

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Peppard

App Ref: 211237/HOU

Address: 90 Knights Way, Emmer Green, Reading, RG4 8RH

Proposals: Two storey side extension, single storey rear extension and front canopy porch

Case Officer: Tom Hughes

Applicant: Mr & Mrs A McLenahan

Date received (valid from): 28 July 2021

Target Decision date: 22 September 2021

1. INTRODUCTION

90 Knights Way comprises a two storey semi-detached dwelling. A detached garage is located to the side of the dwelling. The surrounding area is residential in character, comprised of pairs of semi's and short terraced rows of similar style and design. A non-designated tree of amenity value is located to the rear of the garage.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for a two storey side extension, a single storey rear extension and a front canopy porch. The existing garage would be demolished to facilitate the proposal.

The agent supplied the following, received on 28/07/21:

BA 0182 02 - Site Location, Block Plan, Proposed Floor Plans and Elevations

The agent was advised on 20/08/21 of the general acceptability of the proposals, subject to appropriate tree protection detail being secured.

Subsequently the agent supplied the following, received on 27/08/21:

Drawing No: BA 0182 02 Rev. A - Site Location, Block Plan, Proposed Floor Plans, Elevations and Tree Protection Detail

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

4.1 The following addresses were consulted by letter:

88 Knights Way, Emmer Green, Reading, RG4 8RH

38 Evesham Road, Emmer Green, Reading, RG4 8RD

4.2 No letters of representation have been received.

Reading Borough Transport Development Control

Raised no objection to the proposals, but noted that the proposed parking arrangement may require the widening of the existing dropped kerb. A condition was recommended, requiring details of the access to be agreed prior to the commencement of the development. *Officer note: despite the garage being demolished to facilitate the proposal, existing space for two vehicles would be retained to the front of the property. This meets the Council's parking standards and is deemed acceptable. Should the applicant wish to widen the existing access and dropped kerb, a licence would be needed from the Council's Highways department. An informative with relevant details is applied*

Reading Borough Ecology

Advised that the site is located in an area which contains habitat suitable for use by commuting and foraging bats, within a designated Green Link. Confirmed that the bat survey supplied had been carried out to an appropriate standard and that on the basis of the report conclusions, there were no objections to the proposal on ecological grounds.

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)

Policy EN12 - Biodiversity and the Green Network

Policy EN14 - Trees, Hedges and Woodland

Policy TR3 - Access, Traffic and Highway-Related Matters

Policy TR5 - Car and Cycle Parking and Electric Vehicle Charging

A Design Guide to House Extensions SPD (2021)

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, the proposal is sufficient in its design and proportion that it doesn't significantly detract from the original buildings appearance. The first floor element would be set back from the principal elevation and down from the original ridgeline, which aids its subservience. The depth and form of the rear extension accords with the Design Guide SPD. While the front porch canopy would markedly alter the appearance of the dwelling, it is not considered to cause significant harm to the buildings character and appearance**
- reduce the amount of usable amenity space for the property to an unacceptable degree; **No**

- require the loss of trees in the garden or put significant trees at risk; **No, the additional details regarding tree protection during the course of construction are deemed to be sufficient for the purpose of this application. The submitted details are secured by condition**

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, the proposal is located a sufficient distance from neighbouring properties and no significant light loss would be caused**
- invade the privacy of neighbouring properties through overlooking from windows or balconies; **No, there are no sideward first floor windows proposed. The proposed fenestration is not considered to cause any greater degree of overlooking than the existing arrangement**
- detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; **No, the proposal achieves a sufficient degree of subservience to the original dwelling. This, in combination with the variously extended properties in the locality, serves to ensure that no inconsistent design would arise**
- detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; **No, materials have been selected to match those of the existing property**

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, see above**
- Access to sunlight and daylight; **No, see above**
- Visual dominance and overbearing effects of a development; **No, a sufficient distance is maintained from the two storey element to no. 38 such that no harmful visual dominance or overbearing effects would occur to this property. The existing extension of no. 88 mitigates any harmful impact on this neighbour**
- 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.

8.0 RECOMMENDATION

Application Permitted