

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Minster

App Ref: 200970/HOU

Address: 214 Wensley Road, Reading, RG1 6DP

Proposals: First floor rear extension

Case Officer: Mr David Brett

Applicant: Mr & Mrs P Dalfsen

Date received (valid from): 08/07/2020

Target Decision date: Originally 02/09/2020, with an extension of time subsequently agreed until 16/10/2020 to allow for the submission and assessment of a bat survey

1. INTRODUCTION

The proposal site is a two-storey middle terraced dwelling located on Wensley Road, Coley. Situated northwest of the nearby 193, 203 and 205 Wensley Road tower blocks. The surrounding area is considered residential with similarly designed two storey terraced rows, semi-detached dwellings.



Rear of 214 Wensley Road. Photo provided by the applicant on 16/07/2020. Existing ground floor rear extension approved under planning application 171036 on 26/07/2017 (see 'Relevant Planning History' for details).

A site visit for this application was not possible due to the Coronavirus lockdown. The applicant supplied site photos on 16/07/2020. These photos were used for the purpose of determining this application.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a first-floor rear extension over existing single storey extension to form additional bedroom and bathroom.

Plans considered:

- Existing Floor Plans & Elevations - 20/17/01
- Proposed Floor Plans & Elevations - 20/17/02
- O/S Location Map & Block Plan - 20/17/03
- Existing 1st Floor Plan - 20/17/04

Received on 08/07/2020

- Preliminary Roost Assessment Report - 214 Wensley Road, Reading RG1 6DP - September 2020

Received on 17/09/2020

3. RELEVANT PLANNING HISTORY

060359 - 2 storey rear extension - Application refused on 20/11/2006. Appeal dismissed on 03/07/2007

171036 - Rear extension measuring 3.3m in depth, with a maximum height of 2.6m, and 2.6m in height to eaves level. Notification of the construction of an extension under class A Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. - Prior approval not required issued on 26/07/2017

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

Reading Borough Council, Transport - Response received on 06/08/2020

Reading Borough Council, Ecology - Response received on 11/08/2020

- *The house 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. The survey will need to be carried out prior to determination of the application or the application would need to be refused on the grounds that insufficient evidence had been provided to determine the likely impacts of the proposals on bats (which are a protected species and a material consideration in the planning process).*

Reading Borough Council, Ecology - Response received on 09/10/2020

- *I can confirm that the bat survey has been undertaken to an appropriate standard and concludes that the risk of bats being affected by the proposals is minimal. There are therefore no objections to this application on ecology grounds.*

212 Wensley Road, Reading, RG1 6DP - No response received.

216 Wensley Road, Reading, RG1 6DP - No response received.

A site notice was displayed from 16th July 2020, expiring on 6th August 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

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 depth of the proposed first floor rear extension is 3.3m, with the width being 3.9m. The proposed development features a pitched roof, the height of which is set down from the existing roof by 1.3m. Two proposed windows are to the rear elevation of the extension, serving the proposed third bedroom. The materials specified for the construction of the walls, roof and windows have been specified to match the existing dwelling.

Overall, the proposed first floor rear extension is considered to sufficiently respect the character and appearance of the existing dwelling in terms of size, scale and design. The proposal is not considered to detrimentally impact any existing building line to the rear of the terraced row between 212 Wensley Road and 216 Wensley Road.

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.

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 (amongst other factors):

- *Privacy and overlooking*
- *Access to sunlight and daylight*
- *Visual dominance and overbearing effects of a development*
- *Harm to outlook*

It is noted that there was a refused and dismissed at appeal proposal for a part one, part two storey extension at the property in 2006. In dismissing the appeal the Inspector considered the proposal was overbearing on neighbouring occupiers. That proposal included the first floor element on the boundary with No 216. In contrast, the current proposal is in the mid-point of the host building and is therefore set off both side boundaries, therefore satisfactorily addressing the historic concerns at that point in time.

The proposed first floor rear extension assessed under this application is not considered to harm the outlook or access to sunlight or daylight to the point of refusal for this application. The

proposed rear extension does allow for a 45° light angle to the nearest first floor habitable windows at number 212 and 216 Wensley Road as demonstrated on the proposed floor plan.

The proposed development is to take place on a north facing elevation, and the development features a pitched roof that is set down from the existing roof. It is considered that the proposal would not harmfully overshadow the gardens at 212 and 214 Wensley Road due to the north facing orientation of the rear elevation, the modest depth of the proposal at 3.3m. The proposed pitched roof allows for considered appropriate levels of light while ensuring the design of the proposal complements the existing dwelling and terraced row. The proposed development has been sufficiently set off of both side boundaries to 212 and 216 Wensley Road). Hence, the proposals are considered acceptable against policy CC8 of the Reading Borough Local Plan.

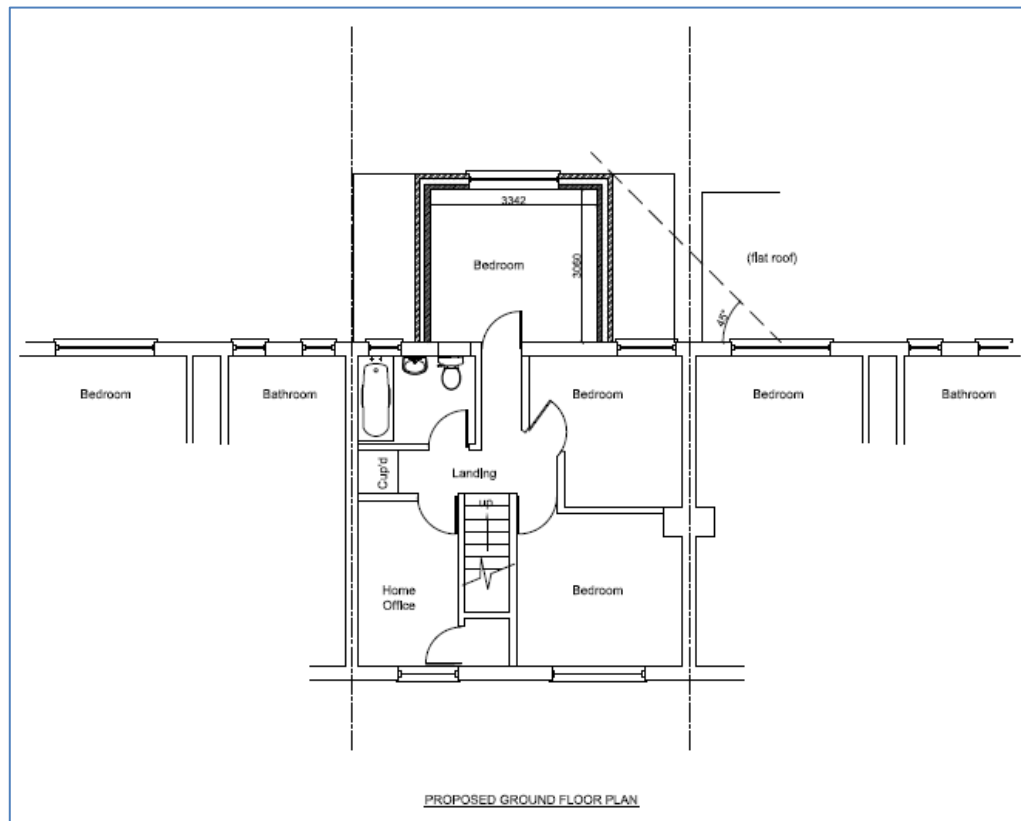


Fig. 1 - Proposed Ground Floor Plan (drawing 20/17/12)



Fig. 2 - Rear elevation of 212/214



Fig. 3 - Rear elevation of 214/216 Wensley Road.

Wensley Road.

The proposal also has a considered relatively modest depth at 3.3m (whilst acknowledging the relatively modest depth of the rear amenity space). Overall, the proposed first floor rear extension is not considered to harm the living conditions at neighbouring properties 212 and 216 Wensley Road to the point of refusal for this application.

A condition is however necessary and reasonable to restrict (unless specific permission is granted) the provision of windows in the side elevations of the first floor rear extension, to protect the amenity of neighbouring occupiers.

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 larger than the usable floor space of the dwelling on the ground floor.

7.4 Ecology

Due to the works proposed to the roof of 214 Wensley Road, it was required that a bat survey be carried out to determine whether or not the proposal would have an acceptable impact to any roosting bats. A preliminary bat roost assessment and emergence survey report was submitted to support this application on 17th September 2020. The report concluded that the risk of bats being affected by the proposal is minimal. The report also does not recommend any alteration to latest plans to accommodate bats. The RBC Ecology consultant has confirmed agreement with the report submitted, with no further assessment or conditions required.

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:

- Proposed Floor Plans & Elevations - 20/17/02
- O/S Location Map & Block Plan - 20/17/03

Received on 08/07/2020

- Preliminary Roost Assessment Report - 214 Wensley Road, Reading RG1 6DP - September 2020

Received on 17/09/2020

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.

M3: Materials (As Specified)

The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and/or application forms unless otherwise agreed in writing with the Local Planning Authority.

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.

PD2: No New Openings

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) no windows/openings, other than those shown on the approved plans, shall at any time be placed on the side elevations of the approved first floor rear extension hereby permitted without the grant of a separate planning permission from the Local Planning Authority.

REASON: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

11. INFORMATIVES

IF1: Positive and Proactive Working - approval

The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the agreed extended timescale for the decision to be issued.

IF5: Terms

Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.

IF6: Building Control

Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.

IF7: Complaints about construction

Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.

IF8: Encroachment

During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at: www.communities.gov.uk/publications/planningandbuilding/partywall