

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Thames

App Ref: 210599/HOU

Address: 27 Rotherfield Way, Emmer Green, Reading, RG4 8PJ

Proposals: Two storey side extension

Case Officer: Nathalie Weekes

Date received (valid from): 18 April 2021 Extended Target Decision date: 16 July 2021

PROPOSAL AND SUPPORTING INFORMATION

The application property is a semi-detached house set up from the street on a stretch of the road with similar designed houses. The houses feature a cat slide side elevation design and flat roofed porch overhang and garage. A two storey side extension and front porch redesign has been granted at 25 Rotherfield Way.

The application building is not listed, nor is it located in a conservation area.

The proposal is intended to mirror the neighbouring side extension, as built in 2015, being set down from the roof and set back from the front elevation to provide an additional bedroom and converting the garage to provide a ground floor reception room. Materials are proposed to match the existing dwelling with proposed fenestration in proportion to the existing house.

Due to unforeseen circumstances a site visit cannot be undertaken however the applicant has provided photographs and a video of the property.

Front elevation 25 and 27 Rotherfield Way



Plans considered:

Planning Statement 27 Rotherfield Way, April 2021

27-00-01 Rev A Existing and proposed plans

As received 19 April 2021

SPH/ET/PEA-21/26.06 Preliminary ecological appraisal (bats), Urban tree experts, 30 June 2021

As received 30 June 2021

Planning History

None

CONSULTATIONS

Public consultations:

The following addresses were consulted by letter.

23A Rotherfield Way, Emmer Green, Reading, RG4 8PJ

29 Rotherfield Way, Emmer Green, Reading, RG4 8PJ

25 Rotherfield Way, Emmer Green, Reading, RG4 8PJ

No letters of representation have been received. As site notice was sent to the agent and displayed on 1 May 2021. No comments were received.

Statutory or Internal consultations:

Transport had no objections subject to conditions and informatives. Plans indicate that the garage has previously been reduced in size to provide ancillary accommodation in the form of a utility area. Transport do not have any objections to this application, one parking space is proposed and is deemed acceptable in this instance. A license from the Highways Team will be required to extend the existing dropped kerb.

Ecology had no objections following the initial bat survey.

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.

RELEVANT PLANNING POLICY & GUIDANCE

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with policies in 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 current development plan is:

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

H9 (House Extensions and Ancillary Accommodation)

TR5 (Car and cycle parking and electric vehicle charging)

EN14 (Trees, hedges and woodland)

SPG/SPD

- A Design Guide to House Extensions SPG (2021)

ASSESSMENT

The proposed side extension is not overbearing to 29 Rotherfield Way as it does not extend to the rear and would not reduce the amount of daylight and sunlight for neighbouring

properties. No windows are proposed in the side elevation to avoid overlooking of 29 Rotherfield Way and the enlarged rear window would not significantly impact neighbouring amenity. The building footprint will have a minimal increase as most of the proposed works will be built above the existing ground floor layout.

It will not detract from the original building due to the scale and layout of the design with materials to match the existing dwelling.

One parking space will be retained on the driveway which in this instance is considered acceptable, however a license will be required from the Highways Team to extend the drop kerb.

Care should be taken during construction to avoid damaging any trees in the vicinity and to protect the tree in front of 25 Rotherfield Way.

The proposed development would not be harmful to the character or appearance of the site or its surroundings and would not have a detrimental impact on the amenities of the original building or those of neighbouring properties. As such the proposal is found to be in accordance with Policies CC7 (Design and the Public Realm), CC8 (Safeguarding amenity) and H9 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (2019) and the Council's Supplementary Planning Guidance "A Design Guide to House Extensions" (2021).

RECOMMENDATION:

Grant