

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Thames

App Ref: 211095/HOU

Address: 61 Balmore Drive, Caversham, Reading, RG4 8NN

Proposals: Single storey pitched side extension. Single storey part pitched, part flat roof rear extension. Existing garage demolished. (Amended Description)

Case Officer: Mr David Brett

Applicant: Ms L Gough

Date received (valid from): 01/07/2021

Target Decision date: 26/08/2021

1. INTRODUCTION

The proposal site is a two-storey semi-detached dwelling along Balmore Drive in Caversham, Reading. The proposal site features a large rear garden, with a depth of approximately 27m from the rear of the host dwelling to the back of the garden. There is on site parking for at least two vehicles. The existing garage is detached from the host dwelling and situated beyond the rear elevation of the host dwelling. Numbers 61 and 62 are divided by an alleyway which leads to the rear of the dwellings along Balmore Drive.

The area around and including Balmore Drive is considered suburban. The area is characterised by its similarly designed two-storey semi-detached dwellings, with an open highway. The rear of properties along Balmore Drive are lined with trees, many of which are TPOs. The tree line to the rear of properties is within the Green Network as defined within the Reading Borough Local Plan (Adopted November 2019). The Green Network comprises of sites with identified biodiversity interest, or areas with potential for biodiversity value.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks a single storey wraparound extension. The proposal also seeks the demolition of the existing detached garage, and removal of the existing chimney stack.

The proposal has been revised, excluding a proposed hip to gable roof extension and rear box dormer after the agent was advised that the proposed works to the roof were not considered acceptable in line with local planning policy.

Plans considered:

- ~~Block and Location Plan - 3740/200~~
- ~~Proposed Floor Plans - 3740/201 Rev A~~
- ~~Proposed Elevations - 3740/202 Rev A~~
- Existing Ground Floor Plan - 3740/101
- Existing First Floor Plan - 3740/102
- Existing Loft Plan - 3740/103
- Existing Elevations 1 of 3 - 3740/104
- Existing Elevations 2 of 3 - 3740/105
- Existing Elevations 3 of 3 - 3740/106
- Provisional Bat Roost Assessment Interim Survey Report - Ver. 1.0, 8-12-20

Received on 01/07/2021

- Block and Location Plan - 3740/200 Rev A
- Proposed Floor Plans - 3740/201 Rev B
- Proposed Elevations - 3740/202 Rev B

Received on 09/08/2021

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

Reading Borough Council, Ecology - Response received on 26/07/2021

- There are no objections to this application on ecology grounds.
- Condition required stating that no works shall commence until a licence for development works affecting bats has been obtained.

Reading Borough Council, Ecology - Response received on 24/08/2021

- Condition recommended on 26/07/2021 is still required as the plans as revised still demonstrate the removal of the chimney.

Reading Borough Council, Transport - Response received on 27/07/2021

- As a result of the proposed works the existing garage will be converted to provide additional habitable accommodation ancillary to the main dwelling. The loss of the garage will result in the loss of a parking space, however the submitted block plan illustrates that 2 off road parking spaces are to be re provided on the front drive; Therefore, there are no Transport objections to this application.

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

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.

The proposed development consists of a single storey wraparound extension following the demolition of the existing detached garage within the rear garden. The side and rear aspect of the proposed extension has a depth of 11.4m, with a width of 2.5m. The front elevation of the proposed side extension is set back from the front elevation of the main house by 0.7m. The side extension features a false pitched roof to the front, with a pitched roof extending to the rear of the proposed extensions. The rear extension features a part dual pitched, part flat roof. The flat roof aspect is set to the side boundary at number 60, with a maximum height of 3.3m, and a depth of 3.8m. The dual pitched roof aspect has a maximum height of 4.4m. Six roof lights are proposed, with a roof lantern proposed to the flat roof rear extension.

The size and scale of the proposed development is considered subservient to the existing dwelling and acceptable in accordance with policy H9 of the Reading Borough Local Plan. The extensions proposed are considered characteristic of the surrounding area, with most dwellings along Balmore Drive being extended to the rear. With regards to materials used in the construction of the proposed development; these have been specified to match on the application form. The proposed arrangement of doors and windows is considered acceptable.

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 60 Balmore Drive. While the proposed single storey rear extension is set to the side boundary at number 60, the depth of the proposed rear extension is considered not to result in the development appearing overbearing, despite the height of the extension being 3.3m. Number 60 already benefits from a single storey rear extension with a depth of 3m as demonstrated on the proposed plans, which leads to the consideration that the proposed extensions would not result in a harmful loss of light or appear overbearing to resident at number 60.

The proposed development is not considered to have a significantly detrimental impact on the living conditions at 62 Balmore Drive. This is largely due to the separation distance between the proposed development and habitable rooms and private outdoor space at number 62. Numbers 61 and 62 are divided by an alleyway which leads to the rear of the dwellings along Balmore Drive, this means that the distance from the proposed side elevations and number 61 and the side elevation of the main house at number 62 is 4.5m. Therefore, it is not considered that the proposed development would appear overbearing, harm the outlook or result in a loss of light to number 62.

No other nearby occupier on Balmore Drive is considered to be significantly impinged by the proposed development in relation to any amenity consideration. It is considered that the proposed development is appropriate in size and scale and would improve the living conditions at number 61 to the current and future occupants.

Notwithstanding the above, given a flat roof rear extension is partly proposed, it is considered necessary to include a condition preventing the use of the flat roof as a terrace (unless separate permission is granted in due course), to protect all nearby occupiers from noise, distance and overlooking into amenity areas from such a terrace.

Overall, the proposed extensions are not considered to significantly 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. The depth of the rear extension is considered to allow for an appropriate amount of private outdoor space in the rear garden. Therefore, the proposed extensions are considered in accordance with policy H10 of the Reading Borough Local Plan.

7.4 Ecology

A bat survey was submitted to support this application, which has been reviewed by Reading Borough Council's Ecology consultant. Ecology have recommended that a condition be attached to any approval of this application requiring a licence for development works affecting bats from the Statutory Nature Conservation Organisation. This was advised as the bat survey concluded that there is evidence of roosting bats within the loft space at number 61. The plans as revised demonstrate that the hip-to-gable conversion and dormer extension have been removed from the proposal, however, the existing chimney is still to be removed. As a result, the pre-commencement condition requiring a licence to be obtained is still necessary. The pre-commencement condition has been agreed with the applicant on 25/08/2021 in accordance with Section 100ZA (5) of The Town and Country Planning Act 1990.

7.5 Transport

As per the transport observations above, there are no transport-based concerns raised in respect of the proposed development.

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:

- Block and Location Plan - 3740/200 Rev A
- Proposed Floor Plans - 3740/201 Rev B
- Proposed Elevations - 3740/202 Rev B

Received on 09/08/2021

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 Policy CC7 and H9 of the Reading Borough Local Plan 2019.

PD5: Use of Roof Restricted

The flat 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.

Bat Disturbance Licence

No works shall commence until a licence for development works affecting bats has been obtained from the Statutory Nature Conservation Organisation (Natural England) and a copy of the licence (or an email from Natural England that the site has been registered under a bat mitigation class licence) has been submitted to the council. Thereafter mitigations measures detailed in the licence shall be maintained in accordance with the approved details. Should the applicant conclude that a licence for development works affecting bats is not required for all or part of the works the applicant is to submit a report to the council detailing the reasons for this assessment and this report is to be approved in writing by the council prior to commencement of works.

REASON: The building hosts a number of bat roost which may be affected by the proposals. This condition will ensure that bats, a group of protected species and a material consideration in the planning process, are not adversely affected by the development in accordance with Policy EN12 of the Reading Borough Local Plan 2019.

11. INFORMATIVES

Standard Informatives