

## DELEGATED HOUSEHOLDER APPLICATION REPORT

**Ward:** Southcote

**App Ref:** 201412/HOU

**Address:** 35 Honey End Lane, Reading, RG30 4EL

**Proposals:** Single storey rear extension.

**Case Officer:** Mr David Brett

**Applicant:** Mr & Mrs D Burbedge

**Date received (valid from):** 07/10/2020

**Target Decision date:** 06/01/2021, extension of time agreed from 02/12/2020 to allow for Prospect School to be consulted on the proposal.

### 1. INTRODUCTION

The proposal site is a two-storey detached dwelling along Honey End Lane. The surrounding area is considered mostly residential, with similarly designed semi-detached dwellings. The proposal site is in close proximity to Prospect School, Prospect Park, Meadway Shopping Centre and Prospect Park Hospital. The proposal site is partially on contaminated land.

A site visit for this application was not possible due to the Coronavirus lockdown. The applicant supplied site photos on 13/10/2020. These photos were used for the purpose of determining this application.

### 2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for replacing conservatory with single storey rear extension.

Plans considered:

- Existing and Proposed Plans and Elevations - 35HL.MP201

Received on 07/10/2020

### 3. RELEVANT PLANNING HISTORY

130546/FUL - Part two storey and part single storey side extension - Application Permitted on 11/06/2013

### 4. CONSULTATIONS

#### 4.1 *The following addresses were consulted by letter.*

27 Honey End Lane, Reading, RG30 4EL

29 Honey End Lane, Reading, RG30 4EL

31 Honey End Lane, Reading, RG30 4EL

33 Honey End Lane, Reading, RG30 4EL

Prospect School, Cockney Hill, Reading, RG30 4EX (consulted from 30/11/2020 to 21/12/2020)

Reading Borough Council, Environmental Protection - Response received on 26/11/2020

- As it is an extension to an existing property, whilst the ideal would be an assessment, it is more proportionate to use the condition about unidentified contamination as you suggest, along with an informative stating that it is on potentially contaminated land.

Reading Borough Council, Environmental Protection - Response received on 04/01/2021

- Confirmation that the condition and informative relating to contamination of land are appropriate.

No consultation responses have been received for this application. Prospect School were not consulted at the time of validation for this application. As a result, an extension of time on the decision was agreed with the agent to allow for Prospect School to be formally consulted on 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  
EN1 Protection and Enhancement of the Historic Environment  
EN12 Biodiversity and the Green Network  
EN16 Pollution and Water Resources  
H9 House Extensions and Ancillary Accommodation  
H10 Private and Communal Outdoor Space

### SPG/SPD

A Design Guide to House Extensions SPG

## 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 single storey rear extension has a depth of 3.6m and a width of 3.5m. The ground to eaves height of the proposed rear extension is 2.4m, with a maximum height of 3.2m. The proposed rear extension features a dual pitched roof with four rooflights. The proposed rear extension extends from the rear elevation of the existing ground floor rear and side extensions, and runs along the side boundary to Prospect School.

Overall, the proposed single storey rear extension is considered relatively minor in size and scale and would respect the character and appearance of the existing dwelling. Materials have been specified on the application form to match the existing dwelling, including red-brown brickwork to match existing, and white uPVC to match existing. The arrangement of windows and doors is considered appropriate in relation to the character and appearance of the existing dwelling and surrounding area.

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.*

The proposed extension is considered not to result in a loss of biodiversity within the garden as the extension will be constructed on an already developed part of the garden. The proposed single storey rear extension will be situated on an already developed (existing conservatory) part of the site.

## 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 detrimentally impact the living conditions at 33 Honey End Lane. This is due to the size and scale of the proposed single storey rear extension in relation to habitable rooms and the garden at number 33. There is not considered to be harm to the living conditions at 33 Honey End Lane as a result of this proposal.

The proposal site shares a boundary with Prospect School. The proposed development is not considered to harm conditions at Prospect School. Overall, the proposed ground floor rear extension is not considered to harm the amenity of the wider surrounding area. Both in terms of its part residential and part commercial setting.



1. Existing rear elevation of 35 Honey End Lane.

## 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. As the size of the private outdoor space will still be considerably larger than the usable floor space of the dwelling on the ground floor.

## 7.4 Historic Environment

The proposal site is located within 100m of the nearby Prospect Park, which is one of five Historic Parks in Reading and is a heritage asset. The proposed development is considered in accordance with EN1 of the Reading Borough Local Plan, as the proposal is not considered to adversely impact elements, views or the setting of the nearby Historic Park. The proposed development is situated to the rear of the property and is considered highly unlikely to have any sort of detrimental impact on the setting of Prospect Park.

#### **7.5 Contaminated Land**

As the proposal site is partially on contaminated land, the Environmental Protection Officer was consulted on this application. It was concluded that the size and the scale of the proposed works do not require an assessment to be carried out on the site in accordance with policy EN16 of the Reading Borough Local Plan. A condition and informative will be attached to any approval of this application, requiring the applicant to halt development if contaminated land is discovered.

#### **7.6 Biodiversity and the Green Network**

Part of the development site is located within the green network, as a result, the proposed rear extension needs to be considered against policy EN12 of the Reading Borough Local Plan. Due to the size, scale and location of the proposed rear extension, it is considered that the proposed development is not harmful to the point of refusal for this application and is in accordance with policy EN12. As previously mentioned, the proposer rear extension is to be constructed on an already developed part of 35 Honey End Lane, as a result, there would not be a direct loss of biodiversity as a result of this proposal.

### **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:

- Existing and Proposed Plans and Elevations - 35HL.MP201

Received on 07/10/2020

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.

**CO6: Unidentified Contamination**

In the event that contamination is found at any time when carrying out the approved development not previously identified, development shall be halted on that part of the site the contamination reported in writing to the Local Planning Authority.

An assessment of the nature and extent of contamination shall be undertaken and where remediation is necessary a remediation scheme, together with a timetable for its implementation, shall be submitted in writing to the Local Planning Authority for its written approval.

The measures in the approved remediation scheme shall be implemented in accordance with the approved timetable. Halted works shall not be re-commenced until the measures identified in the approved remediation scheme have been completed and a validation report has been submitted to and been approved in writing by the Local Planning Authority.

REASON: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019.

## **11. INFORMATIVES**

### **Standard Informatives**

#### **IF9 Contamination**

You are advised that the development lies on a potentially contaminated site. Due to the nature of the historic land use there is the potential of contaminated land being present. The developers must be aware that any ground or enabling works may bring receptors into contact with the aforementioned contaminants. You may wish to satisfy yourself that the details of the construction proposals take the necessary account of the possibility of contaminants from that source.