

COMMITTEE REPORT

BY THE DIRECTOR OF ENVIRONMENT AND NEIGHBOURHOOD SERVICES READING BOROUGH COUNCIL PLANNING APPLICATIONS COMMITTEE: 27 th June 2018	ITEM NO.
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Ward: Peppard

App No.: 180720/HOU

Address: 11 Knights Way, Emmer Green, Reading, RG4 8RJ

Proposal: Proposed single storey rear extension

Applicant: Mr Paul Barnfarther - Reading Borough Council Property Services

Date validated: 30th April 2018

Other Application: 8 week target decision date: 25th June 2018

Agreed extension of time:

RECOMMENDATION

GRANT

Conditions to include:

Standard

1. Time limit for implementation
2. Use of materials
3. Approved plans

Informatives to include:

1. Terms and conditions
2. Building Control
3. Complaints about construction
4. Positive and proactive

1. INTRODUCTION

- 1.1 The application relates to a two storey semi-detached dwelling on the north west side of Knights Way. The main architectural feature of the application property is the prominent two storey bay in the front elevation of the building. The application site has a rear amenity space approximately 25m long and 9m wide. The surrounding area is predominantly residential consisting of similar style semi-detached and terrace properties.
- 1.2 This minor application is reported to Planning Applications Committee as a Regulation 3 Planning Approval as Reading Borough Council is the applicant.



2. PROPOSAL

- 2.1 The proposal seeks planning permission for a single storey rear extension. The proposal would project 3m beyond the existing rear elevation of the lounge and 4.7m beyond the existing rear elevation of the kitchen. The proposed extension would have a lean-to mono-pitch roof form with a projecting gable. The proposal would have a maximum height of 3.4m and an eaves height of 2.4m. Four roof lights are proposed in the lean-to roof, two windows are proposed in the rear elevation and one window is proposed in the south west side elevation. The external materials proposed match the existing house.

3. PLANNING HISTORY

- 3.1 None.

4. CONSULTATIONS

- 4.1 Public consultation
No.s 9, 13, 43 and 45 Knights Way have been notified of the application and site notice has also been displayed at the site from the 4th May 2018.
No responses have been received.

5. RELEVANT PLANNING POLICY AND GUIDANCE

- 5.1 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. The Development Plan for Reading relevant to the application site comprises the Reading Local

Development Framework 'Core Strategy' 2008 (Altered 2015) and 'Sites and Detailed Policies Document' 2012 (Altered 2015).

- 5.2 The 'National Planning Policy framework' ('NPPF') 2012 states clearly that its content is to be a material consideration in the determination of applications. The 'NPPF' states that due weight should be given to the adopted policies of the Local Development Framework (LDF) (Core Strategy and Sites and Detailed Policies Document) according to their degree of consistency with the 'NPPF' (the closer the policies in the plan to the policies in the 'NPPF', the greater the weight that may be given). Accordingly, the 'NPPF' and the following development plan policies and supplementary planning guidance are relevant:

National Planning Guidance

National Planning Policy Framework: Chapter 7. Requiring Good Design

Reading Borough Local Development Framework Core Strategy (2008) Policies

CS7 (Design and the Public Realm)

Sites and Detailed Policies Document (2012) Policies:

DM4: Safeguarding Amenity

DM9: House Extensions and Ancillary Accommodation

Supplementary Planning Guidance - A Design Guide to House Extensions (2003)

6. APPRAISAL

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

- 6.1 As proposed extension is to the rear of the property it would not be visible from the street scene along Knights Way. Being set back 4.1m from the boundary with no.9 Knights Way the proposal would retain the existing spaciousness to the boundary and would not appear unduly cramped. The proposal would be set 0.2m off the boundary with no.13 Knights Way, and given the semi-detached nature of the application property this is considered to follow the character and pattern of the application site and the surrounding area.
- 6.2 The extension would project 4.7m from the existing rear elevation of the kitchen. Whilst this is more than the 4m recommended in the 'A Design Guide to House Extensions' SPG, given the length of the plot, the scale of the host dwelling and considering the single storey nature of the proposal; the longer extension is considered appropriate in this instance. Made with materials to match existing, the proposed extension is considered to integrate satisfactorily with the character of the host dwelling and visual amenity of the surrounding area.
- 6.3 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 the amenity spaces of surrounding dwellings.

- 6.4 The proposal is therefore considered to be in accordance with Policy CS7 of the Core Strategy (2008, 2015) and Policies DM9 and DM10 of the Sites and Detailed Policies Document (2012, 2015).

Impact on neighbouring amenity

- 6.5 The properties potentially affected by the proposal are no.9 and no.13 Knights Way.
- 6.6 Regarding no.9, the proposal would retain the existing 4.1m gap to the common boundary. Further, the existing detached garage at no.9 is between the proposal and the main house at no.9. Combining the large separation distance between the proposal and the habitable rooms at no.9, the single storey nature of the proposal - with an eaves height of 2.4m - and the existing boundary treatment; the result is that the proposal is not considered to have any adverse effect in terms of loss of light or overbearing. Whilst a side facing window is proposed, it would be at ground floor level and given the separation distance to the habitable rooms at no.9, it is considered that the proposal would not result in a material loss of privacy or an unacceptable overlooking impact.
- 6.7 On the side closest to no.13, the proposed extension would project 3m from the existing rear elevation, have an eaves height of 2.4m and be sited 0.2m from the boundary. Given the existing rear conservatory at no.13 which is located close to the boundary, the relatively modest depth of the extension and that the proposal would be single storey; it is considered that the proposed extension would not cause a significant detrimental impact to the living environment in terms of visual dominance and overbearing effects or access to sunlight and overshadowing. As the proposed extension would be single storey with no windows in the side elevation facing no.13, it is not considered that the proposal would result in a significant adverse impact in relation to privacy or overlooking.
- 6.8 The proposal is therefore considered to be in accordance with Policies DM4 and DM9 of the Sites and Detailed Policies Document (2012, 2015).

7. CONCLUSION

The proposed development is considered acceptable in planning terms and for the reasons given above.

Plans:

Drawing No.:

- KNW - ELEVS1
- KNW - ELEVS2
- KNW - ELEVS3
- KNW - P2
- KNW - P3
- KNW - SP1
- KNW - BP1
- KNW - LP1

As received: 30/04/2018

Case Officer: Tom French

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DRA NO KNU-LPI
11 KNIGHTS WAY, RGT BRJ

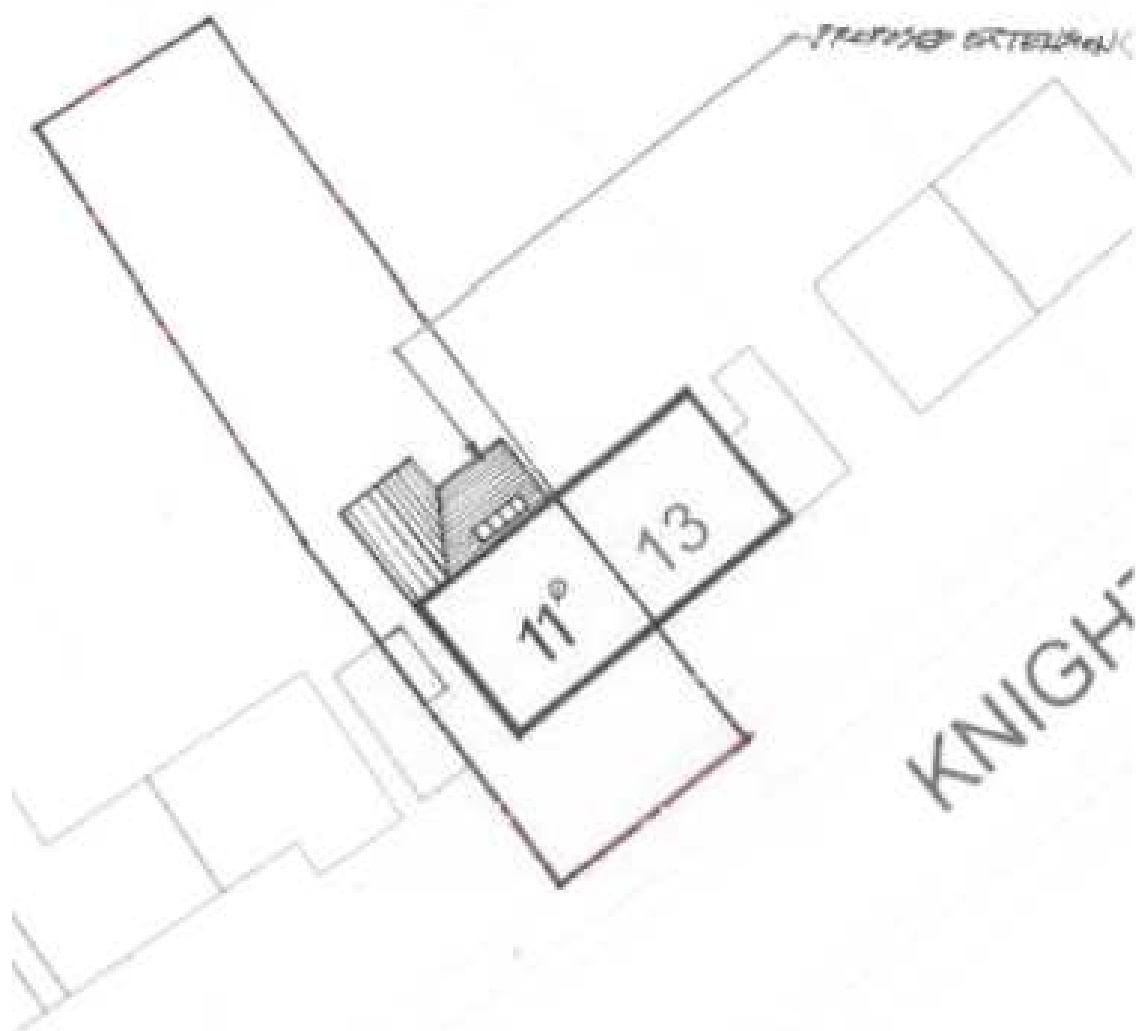
APRIL 2018 LOCATION PLAN

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Reading
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11 KNIGHTS WAY, EMMER GREEN, READING RG4 8RJ



DRAWING No KKW-SP1

PROPOSED SITE PLAN

APRIL 2018

1:250

RBC PROPERTY SERVICES

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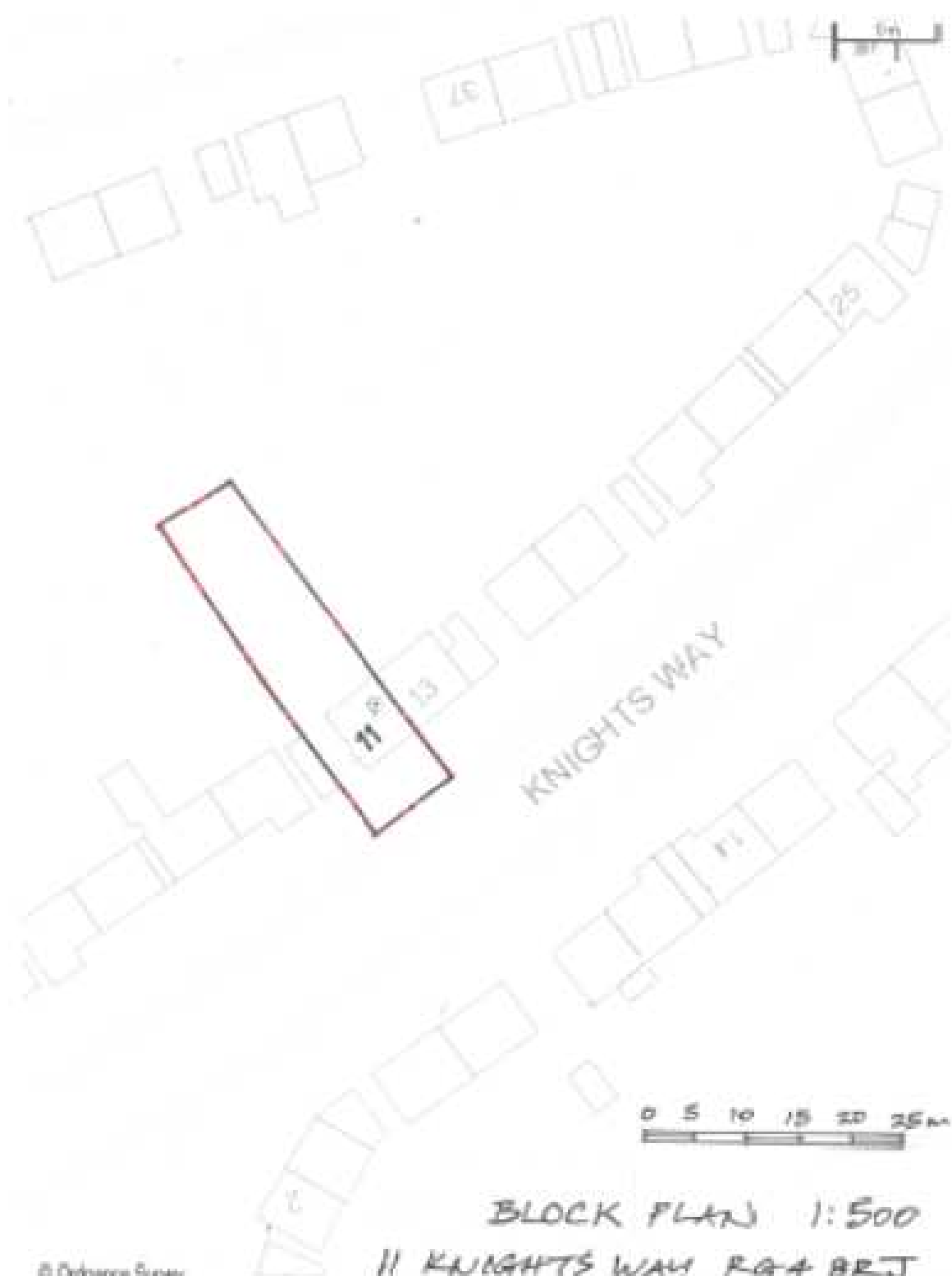
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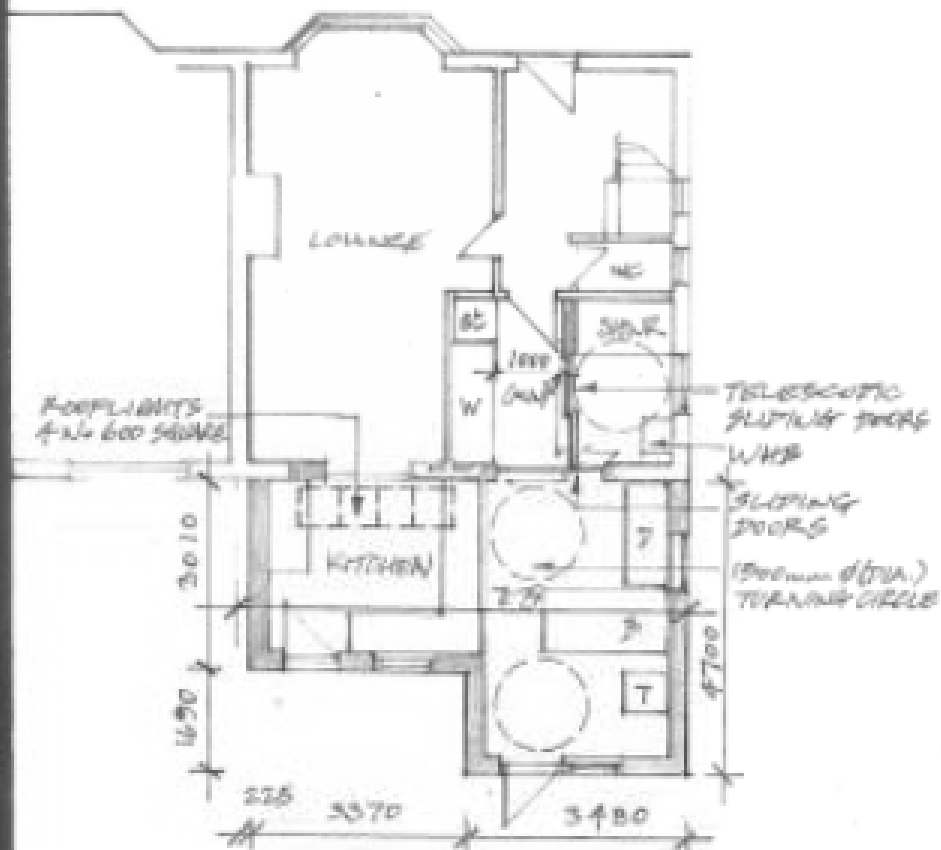
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BLOCK PLAN 1:500
11 KNIGHTS WAY, RG4 8RJ
DRG No KNW-EP1

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Reading
Borough Council

REC PROPERTY SERVICES

DRAWN: KNW-P2

JUNE 2017

0 1 2 3 4 5m 1:200

11 KNIGHTS WAY, EMMER GREEN RG4 8RJ
PROPOSED EXTENSION -



DRG No KNW-P3 RBC PROPERTY SERVICE



0 1 2 3 4 5m 1:200

11 KNIGHTS WAY, EMMER GREEN RG4 0RT
GROUND FLOOR AS EXISTING

11 KENNEDY WAY, CHURCH GREEN, READING RG4 8RJ - ELEVATIONS



REAR ELEVATION AS EXISTING
(LOOKING WEST)

TYPE ELEVATION AS EXISTING
(LOOKING SOUTH WEST)

DWG NO. KUN - ELEV 1

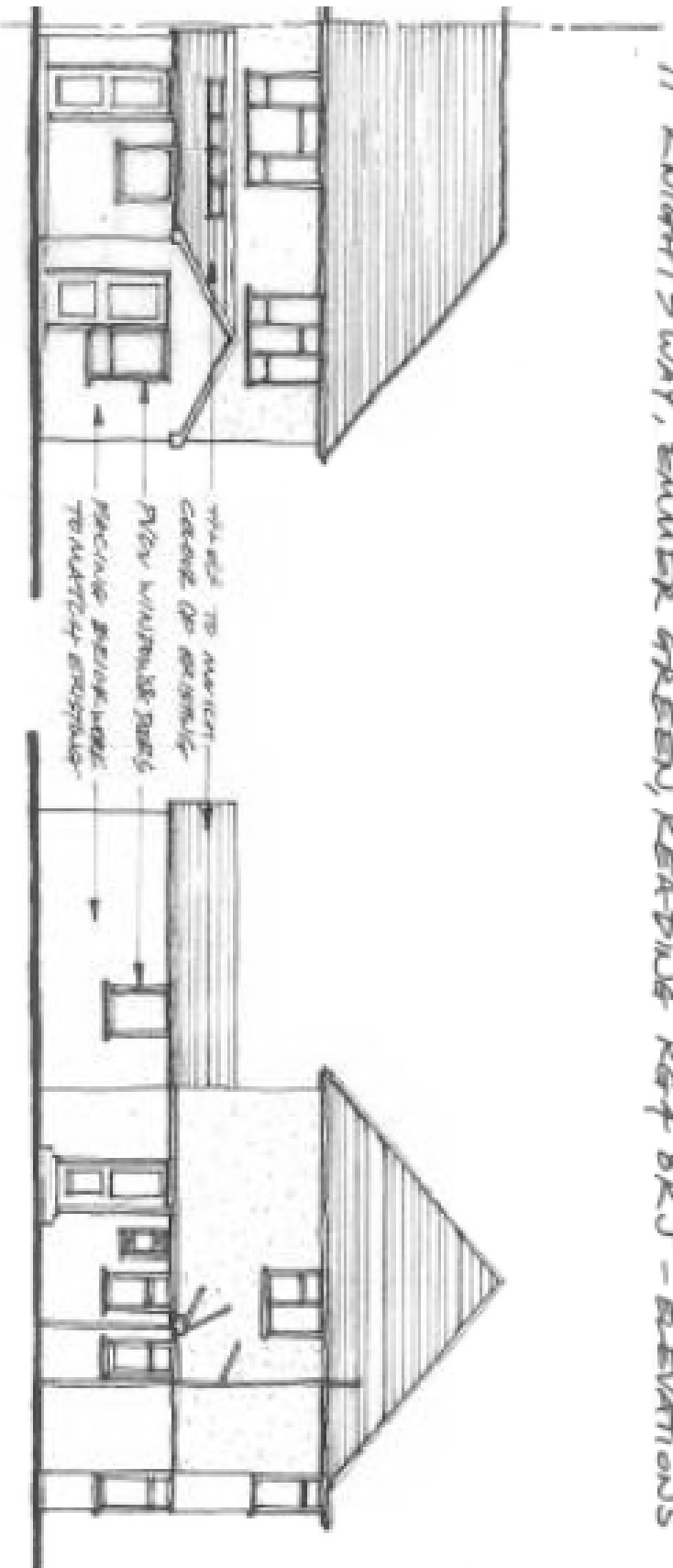
APRIL 2018

SCALE 1:100

 Reading RSC PROPERTY SERVICES



11 KNIGHTS WAY, EMMER GREEN, READING RG4 8RJ - ELEVATIONS



FRONT ELEVATION AS PROPOSED
(Facing West)

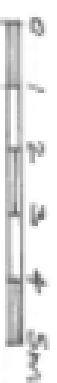
SIDE ELEVATION AS PROPOSED
(Facing East)

DRG NO KNW - ELEVS 2

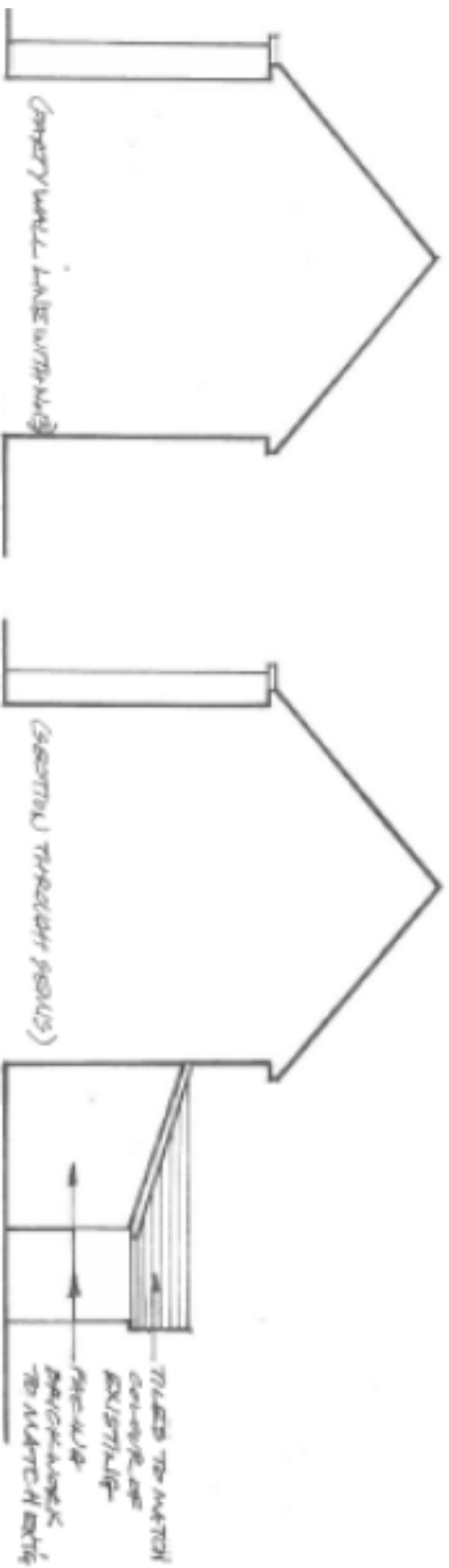
APRIL 2018

SCALE 1:100

Reading RSC PROPERTY SERVICES



11 KILGATS WAY, BRUNT GREEN, READING RG4 8ET - ELEVATIONS



DIFFER ELEVATION (N. EAST)

SUPER ELEVATION (N. EAST) - AS PROPOSED

TRAY NO. KILGATS - ELEVATION 3

APRIL 2018

SCALE 1:100

Reading ABC PROPERTY SERVICES

0 1 2 3 4 5m