

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Peppard

App Ref: 190958/HOU

Address: 39 Grove Road, Emmer Green, Reading, RG4 8LJ

Proposals: Proposed roof extension to reinstate front and rear gables with conversion of loft space, new side dormers and associated alterations.

Case Officer: Tom French

Date received (valid from): 14 June 2019 Target Decision date: 9 August 2019

PROPOSAL AND SUPPORTING INFORMATION

Plans considered

Drawing Number:

- 01 - Existing and Proposed Floor Plans and Elevations
- Location Plan
- Site Plan
- Bat Assessment (Derek Finnie Associates, April 2018)

As received: 14/06/2019

CONSULTATIONS

The following addresses were consulted by letter.

62 Knights Way, Emmer Green, Reading, Berkshire, RG4 8RH
41 Grove Road, Emmer Green, Reading, Berkshire, RG4 8LJ
60 Knights Way, Emmer Green, Reading, RG4 8RH
37 Grove Road, Emmer Green, Reading, RG4 8LJ

No letters of representation have been received.

Ecology - No objection

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 and 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'

Reading Borough Local Development Framework Core Strategy (2008)

CS7 (Design and the Public Realm)

CS36 (Biodiversity and Geology)

Sites and Detailed Policies Document (2012)

DM4 (Safeguarding Amenity)

DM9 (House Extensions and Ancillary Accommodation)

SPG/SPD

- A Design Guide to House Extensions SPG

Assessment

Design, impact on the host dwelling, character of the area and street scene

As the proposal comprises an extension to the roof of the host dwelling, it would be highly visible from the street scene along Grove Road. As existing, the application property has a two storey flat roof side extension. The proposed extension entails the addition of a hipped roof above the existing flat roof and the addition of front and rear gables to the main roof. Flat roof dormers are also proposed to side roof slopes. Whilst there are no instances of an extension of this exact type along this part of Grove Road, there are numerous examples of properties being significantly extended at second floor level with substantial extensions to the roof. There are limited examples of dormers along this part of Grove Road and those that there are tend to be located to the front or rear roof slopes. However, there are many examples of large roof extensions (often in the form of hip-to-gable extensions) as noted above. There is a mixed character of properties along this part of Grove Road with no describable pattern or consistent style. As such, whilst the proposal would entail a significant increase in high level bulk and massing; it would not result in the application property being significantly out of character with the other properties in the street scene or wider surrounding area.

The proposed extension would be highly visible and given the scale, the additional built form at roof level would alter the character of the application property and how it reads from the street scene. It is considered that the existing two storey flat roof is not a particularly beneficial feature in the street scene and that the replacement with a more traditional (for residential properties) hipped roof would represent a slight improvement in the overall aesthetic of the property as a whole. The proposed flat roof dormers would have a somewhat bulky appearance, but they would be set down from the main ridge by 0.5m and set back from the front elevation by 2m and 2.9m (north east side and south west side respectively). As such the proposed dormers would appear subservient to the new roof form and would not represent an overly dominant feature in the street scene.

The proposed extension would be finished with materials to match the existing and as such is considered to integrate satisfactorily with the character of the host dwelling and surrounding area.

For the above reasons it is considered, on balance, that the proposed extension is acceptable in terms of impact on the host dwelling.

The host dwelling would retain sufficient amenity space to the rear elevation, which is considered adequate for a dwelling of this size and relative to the character of amenity spaces to surrounding dwellings.

The proposal would accord with Policies CS7 and DM9.

Impact on neighbour amenity

The neighbouring properties most potentially affected by the proposed development are 37 Grove Road and 41 Grove Road, located to the east and west of the application site respectively.

With respect to no.37, the proposed development would not increase the footprint of the existing dwelling and would not protrude beyond the existing rear elevation of no.37. As such it is considered that the proposal would not have a significant detrimental impact on the amenity of no.37 in terms of loss of light or over bearing. A second floor level side facing window is proposed however as this would serve a bathroom, it is considered reasonable to attach a condition requiring it be obscure glazed and non-opening up to 1.7m within the room. Subject to a suitably worded condition, there would not be any detrimental impacts in terms of privacy or overlooking.

With regards to no.41, the proposed dormer extension would not project beyond the existing side elevation of the host dwelling and would not include any side facing windows. As such, subject to a condition preventing the addition of side facing windows without the grant of a separate planning permission, the proposal would not have any significant detrimental impact upon the living environment of the occupiers of no.41.

All other nearby properties are considered to be too distant from the works to be significantly harmed.

The proposal accords with Policy DM4.

Other Issues

Community Infrastructure Levy

The proposal would not be liable for the Community Infrastructure Levy (CIL).

Ecology

The RBC ecology consultant has confirmed that the submitted bat survey has been undertaken to an appropriate standard and that the proposal is unlikely to affect bats or other protected species. As such there are no ecological objection to this application.

RECOMMENDATION:

Grant

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 decked area is considered to be in accordance with CS7 (Design and the Public Realm) of the Reading Borough Local Development Framework Core Strategy (2008), DM4 (Safeguarding amenity) and DM9: (House Extensions and Ancillary Accommodation) of the Sites and Detailed Policies Document (2012) and the Councils Supplementary Planning Guidance A Design Guide to House Extensions (2003).

Conditions

Time Limit

Materials

Approved Plans

Obscure Glazed

No Additional Windows