

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Peppard

App Ref: 211210/HOU

Address: 28 Crawshay Drive, Emmer Green, Reading, RG4 8SX

Proposals: Demolition of condemned two storey side extension and replacement with new two storey side extension plus single storey rear extension

Case Officer: James Schofield

Date received (valid from): 22 July 2021 **Target Decision date:** 11 October 2021 (Ext)

1. SITE DESCRIPTION

Crawshay Drive is characterised by two-storey semi-detached dwellings. Some of which have been extended intensively, included two-storey side extensions. The proposal site includes a two-storey side extension with flat roof and hanging tiles on the first floor and red brick on the ground floor elevations.

2. PROPOSED DEVELOPMENT

The proposed development is for a replacement two-storey side extension and single-storey rear extension at a depth of a less than 4 metres. Plans considered:

Drawing No. 507-101 Existing Plans and Elevations
Drawing No. 507-102 Proposed Plans and Elevations
Drawing No. 507-103 Site Plan
Drawing No. 507-104 Location Plan
As received 22nd of July 2021

Drawing No. 507-105 Landscape Plan
As received 21st of September 2021

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

Neighbours

The following addresses were consulted by letter.

30 Crawshay Drive, Emmer Green, Reading, Berkshire, RG4 8SY
50 Rosehill Park, Emmer Green, Reading, RG4 8XE

No letters of representation have been received. The applicant submitted a form indicating that a Site Notice was duly displayed on the 31st of July 2021.

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 Planning Policy

National Planning Policy Framework (2019)

National Planning Practice Guidance

Reading Borough Local Plan (adopted 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

SPD

Design Guide to House Extensions (2021)

7. APPRAISAL

7.1 Principle of development

The application seeks permission for a two-storey side and single-storey rear extension to an existing residential dwelling. Such domestic works are supported in principle by Policy H9 (House Extensions and Ancillary Accommodation) of the Local Plan (2019) subject to a number of criteria ensuring the effects of such extensions and alterations respect its context and are not harmful. These considerations will be examined in more detail in the following sections.

7.2 Character and scale

Local Policy CC7 states that, development must be of a high design quality that maintains and enhances the character and appearance of the area in Reading in which it is located. Policy H9 states that an extension will be acceptable where it: respects the character of the house, respects the pattern of neighbouring properties, and does not present a large blank façade to public areas.

The original two-storey side extension included a flat roof and hanging tiles. The proposed two-storey side extension is set back and down with a hipped roof and matching red-brick elevations. The proposed changes to the side extension are considered an improvement in character.

The overall scale of both the side and rear extensions are in proportion, and subordinate to, the main dwelling.

The development is not considered to cause any harm to the character or appearance of either the dwelling or the wider area, and therefore, accords with the aims of Policy CC7 and the design considerations of Policy H9.

7.3 Amenity

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. Policy H10 aims to ensure suitable outdoor private and communal outdoor amenity space is prioritised in development decision. The SPD 'Design guide to house extensions' provides guidance on design considerations for single-storey rear extensions, which outlines that the design should not detract from the existing dwelling, not encroach on a line taken 45 degrees from the mid-point of the nearest neighbouring habitable room, and should not harm common building lines or positive repeating design features.

The replacement two-storey side extension does not propose any new massing or windows which materially change the situation from that of the existing two-storey side extension.

The single-storey rear extension would not cause any overshadowing or overbearing issues due to its limited scale and height. It would not encroach on any 45 degree lines for the windows of neighbouring habitable rooms.

The proposal would leave over half the plot undeveloped.

Subsequent to the above analysis, in this instance and based on the sites individual circumstances, the proposed development is deemed to accord with Policy CC8 and the overbearingness considerations of Policy H9 and H10.

7.4 Biodiversity and sustainability

Part 'b' of Policy EN12 indicates that all development sites should not result in a net loss of biodiversity or geodiversity, and should provide a net gain for biodiversity wherever possible through new tree planting, wildlife friendly landscaping and other ecological enhancements. These aims are supported by Policy H9 which states that an extension will only be acceptable where it does not result in the loss of biodiversity within gardens.

The proposal includes the loss of hedges along the side elevation which faces Rosehill Park. Further to conversation between the agent and the officer, a landscape plan was proposed which includes replacement planning which ensures the site makes a contribution to the biodiversity of the borough.

As such the proposal is considered to accord with the biodiversity and sustainability considerations of Policies H9 and EN12 of the local plan.

8. CONCLUSION

In light of the above assessment the proposal is considered to accord with the requirements of the development plan. As such, the proposed development is recommended for approval subject to conditions.

9. RECOMMENDATION

GRANT

10. CONDITIONS

1. TL1 Standard time-limit
2. AP1 Standard approved plans
3. M1 Materials to match
4. L4A Landscape Implementation (as specified)

APPENDIX
Site photographs.



