

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Thames

App Ref: 210668/HOU

Address: 2 The Ridgeway, Caversham, Reading, RG4 8NX

Proposals: A proposed two storey side extension with internal alterations (Amended Description)

Case Officer: Mr David Brett

Applicant: Mr & Mrs Troth

Date received: 29/04/2021

Valid from: 14/05/2021

Target Decision date: 19/08/2021, extension of time on decision agreed with agent to 09/07/2021.

1. INTRODUCTION

The proposal site is a two-storey semi-detached dwelling located on the corner of The Ridgeway, Caversham. The surrounding area is considered predominantly residential with similarly designed two storey detached and semi-detached dwellings.

An unaccompanied site visit was performed on 07/07/2021.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks a two-storey side extension with internal alterations. The proposal originally proposed new vehicular access to the west of the proposal site, which included a dropped kerb. As The Ridgeway is not a classified road the dropped kerb would not require planning permission, and the works within the proposal site to facilitate on site vehicle parking are considered permitted development, it was not considered necessary to include these proposals within this planning application for a two storey side extension. The applicant is advised, however, that a permit from the Highways Team would be required for any new access to the proposal site which involves a dropped kerb. As the proposed works to facilitate on site vehicular parking have been removed from the proposal, the description of the proposal has been revised to simply a two storey side extension.

Plans considered:

- Location Plan - 21005-LO-001
- Existing Site Plan (Block Plan) - 21005-SU-001
- Existing floor Plans - 21005-SU-002
- Existing Elevation & Typical Section - 21005-SU-003
- Existing Elevations - 21005-SU-004
- ~~Proposed Site Plan (Block Plan) - 21005-DD-001~~
- Proposed Floor Plans - 21005-DD-002
- Proposed Elevation & Typical Section - 21005-DD-003
- Proposed Elevations - 21005-DD-004

Received on 29/04/2021

- ~~Proposed Site Plan (Block Plan) - 21005-DD-001-A~~

Received on 04/06/2021

- Preliminary Bat Roost Assessment - CE1864

Received on 19/07/2021

- Proposed Site Plan (Block Plan) - 21005-DD-001-B

Received on 12/08/2021

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

23 Berrylands Road, Caversham, Reading, RG4 8NU - No response received.

24 Berrylands Road, Caversham, Reading, RG4 8NU - No response received.

Reading Borough Council, Transport - Response received on 01/06/2021

- Google images identify a BT cabinet in close proximity to the proposed access, this will need to be illustrated on revised plans as will any other street furniture such as lamp columns and signage etc. All relocation costs would be met by the applicant.
- In addition to this there is a tree located in the grass verge area which is part of the public highway, therefore the Natural Environment Officer will need to be consulted to ascertain the potential of any root damage. The introduction of a dropped crossing will result in the partial loss of the grass verge, the extent of the loss will need to be verified. Visibility splays of 2.4m x 43m are required to be illustrated on revised plans for the proposed access.
- It would appear that a new gate is proposed, this would need to be set back a minimum of 5m into the site to ensure vehicles are not waiting on the public footway/highway. Gates should open into the site. Revised plans required showing the gates set back into the site and the direction of the opening.
- A license to undertake all works on the public highway which includes the dropped kerb and removal of the grass verge will require a license from the Councils Highway Department.

Reading Borough Council, Transport - Response received on 07/06/2021

- The plans are considered acceptable; visibility splays have been illustrated and the gates removed.
- Reiterate the need for advice on the application from Natural Environment.

Reading Borough Council, Natural Environment - Response received on 04/06/2021

- The application needs to demonstrate that the proposed new drop crossing can be accommodated without causing harm to the nearby highway tree.

Reading Borough Council, Parks - Response received on 07/06/2021

- We have no plans to fell this tree, and, given the location, would anticipate vigorous opposition from local residents and from the Tree Wardens if its removal were proposed. This might be ameliorated if the provisions of the Tree Strategy to replace with three new trees every tree felled for a development. If financial provision were made for the Council to plant three new trees in the vicinity, removal of this tree might be acceptable.

Reading Borough Council, Ecology - Response received on 23/06/2021

- 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 will need to be provided prior to the application being determined.

Reading Borough Council, Ecology - Response received on 21/07/2021

- A Preliminary Bat Roost Assessment (Chase Ecology, July 2021) has been provided. This states that because the only features suitable for use by roosting bats (gaps under tiles at the gable end) will be unaffected by the proposals it is unlikely that bats will be affected by the proposals. There are therefore no objections to this application on ecology grounds.

A site notices for was displayed on Sunday 23rd May 2021 for a period of 21 days, expiring on Sunday 13th June 2021. No further consultation 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

EN14 Trees, Hedges and Woodland

TR3 Access, Traffic and Highway-Related Matters

TR5 Car and Cycle Parking and Electric Vehicle Charging

SPG/SPD

Design Guide to House Extensions SPD (Adopted March 2021)

Revised Parking Standards and Design SPD (2011)

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 two storey side extension proposed has been set back from the front elevation of the main house by 0.45m, with a depth of the two storey side extension is 7.2m. The proposed rear elevation is in line with the existing rear elevation, with the total width of the extensions being 3.6m. A gable roof is proposed, which reflects the character and appearance of the existing dwelling. The proposed roof has also been set down from the existing ridge by 0.2m. The proposed extensions are considered to conform with guidance on side extensions within the Design Guide to House Extensions SPD (March 2021). The extensions are considered subservient in terms of size, scale and appearance. The two storey side extension is not considered to infringe on any important building line along The Ridgeway.

The proposed extensions serve to create a kitchen and dining area, utility room, and WC at ground floor level. An additional bedroom and ensuite are proposed to the first floor.

With regards to the materials proposed; the plans demonstrate that the materials will match throughout. Facing brickwork is proposed to match existing at the base of the extensions, while painted brickwork is also proposed to match the existing dwelling. Plain clay roof tiles are proposed to match existing, whilst white uPVC windows are also proposed to match existing.

The size and scale of the proposed development is considered sufficiently subservient to the existing dwelling and acceptable in accordance with policy H9 of the Reading Borough Local Plan. Developments of the size and scale proposed within this application are not considered especially out of character with the surrounding area. The proposed extensions are considered to improve the symmetry of the semi-detached pair of 2 The Ridgeway and 23 Berrylands Road, which also benefits from a large two storey side extension as existing (approved under application 930939). The proposed extensions are not considered to harm any important building line along

Owing to the proposed layout, as a result of the extensions proposed, it is considered necessary in this instance to condition the proposed development as ancillary to 2 The Ridgeway. It is considered that following the implementation of the plans proposed, the internal layout of 2 The Ridgeway could easily be altered to create ancillary accommodation. Therefore, the proposed extensions will be secured via planning condition so that they cannot be occupied at any time other than as ancillary to the main house at 2 The Ridgeway. This is to ensure that separate occupation of the extensions would not detract from the amenities or living conditions of neighbouring residential properties 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 23 Berrylands Road. This is largely due to the nature of the proposed development and the location of the extensions in relation to habitable rooms and spaces at number 23.

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

Overall, the proposed two storey side 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 policies CC7 and 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 2 The Ridgeway, 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 was submitted to support this application on 19/07/2021. The report concluded there is no internal evidence of bat was identified both internally or externally. The RBC Ecology consultant has confirmed agreement with the report submitted, with no further assessment or conditions required. The proposed development is therefore considered in accordance with policy EN12 of the Reading Borough Local Plan.

7.5 Transport and Natural Environment

As mentioned in section 3 of this report; the proposal originally proposed new vehicular access to the west of the proposal site, which included a dropped kerb. The consultation responses from Transport, and Natural Environment raised concerns regarding the dropped kerb in relation to a nearby highway tree.

The applicant was advised by Parks, and the Highways Team that the proposed access would likely be acceptable providing that financial contributions are provided towards the replacement of the highway tree. It was concluded by officers that these negotiations and the proposed dropped kerb were outside the scope of a planning application, therefore the applicant was advised to pursue such plans further with the Highways Team. The agent subsequently removed the dropped kerb and hard landscaping proposed to facilitate an on-site vehicle parking space from the plans, as these aspects of the proposal do not require planning permission.

No other concerns were raised from Natural Environment or Transport. Therefore, the proposed development is therefore considered in accordance with Policies EN14, TR3 and TR5 of the Reading Local Plan 2019.

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:

Plans considered:

- Location Plan - 21005-LO-001
- Proposed Floor Plans - 21005-DD-002
- Proposed Elevation & Typical Section - 21005-DD-003
- Proposed Elevations - 21005-DD-004

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- Preliminary Bat Roost Assessment - CE1864

Received on 19/07/2021

- Proposed Site Plan (Block Plan) - 21005-DD-001-B

Received on 12/08/2021

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.

PD6: Ancillary Domestic Use

The extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling known as 2 The Ridgeway, Caversham, Reading, RG4 8NX.

REASON: To accord with the terms of the application, and to ensure that separate occupation of the extension/building would not detract from the amenities or living conditions of neighbouring residential properties (or the character of the locality) in accordance with Policy H9 of the Reading Borough Local Plan 2019.

11. INFORMATIVES

Standard Informatives

Access Construction

It is acknowledged that a dropped kerb and new vehicular access was proposed within this application. These works were removed from the plans. The applicant is advised that the Council's Highways section should be contacted at 19 Bennet Road, Reading, RG2 0QX, telephone: 0118 937 2138, to agree any future access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made allowing at least 4 week's notice to obtain details of underground services on the applicants' behalf.

Bats

Should bats or evidence of bats be found prior to or during construction, works must stop immediately, and Natural England or a licensed bat ecologist be contacted for advice