DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Peppard
App Ref: 210757/HOU
Address: 257 Peppard Road, Reading, RG4 8UB
Proposals: Demolition of conservatory and single storey store/garage. Part one storey, part two storey rear and side extension (Amended Description).
Case Officer: Mr David Brett
Applicant: Mr J Toomey
Date received (valid from): 13/05/2021
Target Decision date: 30/07/2021, extension of time agreed on decision from 08/07/2021

1. INTRODUCTION

The proposal site a two-storey semi-detached dwelling located on Peppard Road, Caversham. The surrounding area is considered predominantly residential with similarly designed two storey semi-detached dwellings and terraced rows. The proposal site is directly opposite a car dealership.

1. Front of 257 Peppard Road. Photo provided by the agent on 17/03/2021.

2. Rear of 257 Peppard Road. Photo provided by the agent on 17/03/2021.

A site visit for this application was not possible due to the Coronavirus lockdown. The agent supplied site photos on 17/03/2021, which were submitted for previous application 210357/HOU. These photos were used for the purpose of determining this application.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks the demolition of an existing single storey rear glass conservatory and single storey store/garage. With the erection of a part one storey, part two storey side and rear extension.

Plans considered:

- Planning Statement – 1231-PS-200-000001

- Site Location Plan – 1231-GA-200-000001
- Block Plan – 1231-GA-200-000002
- Existing Elevations – 1231-GA-200-000003
- Existing Floor and Roof Plans – 1201-GA-200-000004
- Proposed Elevations – 1231-GA-200-000012
- Proposed Floor and Roof Plans – 1231-GA-200-000013

Received on 13/05/2021

~~- Demolition Statement in Support of Planning Application 210757~~
- Demolition Statement in Support of Planning Application 210757 Rev A (Foundation not added)
- Preliminary Ecological Appraisal (Bats) at 257 Peppard Road Reading – SPH/ET/PEA-21/13.07

Received on 27/07/2021

This proposal is considered to resemble the works approved under application 210357 at 257 Peppard Road, however, the alterations appear to have been made to that scheme such as the increase in footprint of the proposed extensions as well as the proposed demolition of the outbuilding.

3. RELEVANT PLANNING HISTORY

920669 - Use for motor vehicle repairs, maintenance, servicing including body work repairs and spraying. Application for Certificate of Lawfulness. – Conditions Discharged on 05/12/1995

020747 - Change of use from part garage workshop and premises and part residential to total residential use. – Application Permitted on 26/11/2002

101444 - Demolition of existing single storey lean to and erection of a single storey front extension. – Application Permitted on 22/11/2010

210357 - Demolish existing rear conservatory and replace with a single and two storey extension – Application Permitted on 30/04/2021

4. CONSULTATIONS

4.1 The following addresses were consulted by letter.

255 Peppard Road, Emmer Green, Reading, RG4 8UB – No response received.
259 Peppard Road, Emmer Green, Reading, RG4 8UB – No response received.
12 St Benets Way, Emmer Green, Reading, RG4 8SZ – No response received.
Reading Borough Council, Trees – Response received on 05/07/2021.

- There are no fundamental objections to the proposals, however, before this proposal can be fully supported in terms of trees and landscaping, a basic demolition method statement (if garage demolition forms part of the planning application) and a tree protection plan as well as a landscape plan (if considered reasonable), should be submitted to demonstrate lack of harm to retained trees and landscaping in principle.
- Informative recommended regarding the soil conditions on site.

Reading Borough Council, Trees – Updated response received on 27/07/2021 upon review of Demolition Statement.

- Revised Demolition Statement confirms that the foundations to the outbuilding to be demolished are to be retained.
- No objections from the NE Team now subject to the attached Demo Statement and Block Plan (showing tree protection) being approved docs and Foundations informative being attached.

Reading Borough Council, Ecology – Response received on 10/06/2021

- 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 – Further response received on 27/07/2021 upon review of bat survey

- The bat survey has been undertaken to an appropriate standard and concludes that the risk of bats being affected by the proposals is minimal. There are therefore no objections to this application on ecology grounds.

No responses further response 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

SPG/SPD
Design Guide to House Extensions SPD (Adopted 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, there is a single storey conservatory at 257 Peppard Road, with a maximum depth of 4m. The previous application at the site (210357) is consisted a similar proposal with a slightly smaller footprint to the proposed rear extensions and did not include the proposed demolition of the outbuilding. The works sought under this application seek a slightly increased footprint to

the proposed rear extensions, resulting in the extensions extending 1m beyond the existing side elevation at ground floor and first floor level. Alterations have also been made to the proposed fenestration and roof formation to the proposed first floor extension.

The proposed development therefore seeks the demolition of the existing conservatory, with the erection of a part 1 storey, part 2 storey rear extension. At ground floor level, the proposed rear extension has a staggered depth of 3.6m and 3.95m. The ground to eaves height of the proposed single storey aspect is 2.8m and is close to the side boundary at number 255. The proposed ground floor rear extension serves a lounge/dining room. The ground floor extensions feature a flat roof, with a projecting roof light, the ridge of the roof light being 3.36m from ground level.

The proposed first floor rear extension has a depth of 3.95m, a width of 4.9m, and is set off the side boundary to number 255 by 2.6m. The first floor rear extension features a pitched roof with gable end. The proposed rear elevation features a Juliet balcony, while two roof lights are proposed to the north facing roof slope. The proposed roof lights are at least 1.7m above the finished floor level of the proposed first floor rear extension. While the roof slope continues down beyond the side elevation of the main house, the angle of the roof slope reflects that of the cats slide to the front of the property and is considered acceptable. The appearance of the roof formation to the proposed two storey rear extension is considered similar to the two storey rear extension at 249 Peppard Road (approved under application 061352).

The existing outbuilding appears to be constructed under the presumption that it is permitted development. The use of the outbuilding as residential was approved under application 020747 (see section 3 of this report), having previously been used to service motor vehicles. The demolition of the proposed outbuilding is considered acceptable, with the outbuilding not considered of any particular architectural merit or integral or crucial to the overall character and appearance of the main house at 257 Peppard Road or the surrounding area.

With regards to the materials proposed; the brickwork, roof tiles and fenestration have been specified on the plans and application form to match the existing dwelling.

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. Rear extensions of the size and scale proposed are considered characteristic of the surrounding area. The proposed development is not considered to harm any important building line to the rear of Peppard Road.

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. The extensions are to be constructed upon an already developed part of the site, so there will not be a harmful loss of existing green landscaping.

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 255 Peppard Road. While the rear extension is to the side boundary at this point has a depth of 3.6m, there would not be a harmful loss of light to habitable rooms at number 255 due to the orientation of the proposed development. It is considered that the

proposed development would not result in a harmful loss of light or harm the outlook from the existing conservatory at number 255. The proposed development is not considered significantly more harmful to views from number 255 than the existing conservatory at number 257. It is considered that the proposed first floor rear extension would not be overbearing or result in a harmful loss of light to habitable rooms at number 255 as it is set significantly from the side boundary to number 255. The plans demonstrate that the proposed first floor side facing window will be obscure glazed to protect the privacy of number 255 and avoid harmful overlooking to neighbouring properties.

With regard to the impact of the proposal to 259 Peppard Road, the side elevation of the proposed first floor rear extension is not considered overbearing or result in a harmful loss of light to number 259. This is due to the separation distance between the proposed extensions and habitable rooms and the rear garden at number 259. The proposed roof lights are not considered to harm the privacy of number 259 due to the fact that they would be at least 1.7m above the finished floor level of the proposed first floor extension.

No other nearby occupier is considered to be significantly impinged by the proposed development in relation to any amenity consideration. For current and any future occupiers of the host building, the additional space created by the proposed extensions will improve the standard of accommodation at the property.

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 policies CC7 and CC8 of the Reading Borough Local Plan. While the scheme is considered slightly larger than the scheme approved under application 210357, the works proposed under this application are also considered not to harm the living conditions of nearby residents. It is considered appropriate to condition the approval of this application to restrict the potential insertion of side facing windows to the side elevations of the first-floor rear extension under permitted development. This is to safeguard the amenities of number 255 and 259 Peppard Road from overlooking and loss of privacy in accordance with Policy CC8 of the Reading Borough Local Plan. A condition will also be included to prevent the flat roof area above the ground floor extension becoming a terrace, to protect the amenity of both neighbouring occupiers.

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 extensions is considered to allow for an appropriate amount of private outdoor space in the rear garden.

7.4 Trees

The Demolition Statement and Block Plan provided have sufficiently addressed officer concerns regarding the impact of the development on existing trees within the proposal site. A condition to the approval of this application will be included that requires the development to be carried out in accordance with the tree protection as demonstrated on the block plan. This is to ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development. Therefore, the proposed development is considered in accordance with policy EN14 of the Reading Borough Local Plan.

7.5 Ecology

Due to the works proposed to the roof of 257 Peppard Road, 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 and emergence survey report was submitted to support this application on 27/07/2021. Both the main house and the outbuilding to be

demolished were inspected for any signs of roosting bats. The report concluded there is negligible potential for roosting bats within the buildings. The RBC Ecology consultant has confirmed agreement with the report submitted, with no further assessment or conditions required.

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:
- Site Location Plan – 1231-GA-200-000001
- Block Plan – 1231-GA-200-000002
- Proposed Elevations – 1231-GA-200-000012
- Proposed Floor and Roof Plans – 1231-GA-200-000013

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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.

PD2: No New Openings
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) no windows/doors/dormers/openings, other than those shown on the approved plans shall at any

time be placed in the side elevations of the first floor rear extension hereby permitted without the grant of a separate planning permission from the Local Planning Authority.

REASON: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

PD5: Use of Roof Restricted
The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific planning permission from the Local Planning Authority.

REASON: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy CC8 and H9 of the Reading Borough Local Plan 2019.

L7A: Arboricultural Method Statement (As Specified)
Tree protective measures, including fencing, shall be carried out in accordance with the specifications stated on Block Plan 1231-GA-200-000002 dated 13/05/2021. Any deviation from the works prescribed or methods agreed in the report will require prior written approval from the Local Planning Authority.

REASON: In order to ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

11. INFORMATIVES

Standard Informatives

Soil
There is/are (a) tree(s)/shrubs near to the proposed development. You are advised to establish the soil conditions prior to determining foundation design of the approved development in order to ensure that foundations are appropriately designed to take into account soil types that are subject to seasonal volumetric change (high clay content) as a result of the specific trees and vegetation present in the vicinity. Foundation design should take into account the potential effect of adjacent vegetation, based on its dimensions at maturity, in order to minimise the chance of future vegetation-related subsidence and particularly to ensure that no differential movement occurs between the original dwelling/building and the new extension.