

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Mapledurham

App Ref: 211405/HOU

Address: 51 Shepherds Lane, Reading, RG4 7JJ

Proposals: Proposed first storey addition to an existing bungalow, single-storey side infill and small single-storey extension to front and internal alterations.

Case Officer: Beatrice Malama

Applicant: Mrs Gemma Bibby

Date received (valid from): 24 August 2021 **Target Decision date:** 19 October 2021

1. INTRODUCTION

The application site is a bungalow located at the junction of Shepherds Lane and Woodcote Way. Surrounding the site are two story detached and semidetached dwellings of different styles with large back gardens. The area is predominantly residential. The property is not listed and does not fall within a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal involves an additional upper floor to the existing bungalow, single story side and front extension, internal alterations and demolition of an existing conservatory. The proposed first floor would have the same footprint as the existing building.

Plans considered

Drawing No: 21095.S.PP-01 - Existing Ground Floor Plan

Drawing No: 21095.S.PP-02 - Existing Elevations

Drawing No: 21095.S.PP-03 - Proposed Ground Floor Plan

Drawing No: 21095.S.PP-04 - Proposed First Floor Plan

Drawing No: 21095.S.PP-05 - Proposed Elevations

Drawing No: 21095.S.PP-06 - Location Plan

Drawing No: 1095.S.PP-07 - Proposed Block Plan

Received 23rd August 2021

3. RELEVANT PLANNING HISTORY

None relevant to this proposal.

4. CONSULTATIONS

4.1 The following addresses were consulted by letter.

53 Shepherds Lane, Caversham, Reading, Berkshire, RG4 7JJ

131 Woodcote Way, Caversham, RG4 7HP

4.2 A letter of objection has been received from the adjoining neighbour at 53 Shepherds Lane stating the following as the reason for objecting:

Loss of Privacy - as a result of the proposed upper floor extension which would have a window facing the neighbour's back garden.

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

H9 states: An extension to a house will be acceptable where it:

- A. Respects the character of the house in terms of scale, location, materials and design;

To assess this, the following has been considered - would the proposal:

- detract from the appearance of the original building through the use of ill-matching materials and by not fitting in with the design, scale and proportions of the original building;

NO, whilst the proposed additional floor to the existing house and the proposed side and front extension would cause a notable change to the size of the existing building, the proposed development is similar to the existing building in terms of design, character and the extent of ground floor space covered. With regard to materials, the proposal has not given full details of materials to be used however this can be secured via a condition.

- reduce the amount of usable amenity space for the property to an unacceptable degree; **NO**, the existing amenity space would not be reduced to an unacceptable degree as the side extension would be constructed on an existing hard standing patio and both the rear and back gardens would remain as existing.

- require the loss of trees in the garden or put significant trees at risk; **NO**, the proposed development would not affect any existing trees. The proposal involves an upward extension of the existing property and the proposed side extension would be built on an existing patio.

B. 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; Respects neighbour's amenities and does not present a large blank façade to public areas.

To assess this, the following has been considered - would the proposal:

- significantly reduce the amount of daylight and sunlight enjoyed by neighbouring properties; **NO**, there is sufficient gap between adjoining properties and therefore the proposal is not considered likely to have a detrimental impact on the amount of daylight and sunlight enjoyed by the neighbours.
- invade the privacy of neighbouring properties through overlooking from windows or balconies; **NO**.

The existing ground floor has two west facing windows (one large and the other small) and a large side door. The proposed alterations to the existing ground floor and the proposed side extension would result in an increase in the number of west facing openings from three to four. The proposed upper floor would have one small west facing window.

Although the number of ground floor west facing openings would increase from the existing three to four, these would be smaller in size than the existing and therefore would not be considered likely to harm the living conditions of neighbouring occupants with regard to loss of privacy. In addition, whilst the proposed upper floor would have a side window directly facing the neighbour's rear garden, this would not materially impact on the privacy of the current or future users of the garden. The proposed window would be small and would only serve a hallway.

- detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; **NO**.

The proposed extension would result in a notable upward increase in the size of the existing house however the overall ground floor footprint would not significantly increase and the overall design of the extension would be similar to the existing house. With regard to materials, to ensure exterior finishing materials to be used are in keeping with the surrounding properties, this will be secured through a condition.

- detract from the appearance of the street or area by using ill-matched materials, glazing and detailing;

NO, the application site is detached with adequate garden space around the house. In addition the site has an existing boundary brick fencing and hedging around the perimeter of the house and therefore although part of the extension would be visible to the public realm, it would not harm the street scene.

CC8: Safeguarding Amenity 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.

To assess this, the following has been considered - would the proposal cause a significant detrimental impact to the living environment of existing or new residential properties in terms of:

- Privacy and overlooking; **NO**
- Access to sunlight and daylight; **NO**
- Visual dominance and overbearing effects of a development; **NO**
- Noise and disturbance; **NO**
- Artificial lighting; **NO**
- Vibration; **NO**
- Dust and fumes; **NO**
- Smell; **NO**
- Crime and safety. **NO**

7. 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 subject to conditions.

8.0 RECOMMENDATION

Grant

Conditions

- Time Limit (Standard)
- Approved Plans
- Materials (To be Approved)
- Bat Licence (To be Submitted)