 and 48 Shepherds Road is north facing and due to this orientation, it is considered that there would not be a harmful loss of natural light to habitable rooms at number 48. The proposed hip to gable roof conversion is not considered to result in the two-storey rear extension appearing anymore overbearing than as existing.

The plans also specify that the glazing of the rooflights proposed to the ground floor rear extension will be frosted. Views into the proposed rear extension would be possible from the first-floor rear window at number 48, hence the obscure glazing of these specific rooflights has been specified on the plans by the applicant to protect their own future amenity. As they are denoted as such on the proposed plans it is not considered necessary on this occasion to include a specific condition requiring these to be obscure glazed.

The proposed development would not harm the living conditions at 44 Shepherds Lane due to the relatively limited size and scale of the proposed development (over and above the existing arrangement) and its relation to habitable rooms and the rear garden at number 44.

No other nearby occupier is considered to be significantly impinged by the proposed development in relation to any amenity consideration. It is also recognised that the proposed works would improve the quality of accommodation for current and future occupiers at the site.

Overall, the proposed single storey rear extension is not considered to harm the living conditions to neighbouring properties or the surrounding area. Therefore, the proposed development is considered 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. The depth of the rear extensions is considered to allow for an appropriate amount of private outdoor space in the rear garden.

7.4 Ecology

The proposed hip to gable roof conversion may have implications for any roosting bats. On this occasion; as the proposal site is not located within the Green Network and the proposed works to the roof space are not substantial, it is considered unlikely that harm would come to any

protected species. The applicant is advised, however, to consider protected species when carrying out the proposed development.

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 Site Location Plan - 46SL-PL-21 PL-01
- Existing and Proposed Site Plans - 46SL-PL-21 PL-02
- Existing and Proposed Roof Plans - 46SL-PL-21 PL-04
- Proposed Building Plans - 46SL-PL-21 PL-06
- Proposed Elevations/Sections - 46SL-PL-21 PL-07

Received on 07/01/2022

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.

M3: Materials (As Specified)

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 unless where otherwise shown on the approved plans.

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

I12: Bats & works to roofs

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>