

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Peppard

App Ref: 210031/HOU

Address: 47 Knights Way, Emmer Green, Reading, RG4 8RJ

Proposals: Demolition of existing garage and conservatory, two storey side and rear and single storey front, side and rear extensions.

Case Officer: Nathalie Weekes

Applicant: Mr T Haigh-Ellery

Date received (valid from): 8 January 2021 **Extended target Decision date:** 19 April 2021

1. INTRODUCTION AND PROPOSAL

The two storey property with an attached side garage is at the end of a 4 block terrace. The surrounding area is predominantly residential with a mixture of styles and designs of houses. The application building is not listed, nor is it located in a conservation area.

Due to extenuating circumstances a site visit could not be conducted and the agent submitted photos of the site for consideration.

The proposal is for the demolition of the existing garage and rear conservatory, with a proposed two storey side and rear and single storey front, side and rear extensions. The proposed development will be inset from the boundary by 1m. The front elevation proposes a ground floor porch and front extension measuring 1m in depth and 10m in length with a hipped roof.

A two storey side element is proposed measuring approximately 4.3m to the eaves, 3 m in width, 5.7m in depth, set down from the original roof ridge by 0.45m and set back from the front elevation by 0.9m.

As amended:

A two storey rear element is proposed measuring 3m in depth, 6.3m in width and inset by 0.345m from the side elevation. The proposed ground floor element measures 9.8m in width 4m in depth and 2.8m to the eaves.

Changes are proposed to the fenestration with floor length side windows either side of the front door, one additional window on the front ground floor elevation, two additional windows on the first floor front elevation, a door is proposed on the ground floor side elevation, with repositioning and an additional first floor rear elevation window, and an additional window and patio doors to the ground floor rear elevation.

Materials are proposed to match the existing dwelling, with a DRP flat roof.

Plans considered

38720-01 Existing ground floor

38720-02 Existing first floor

38720-03 Existing elevations

As received 8 January 2021

38720-04 Rev A Proposed ground floor

38720-05 Rev A Proposed first floor

38720-06 Rev A Proposed elevations

As received 8 March 2021

38720-07 Rev B Location & Block plan

Email from agent confirming that 2 new trees would be planted to replace the two being removed on completion of the development on 05/04/2021 at 08:00.

As received 5 April 2021

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

The following addresses were consulted by letter.

9 Knights Way, Emmer Green, Reading, Berkshire, RG4 8RJ

7 Knights Way, Emmer Green, Reading, RG4 8RJ

45 Knights Way, Emmer Green, Reading, RG4 8RJ

49 Knights Way, Emmer Green, Reading, RG4 8RJ

A site notice was sent to the agent to be displayed at the site on 27 March 2021. A letter of objection has been received from 45 Knights Way regarding the depth of the rear extension and potential impact on light, the front extension and access to drainage on the boundary. *Case officer: a party wall agreement is advised in respect of any boundary works or shared services.*

Internal consultations

Transport had no objections subject to conditions and informatives, amended plans illustrating a dropped kerb are also required.

Ecology had no objections as the proposed works will only affect a small area of the existing roof and involve the demolition of the existing garage and conservatory which are unlikely to be suitable for use by roosting bats.

Communication with agent

Following discussions the agent provided additional photos and submitted amended plans reducing the depth of the proposed two storey element of the rear extension to 3m in depth, to reduce any impact on 45 Knights Way and to illustrate an increased drop kerb. The agent also confirmed that two new trees would be planted to replace the two being removed on completion of the development.

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.

4. 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)

EN12 (Biodiversity and the green network)

H9 (House Extensions and Ancillary Accommodation)

TR3 (Access, Traffic and Highway-Related Matters)

TR5 (Car and cycle parking and electric vehicle charging)

SPG/SPD

- A Design Guide to House Extensions SPG

5. 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 proposed extension is considered to be acceptable in this instance and should not detract from the existing building. Materials will match the existing building.***
- reduce the amount of usable amenity space for the property to an unacceptable degree; ***NO a functional amount of garden amenity will remain.***
- require the loss of trees in the garden or put significant trees at risk; ***NO the agent conformed that two trees would be planted to replace the two trees removed, there are no TPO trees in the vicinity of the development.***

- 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 proposed front porch development will reflect the middle projection of the terrace and is not considered to significantly reduce the amount of light for 49 Knights Way. To the rear the proposed extension should not significantly reduce the amount of daylight for 45 or 49 Knights Way. The rear two storey element was reduced in depth to reduce any impact on 45 Knights Way.***
- invade the privacy of neighbouring properties through overlooking from windows or balconies; ***NO the houses opposite 47 Knights Way are over 25m away and to the rear neighbouring houses are over 45m away. The additional proposed fenestration will not detrimentally impact the privacy of neighbouring houses.***

- detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; ***NO although the proposed extension will be a larger scale than the current side garage, it will not significantly detract from the character of neighbouring properties.***
- detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; ***NO the materials are proposed to match the existing building.***

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 comments above***
- Access to sunlight and daylight; ***NO, see comments above***
- Visual dominance and overbearing effects of a development; ***NO, see comments above***
- Noise and disturbance; ***NO***
- Artificial lighting; ***NO***
- Vibration; ***NO***
- Dust and fumes; ***NO***
- Smell; ***NO***
- Crime and safety. ***NO***

Assessment

The development is not harmful to the character or appearance of the site or its surroundings and does not have a detrimental impact on the original building or neighbouring properties. As such the proposal is considered to be in accordance with CC7 (Design and the Public Realm), CC8 (Safeguarding amenity) and H8 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (2019) and the Councils Supplementary Planning Guidance “A Design Guide to House Extensions” (2003).

RECOMMENDATION:

Grant