

DELEGATED APPLICATION REPORT

Address: 43 Brooklyn Drive, Emmer Green, Reading

Application No: 171558/HOU

Proposal: Erection of part single, part two-storey side and rear extension, landscaping and various associated works

Applicant: Mr Patrick Ashcroft

Date received (valid from): 08/09/17

Target Decision date: Original 8 week date: 03/11/17. Extension of time agreed with the applicant until 28/11/17 (3 weeks after the submission of the bat report on 07/11/17)

Case officer: Jonathan Markwell

1. Site Description and Surrounding Area

- i. The application site comprises a detached single dwellinghouse on the north side and at the northern end of Brooklyn Drive. The application site building is not listed, nor located within a conservation area. The dwelling is set within an expansive plot, with the rear garden sharing a boundary with a number of properties fronting onto Kidmore End Road (to the north-east). The building is set forward of the neighbouring detached property to the west (No. 41) and set back from the neighbouring detached property to the east (No. 45). Views to the front, side and part of the rear of the property are possible from public vantage points on Brooklyn Drive, owing to the configuration of the road at this point. There is a fall in land levels within the rear garden. Beyond the rear garden is the borough boundary with South Oxfordshire and Cucumber Wood / Reading Golf Course. The surrounding area comprises a variety of detached and semi-detached properties, typically set in generous plots with mature vegetation. A significant number of properties have been extended (in a variety of manners) over time.

2. The Proposal

- i. A householder application for planning permission is sought for:
 - A part single-storey, part two-storey side (east) and rear (north) extension (this will also facilitate the demolition of an existing outbuilding and rear conservatory).
 - Alterations to the front entrance at ground floor level
 - External decking/ landscaping to the rear of the proposed dwelling
 - Various fenestration alterations
 - External rendering of the building (barring retention of the existing brick plinth), to replace the existing pebble dash
 - Provision of a green roof to the flat roof areas
- ii. During the course of the application various further plans have been submitted to fully illustrate what is proposed. A preliminary bat roost assessment has also been carried out. This has followed initial officer comments on the application.

3. Consultation

- i. Neighbour Consultation
13 Neighbour letters were sent on 14/07/17, expiring on 05/10/17. The applicant erected a site notice on 20/09/17, expiring on 11/10/17.

One response has been received from a nearby occupier, summarised as follows:

- The proposed side extension will be built to within a few feet of an established and mature yew tree that provides valuable screening and contributes to the mature treescape of Brooklyn Drive.
- very concerned that the foundations of the proposed extension will both endanger the tree and be susceptible to subsequent damage/subsidence as a result of the growth/regrowth of the tree root system.
- Whilst not wishing to object to the application per se, it is sought for the imposition of any conditions or requirements which could reasonably be imposed to protect the tree and to mitigate the adverse impact of the proposed extension on the tree, and vice versa.

Officer response: Please see the Natural Environment Officer observations below.

ii. Internal Consultation

a) Transport

Plans submitted illustrate off road parking provision for two vehicles, which comply with the Council's current parking standards.

There are no objections to this application subject to the conditions and informatives stated below.

DC1 Vehicle parking space provided in accordance with approved plans

The extension(s) hereby permitted shall not be used until all vehicle parking space(s) have been provided in accordance with the approved plan. The space(s) shall be kept available for parking at all times thereafter.

Reason: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users to accord with Policy CS24 and Policy DM12.

IF3 Highways

i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.

ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.

B) Natural Environment officer

Although the property is situated in mature landscaped gardens none of the trees on or adjacent to the property are of such individual significance that it would justify the need for tree protection during the course of building works. The front landscaping of the property will remain largely unaltered.

In view of the above, no tree or landscaping conditions are required if planning permission is granted.

C) Ecology Consultant

Original observations:

In summary, this house will require a bat survey. It is located within good bat habitat and looks like it has features potentially suitable for use by roosting bats (hanging tiles). Please find further comments below.

Background

The application site comprises a detached house where it is proposed to erect a two-storey side and rear extension, affecting the main roof. The site is surrounded by habitat of good suitability for use by foraging and commuting bats - connected gardens with trees immediately neighbour the site to the east and west, with a small woodland adjoining the rear of the garden and a golf course with open grassland and woodland areas 100m north. As shown in the Design and Access statement (Sprately Studios), the house possesses hanging tiles that may be suitable for use by roosting bats. Moreover, a bat roost was previously identified in a nearby similar property (Ref 151022 - 7 Brooklyn Drive).

As such, there is a risk that the proposals may impact upon roosting bats and a bat survey report will need to be provided before this application can be determined. Further details are given below.

Legislation

All species of bats receive protection under UK law and it is a criminal offence under the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2010 (The Habitat Regulations), deliberately or recklessly to destroy or damage their roosts, or to disturb, kill or injure them without first having obtained the relevant licence for derogation from the regulations from the Statutory Nature Conservation Organisation (the SNCO - Natural England in England).

Planning policy

Paragraph 99 of the government Circular 06/05: Biodiversity and Geological Conservation - Statutory Obligations and Their Impact Within The Planning System (this document was not revoked by the National Planning Policy Framework) states that:

“It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances, with the result that the surveys are carried out after planning permission has been granted.”

In this case because neither the presence or otherwise of protected species, nor the extent to which they may be affected has been established, the application would not be in accordance with the above planning policy, or other planning policy in relation to biodiversity.

Survey requirements

A presence / absence bat survey is normally undertaken in two stages, firstly a preliminary roost assessment, whereby the inside and outside of the building is surveyed for bats and signs of bats. This survey can be undertaken at any time of year.

If bats are found or features within the building have the potential to support roosting bats and these will be affected by the proposals, further dusk emergence and or pre-dawn re-entry surveys during the bat active season (i.e. between May and the end of August/ sub optimally until mid-October) would need to be carried out. The applicant would then need to submit the results of the survey(s) along with any associated mitigation strategy prior to determination of the application.

Surveys should be carried out by suitably experienced ecologists who are a member of a professional organisation such as the Chartered Institute of Ecology and Environmental Management and / or are licensed or accredited by Natural England to survey bats.

Summary

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).

Final observations following the submission of a Bat Report:

The bat survey letter report (Ecology by Design, 07 November 2017) has been undertaken to an appropriate standard and concludes that the risk of the works impacting upon bats is minimal. Although there were some minor gaps present under corner hanging tiles, vegetation was protruding from these gaps in places and no evidence of use by roosting bats was observed. As such, I agree with the assessment and there are no ecology related objections to this application.

In the unlikely event that bats are found prior to or during the works, all works must cease immediately, and Natural England contacted for further advice before works may proceed.

4. Plans & Documents Considered

- i. The Council, in reaching its recommendation, has taken into consideration the following plans & documents:

PL.1200 - Existing Location Plan & Block Plan, as received 07/09/17
PL.1210 Rev A - Proposed Location Plan & Block Plan, as received 31/10/17
PL.1300 Rev A - Existing Plans, as received 31/10/17
PL.1301 - Existing Roof Plan, as received 31/10/17
PL.1310 Rev A - Proposed Ground Floor, as received 31/10/17
PL.1311 Rev A - Proposed First Floor Plan, as received 31/10/17
PL.1312 Rev A - Proposed Roof Plan, as received 31/10/17
PL.1400 - Existing Sections, as received 31/10/17
PL.1410 - Proposed Sections, as received 31/10/17
PL.1500 - Existing Elevations, as received 07/09/17
PL.1510 Rev A - Proposed Elevations, as received 31/10/17
AS.2000 - Green Roof Detail, as received 31/10/17
AS.2001 - Rooflight on Green Roof, as received 31/10/17
AS.2002 - Rooflight on Pitched roof, as received 31/10/17
Design & Access Statement by Spratley Studios Ref 17.686, as received 07/09/17
Email from Spratley Studios, received 31/10/17
Bat Preliminary Roost Assessment by Ecology by Design, dated & received 07/11/18

5. Relevant Planning History

910957 - Removal of existing porch. Erection of new porch. Granted 22/11/2011.

091102 (09-02039-FUL) - First floor side extension. Refused 14/01/2010. Reason for refusal:

Due to its excessive size and poor design, the proposed extension at first floor level would not be a subservient addition to the main house and would appear as an incongruous feature failing to relate well to the application property; in this respect the proposal would be unsympathetic to the character of the main house. Furthermore the cumulative impact of the existing ground and first floor extensions would detract from the central projecting element of the house which is an important characteristic feature of this property. For the reasons above the proposal is deemed unacceptable and non-compliant with Policy CS7 (Design and the Public Realm) of the Reading Borough Local Development Framework Core Strategy (2008), 'Saved' Policies CUD 14 (Standards of Design in Development) and HSG 8 (House Extensions) of the Reading Borough Local Plan (1998) and the SPG 'A Design Guide to House Extensions' (May 2003).

An extract from the officer report and the proposed elevations are provided below:

APPRAISAL

Principle

The principle of an extension in this location is acceptable.

Design and appearance of proposal

- *Streetscene*

The application property is set back almost 20m from the main road and the eastern half of the house is partially obscured through the presence of evergreen hedging and trees surrounding the boundary of the site along this side. As such the proposal is not clearly visible from the streetscene and would not result in significant visual harm onto the surrounding area. In terms of its impact on the street scene and surrounding area the proposal is considered acceptable and complies with the Policies CUD 14 (Saved) and CS7.

- *Main house*

The sloping mono-pitched roof with the portal window on the western side of the main house is a characteristic feature of the Haddock-style houses along this road and in the surrounding area. In addition to this the hipped roof front projection containing a bay element over two floors is considered a key feature of the house, which contributes to adding a significant degree of centralisation to the form and shape of the property.

The first floor side extension above the original ground floor on the western side of the house is subservient in terms of its size and set below the highest part of the roof by 1.5m. In addition to this the older extension at first floor is set into the original sloping roof. This contrasts with the proposed extension which would be set down from the highest ridge point by 0.8m and set back from the main house by 0.6m. Whilst the proposal incorporates the hipped roof design (on dormer and roof of extension), roof pitch, angles and general shape of the features of the main house (window style), the proposal fails to be a subservient addition to the house due to its excessive roof width, height and poor design along the front elevation. In addition to this the size and design of the extension would not relate well to the rest of the house and as such the extension would appear as an incongruous feature on the main property and unsympathetic to the character of the main house. Furthermore the cumulative impact of the existing ground floor and proposed first floor extensions would detract from the form and character of the central projecting element; a key feature of this property. As such, the extension is considered unacceptable and non-

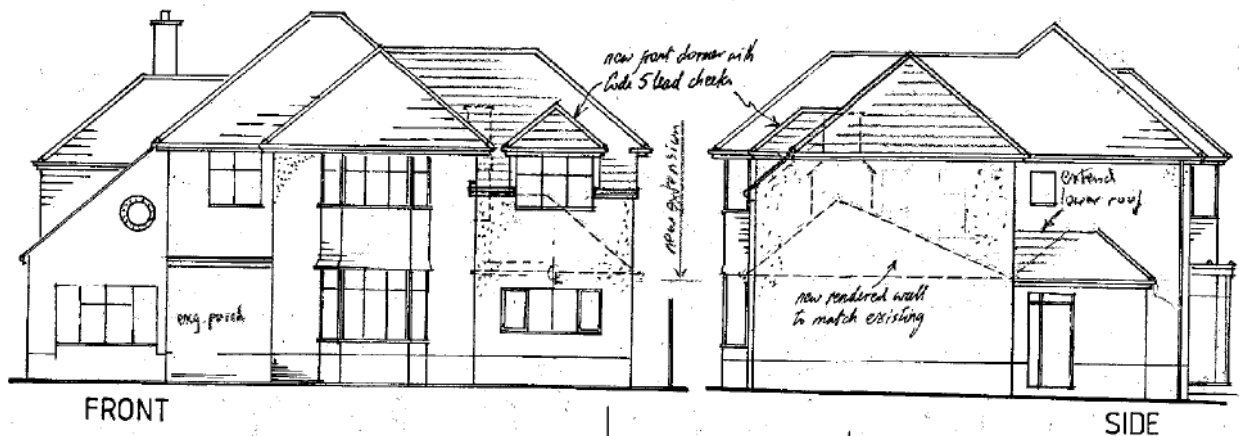
compliant with the Policy CUD 14 (Saved), the SPG on house extensions and Policy CS7.

Impact on neighbours

The neighbouring property most likely to be affected by the proposal is No. 45 Brooklyn Drive to the east of the application property. However the distance of 20m between the application property and the neighbour and the shared boundary treatment of 3m-high evergreen hedging would reduce significantly any adverse impact on No. 45. In terms of its impact on neighbouring properties, the extension is deemed acceptable and complies with policy HSG 8 (Saved).

Impact on amenity

The proposal would not harm the existing amenity and in this regard is considered acceptable.



100226 (10-00189-FUL) - First floor side extension (Resubmission of 09/02039/FUL).
Withdrawn 11/03/2010.

6. 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.

7. Relevant Planning Guidance

- i. 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).

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:

8. Relevant Policies

- i. The application has been assessed against the following policies:

National

National Planning Policy Framework;
National Planning Policy Guidance;

RBC Local Development Framework

Core Strategy 2008 (Altered 2015)

CS7 Design and the Public Realm
CS24 Car/ cycle parking
CS36 Biodiversity and Geology
CS38 Trees, Hedges and Woodlands

Sites and Detailed Policies Document 2012 (Altered 2015)

SD1 Presumption in Favour of Sustainable Development
DM1 Adaption to Climate Change
DM4 Safeguarding amenity
DM9 House Extensions and Ancillary Accommodation
DM12 Access, Traffic and Highway-related matters

RBC Supplementary Planning Documents

SPG - A Design Guide to House Extensions (2003)

9. Appraisal

- i. The main issues are considered to be:
- Design
 - Amenity
 - Transport
 - Trees & landscape, Ecology, Sustainability & CIL
- ii. Design and impact on the character of the surrounding area

The predominant part of the proposal is for the existing single storey east side addition of the property being consumed within a two-storey side and rear extension. It is noted that this proposal follows a refusal in 2010 for a first floor addition at the same part of the house. In that instance the proposal was refused for the following reason:

Due to its excessive size and poor design, the proposed extension at first floor level would not be a subservient addition to the main house and would appear as an incongruous feature failing to relate well to the application property; in this respect the proposal would be unsympathetic to the character of the main house. Furthermore the cumulative impact of the existing ground and first floor extensions would detract from the central projecting element of the house which is an important characteristic feature of this property.

On first glance, it is acknowledged that the now proposed scheme could be considered to appear more substantial in nature than that previously proposed and refused at the site. However, despite this, it is considered to be evident that this proposal is part of a comprehensive

refurbishment of the property, rather than appearing as an incongruous additional feature to the property as in 2010. By continuing the ridge line across and following the existing fenestration pattern (whilst also being marginally set in from the central projecting element and not including a bay - in order to appear subservient by not competing with the additional features of the central element), although undoubtedly a substantial addition, within the context of the existing property (itself a substantial property set in a generous plot) it is considered to be of suitable design quality and appearance. This is within the context of the host building itself and the wider streetscene, with it being evident that many of the properties within Brooklyn Drive have been extended in a variety of ways over many years. The substantial set back of the property from the road and amount of screening also weigh in favour of the proposals.

On the rear elevation, the two-storey proposal would be substantial (effectively infilling the existing kitchen and outbuilding with a two-storey element), set 1m from the boundary. However, given the position of the built form in the context of neighbouring properties and the area as a whole, the site and area are spacious enough for this to not cause any significant harm. This part of the works would not be readily visible from the public realm. The rear additions would be contemporary additions (e.g. large expanses of glazing), which together with the fenestration and material alterations proposed would give the building a new character and appearance. This character and appearance is considered to be of suitable design quality, aligning with the prevailing character of other properties elsewhere within Brooklyn Drive. In particular, it is noted that the proposal seeks to replace the pebble dash with a smooth render finish. Although the predominant material on buildings in the area remains brick, there is evidence of other materials, including white render such as that proposed here. As such, there are no in-principle concerns with this specific element of the proposals. With the above in mind the proposal is considered to comply with policies CS7 and DM9.

iii. Amenity

The proposals are not considered to have any significant adverse impacts on the amenity of any nearby occupiers, on the proviso that the flat roof areas are not used as terraces (whereby overlooking / noise and disturbance could occur). A condition will secure this (whilst acknowledging that the plans show this area as a green roof). More specifically, although normally a two-storey addition of the nature proposed, set only 1m away from a neighbouring boundary, would be likely to cause a loss of outlook and be overbearing on the neighbouring occupier, in this case the position of the neighbouring property (No. 45), set forward from the host building and 6.5m away, means the impact would not be sufficiently harmful to result in a sustainable reason for refusal on this basis. This is considered to be the case with or without the existing vegetation at and adjacent to the site. In terms of overlooking, no windows/doors above ground floor level are proposed on the east side elevation. For No. 41, the proposal would not result in any significant change in context, with there being a sufficient distance between these properties too.

For current and future occupiers of the host dwelling, the proposed works will improve the quality of accommodation provided at the site, with an enlarged kitchen/dining/living room and two additional bedrooms.

iv. Transport

As per the transport officer comments at section 3 ii above, the proposals are satisfactory subject to a parking condition.

v. Trees & landscape, Ecology, Sustainability and CIL

The Natural Environment officer is content with the proposals from the perspective of both the impact on trees and the landscaping proposals themselves. The provision of a green roof above the ground floor rear extension is welcomed (as shown in details submitted during the course of the application). Observations from the Natural Environment officer are considered to downplay the observations received through the public consultation.

In terms of ecology matters, a preliminary survey has been undertaken and is considered to be satisfactory (as per the ecology observations above). An informative is recommended in case bats are found during construction.

With regard to sustainability, the applicant has included commentary within the DAS outlining that the proposals will provide significant improvements in energy efficiency, which can be fully expected given the extent and nature of the proposed works.

In terms of CIL, the applicant has indicated that the proposed works would increase the floorspace at the building by 75sqm, below the 100sqm threshold for being CIL liable.

10. Conclusion

- i. Having regard to the material considerations and all matters raised, the Local Planning Authority considers that the balance of considerations therefore weigh in favour of granting planning permission subject to conditions.

Recommendation

Grant Planning Permission subject to conditions;

11. Conditions:

1. The development hereby permitted shall begin no later than three years from the date of this planning permission.

Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

PL.1210 Rev A - Proposed Location Plan & Block Plan, as received 31/10/17

PL.1310 Rev A - Proposed Ground Floor, as received 31/10/17

PL.1311 Rev A - Proposed First Floor Plan, as received 31/10/17

PL.1312 Rev A - Proposed Roof Plan, as received 31/10/17

PL.1410 - Proposed Sections, as received 31/10/17

PL.1510 Rev A - Proposed Elevations, as received 31/10/17

AS.2000 - Green Roof Detail, as received 31/10/17

AS.2001 - Rooflight on Green Roof, as received 31/10/17

AS.2002 - Rooflight on Pitched roof, as received 31/10/17

Reason: because permission is granted in respect of the development as detailed in the approved plans only.

3. The flat roof area of the rear extension hereby approved shall not be used as roof

terrace, and any access out onto this area shall be for maintenance/means of escape purposes only.

Reason: In order to prevent any detrimental impacts of overlooking and/or noise and disturbance of the neighbouring premises, in accordance with the requirement of Policy DM4 of the Sites and Detailed Policies Document 2012 (altered 2015).

4. The extensions hereby permitted shall not be used until all vehicle parking spaces have been provided in accordance with the approved plan. The spaces shall be kept available for parking at all times thereafter.

Reason: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users to accord with Policy CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Sites and Detailed Policies Document 2012 (altered 2015).

Informatives:

1. These works may require separate approval under the Building Regulations. Please contact the Council's Building Control service for further advice on (0118) 937 2449.
2. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but 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.
3. The determination of this planning application required some issues to be resolved, so officers have worked positively and proactively to provide a recommendation for approval within the agreed timescale.
4. 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.
5. 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: <http://www.communities.gov.uk/publications/planningandbuilding/partywall>
- 6.i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.
 - ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.

7. In the unlikely event that bats are found prior to or during the works, all works must cease immediately, and Natural England contacted for further advice before works may proceed.