

Delegated report 220071/HOU

53 Rotherfield Way, Emmer Green

First Floor Side Extension, Conversion of Garage to Habitable Room/Front facing Window with Single Storey Front Porch Extension and Alterations to Roof

Site

Semi-detached property on a hill. Site itself also slopes severely from low at front to high at rear.



Proposal

Two storey extension to side, with hipped roof, conversion of garage and porch extending across the front.

Planning history

No recent/relevant history

Consultations

Site notice sent out. Assume displayed for the requisite time. Letters sent to 51 and 55, no objections received. Case officer content that adequate consultation has taken place. Ecological consultant – case officer checks and post-validation, the consultant advises that there is possible presence of bats, due to verdant nature of the area and age of the property.

Policy

H9, CC7, CC8, TR5, EN12, SPDs on House Extensions and Parking and Design.

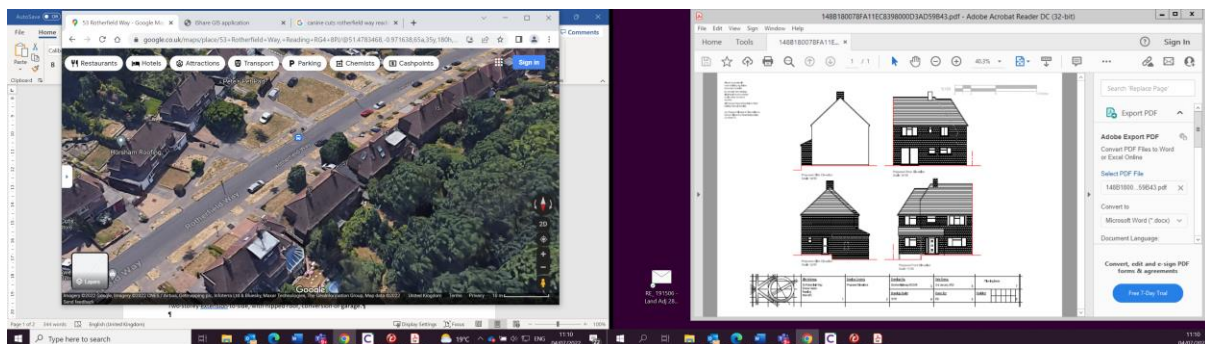
ASSESSMENT

The issues are design, impact on neighbour amenity, parking and ecology.

Design – houses have been extended in various different ways along the road. This is suitable, generally a matching design, set back to first floor side element. Whilst a hip is not the same as the main house (which is actually half-hipped) it reduced the bulk, so on balance this is not a major concern. Limited risk of terracing due to presence of gap of 0.7m to boundary (would be same as ground floor garage currently) and stepping. Trees and landscaping to front help to mitigate any concerns about impact on symmetry with attached semi.

Complies with policies CC7 and H9.

Impact on neighbour amenity side extension, no impacts on the non-attached neighbour. Landing window only to 51 to side. Wc window to ground floor is as existing. Complies with Policy CC8 and House Extensions SPD



Parking only one space would be left, but sufficient parking on the road and this is the same for nos. 49, 47 and 59. On balance, considered to comply with Policy TR5 and the Parking and Design SPD.

Ecology the applicant's bat consultant at the time of writing has responded with the following: "No bats, or evidence of bats was found and the building does not have any potential to support roosting bats so no further survey effort is required." The full report confirming this will be supplied in 2 weeks, but this application has been delayed already. Case Officer has checked that bat survey was carried out by an accredited firm/ecologist (it was) so advise that this is accepted and complies with Policy EN12.

Equalities impact – no harm identified in terms of the protected characteristics.

CONCLUSION

The proposed development would not be harmful to the character or appearance of the site or its surroundings. The relationship with adjacent properties also means that it would not have a detrimental impact on the amenities of the original building or those of neighbouring properties. The loss of the garages is not an issue given the front drive. Ecology concerns met. As such the proposal is found to be in accordance with the above Policies of the Reading Borough Local Plan (2019) and the Council's Supplementary Planning Guidance "A Design Guide to House Extensions" (2021).

Recommendation: GRANT planning permission.