

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Whitley

App Ref: 210169/HOU

Address: 58 Southcote Lane, Reading, RG30 3AD

Proposals: Proposed demolition of existing rear extension and conservatory. Proposed ground floor rear extension and associated works (Amended Description)

Case Officer: Mr David Brett

Applicant: Mr R Samuel

Date received (valid from): 27/11/2021

Target Decision date: 21/04/2021, extension of time agreed with agent from 22/01/2021

1. INTRODUCTION

The proposal site is a two-storey semi-detached dwelling on Southcote Lane, Southcote. The surrounding area is considered predominantly residential with similarly designed two storey semi-detached dwellings and terraced rows. The Wren School is 100m north west of the proposal site. TPO Trees line the side and rear boundaries of the proposal site, no TPOs are situated within the proposal site.



1. Rear of 58 Southcote Lane and side boundary to number 56. Photo provided by the agent on 04/01/2021.



2. Rear of 58 Southcote Lane. Photo provided by the agent on 04/01/2021.

A site visit for this application was not possible due to the Coronavirus lockdown. The agent supplied site photos on 04/01/2021. These photos were used for the purpose of determining this application.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks the demolition of existing rear extension and conservatory. Proposed ground floor rear extension. The proposed development has been scaled back during the course of this application. Application 201689 proposed a first-floor rear extension in addition to the proposed ground floor rear extension. The proposed development also includes the relocation of the front door to the main house, with some internal alterations to the existing porch and hallway.

Plans considered:

- Location Plan
- ~~Block Plans - 51792-01-3500 Rev A~~
- Existing Floor Plan - 51792-01-1100 Rev A
- Existing Floor Plan - 51792-01-1101
- Existing Roof Plan - 51792-01-1102 Rev A
- Existing Elevations - 51792-01-1200 Rev A

- Existing Elevations - 51792-01-1201 Rev A
- Existing Section - 51792-01-1300 Rev A
- Proposed Floor Plan - 51792-01-3100 Rev A
- ~~Proposed Floor Plan - 51792-01-3101 Rev A~~
- ~~Proposed Roof Plan - 51792-01-3102 Rev A~~
- ~~Proposed Elevations - 51792-01-3200 Rev A~~
- ~~Proposed Elevations - 51792-01-3201 Rev A~~
- ~~Proposed Sections - 51792-01-3300 Rev A~~
- ~~Proposed Landscaping Plan - 51792-01-3400 Rev A~~

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- Block Plans - 51792-01-3500 Rev B
- Proposed Floor Plan - 51792-01-3101 Rev B
- Proposed Roof Plan - 51792-01-3102 Rev B
- Proposed Elevations - 51792-01-3200 Rev B
- Proposed Elevations - 51792-01-3201 Rev B
- Proposed Sections - 51792-01-3300 Rev B
- Proposed Landscaping Plan - 51792-01-3400 Rev B

Received on 26/03/2021

3. RELEVANT PLANNING HISTORY

970524 - Single storey side extension plus porch. - Application Permitted on 22/01/1998

071212/FUL - Two storey side extension plus single storey extension to front and rear. - Application Permitted on 17/09/2007

210690/HOU - Proposed garden summer house, floor plan redesign and all associated works. - Application to be determined.

4. CONSULTATIONS

4.1 The following addresses were consulted by letter.

- 5 Southcote Lane, Reading, RG30 3AA - No response received.
- 56 Southcote Lane, Reading, RG30 3AD - No response received.
- 60 Southcote Lane, Reading, RG30 3AD - No response received.
- Flat 1, 3 Elvian Close, Reading, RG30 3FP - No response received.
- Flat 2, 3 Elvian Close, Reading, RG30 3FP - No response received.
- Flat 3, 3 Elvian Close, Reading, RG30 3FP - No response received.
- Flat 4, 3 Elvian Close, Reading, RG30 3FP - No response received.
- Flat 5, 3 Elvian Close, Reading, RG30 3FP - No response received.
- Flat 6, 3 Elvian Close, Reading, RG30 3FP - No response received.

Reading Borough Council, Natural Environment - Response received on 14/12/2020

- *The extension's footprint is taking up hard landscaped area and no trees are affected by it, so I have no objections in this regard.*
- *The applicant is indicating the removal of the tree on the frontage (within Highways land) and new soft landscaping, along with a new 0.5m wall adjacent to the pavement, i.e. then effectively incorporating Highways land into their ownership. This is not acceptable unless this has been agreed with Highways and the appropriate formal procedure has been followed.*

Reading Borough Council, Natural Environment - Response received on 31/03/2021 upon review of revised plans

- *As per previous comment, there are no more objections to this application with regards to Natural Environment, but new tree planting within their curtilage (on the frontage) is encouraged to help us meet the Tree Strategy's objective of increasing the canopy cover within the Borough. If you consider frontage tree planting justified, we should request landscaping layout plans and secure details via condition L1.*

Reading Borough Council, Ecology - Response received on 08/01/2021

- *The site 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, should this application be submitted in full. The survey would need to be carried out and submitted prior to determination of any full application.*

Reading Borough Council, Transport - Response received on 21/01/2021

- The comments from Natural Environment are correct as it appears that the applicant is trying to enclose Public Highway land, which is not acceptable.

Reading Borough Council, Transport - Response received on 26/01/2021

- *The works also include alterations to the boundary wall, plans show that the applicant has included Public Highway which is not in the ownership of the applicant, this includes the planned removal of the tree that is located in the grass verge area. The proposed boundary wall would also encroach on to Public Highway land.*
- *Revised red line plan is required, the tree cannot be removed as it is not in the applicant's ownership and the Natural Environment Officer will need to be consulted.*
- *Alternatively, the applicant can take ownership of this land i.e. stop up the highway, but the applicant would need to be the land owner. The applicant would need to follow the appropriate processes for this.*

Reading Borough Council, Transport - Response received on 13/04/2021 upon review of revised plans

- *I can confirm the revised red line plan is deemed acceptable.*

A site notice was displayed from Saturday 5th December 2020, expiring on Saturday 26th December 2020. No responses 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

A Design Guide to House Extensions SPG (2003)

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 as revised consists of a ground floor rear extension, following the demolition of the existing rear extension and conservatory. Works are also proposed to the front elevation of the main house, including the relocation of the front door to the side elevation of the existing porch. The proposed development originally included a first floor rear extension, however, this was later removed from the application by the applicant. Revised plans were submitted for a ground floor rear extension and alterations to the front elevation of the main house.

The proposed rear extension has a depth of 5.75m, and is set from the side boundary to number 56 by 0.75m. The ground to eaves height of the proposed rear extension closest to the side boundary at number 56 is 2.4m and features a pitched roof which angles away from the side boundary to number 56 to a flat roof. The maximum height of the proposed rear extension is 3.1m. The width of the proposed rear extension is 8.9m and serves a proposed kitchen and dining/living room. The rear elevation features two large glazed patio doors, the side elevation facing number 60 includes a high level window to allow additional natural light to the proposed kitchen. Three roof lights are proposed to the slope of the pitched roof on the proposed ground floor rear extension, while a larger roof light is proposed to the flat roof serving the proposed dining/living room.

The proposed works to the front elevation of number 58 consist of the relocation of the existing front door to side elevation of the existing porch facing number 56. A window to the front elevation of the existing living room is also to be removed and filled in.

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. The proposed development is considered characteristic of the surrounding area in terms of size, scale and appearance. The character and appearance street scene along Southcote Lane is not considered to be detrimentally impacted by this application.

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 side extension is 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 56 Southcote Lane. While the proposed rear extension has a depth of 5.75m, the side elevation is set from the side boundary to number 56 by 0.75m. The proposed ground floor rear extension is considered sensitively designed to minimise its visual impact on number 56. The ground to eaves height of the side elevation closest to number 56 is set sufficiently from the side boundary and is set at 2.4m. This contributes to the view that the proposed rear extensions would not appear overbearing or harm the outlook from number 56. The proposed works to the front of the main house are not considered to have a harmful impact to the living conditions at number 56 due to the scale and nature of the proposed works.

The proposed development is not considered to harm the living conditions at 60 Southcote Lane. The proposed rear extension is set significantly from the main house at number 60. The presence of an existing rear extension close to the side boundary at number 60. The proposed rear extension to replace the existing rear extension is considered to have a similar impact visual impact to number 60, and not worsen the existing arrangement. The living conditions at number 60 are not considered to be harmed by this development with regards to overbearing, harm to outlook, loss of light or any of the other criteria under policy CC8 of the Reading Borough Local Plan.

No other nearby occupier is considered to be significantly impinged by the proposed development in relation to any amenity consideration. The proposed works to the front of 58 Southcote Lane, are not considered to harm the living conditions to nearby residents or the surrounding area.

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.

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 at 3.3m is considered to allow for an appropriate amount of private outdoor space in the rear garden. The usable outdoor space at number 42 would remain, albeit the existence of the outbuilding already compromises this somewhat.

7.4 Natural Environment & Ecology

The plans originally submitted for this application included proposed tree works and landscaping to land which is confirmed to be Highways land. The plans were revised to demonstrate the correct curtilage of the proposal site. As a result, the proposed works to the Highways land to the front of 58 Southcote Lane were removed from the plans.

With regard to the impact of the proposed development on nearby trees and landscaping; the proposed rear extension is to be constructed upon an already developed part of the proposal site. As per the comments from the Natural Environment Officer, there are no objections to this application from Natural Environment perspective. In this instance, it is not considered reasonable to include a condition to any approval of this application requiring landscaping, as the existing landscaping arrangement at number 58 is proposed to remain unaltered.

It was recommended that a bat survey be submitted to support this application, as the proposed development have previously included a first-floor rear extension, which would have required alterations to the roof of the main house to facilitate the proposal. The proposed first floor rear extension as later removed from the proposal, negating the need for a bat survey to be conducted to support the proposed works.

7.5 Transport

No concerns were raised by Reading Borough Council Transport. It was confirmed by Reading Borough Council Transport that the applicant had sufficiently addressed the concerns regarding the previously proposed works to the Highways land to the front of the proposal site. The curtilage of the proposal site has been corrected on the plans, with the highways tree and end existing arrangement to be retained.

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:

- Location Plan
- Proposed Floor Plan - 51792-01-3100 Rev A

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- Block Plans - 51792-01-3500 Rev B
- Proposed Floor Plan - 51792-01-3101 Rev B
- Proposed Roof Plan - 51792-01-3102 Rev B
- Proposed Elevations - 51792-01-3200 Rev B
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- Proposed Sections - 51792-01-3300 Rev B
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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.

11. INFORMATIVES

Standard Informatives