

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Heights

App Ref: 240627/HOU

Address: 9 Shepherds Lane, Reading, RG4 7JJ

Proposals: Part two storey and part single storey side and rear wrap-around extension, garage conversion, and front porch extension.

Case Officer: Sian Hickey

Applicant: Prime Phenix Shepherds Lane Ltd

Date received (valid from): 21 May 2024 **Target Decision date:** 16 July 2024

1. SITE DESCRIPTION

The proposal site is a detached residential dwelling located on the southern side of Shepherds Lane in Caversham. The surrounding area is predominantly residential, comprising of a mixture of dwelling types. The property is not a listed building, nor does it fall within a conservation area. The property is set back from the street with a front garden and driveway. There are no protected trees on the subject site.

Site visit photos:

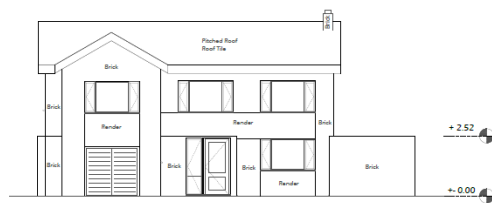


2. PROPOSAL AND SUPPORTING INFORMATION

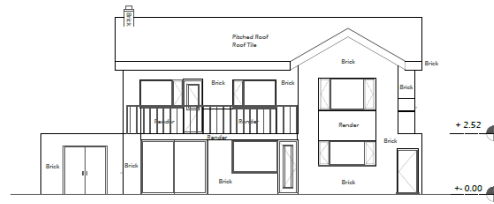
Planning permission is sought for a part two storey and part single storey side and rear wrap-around extension, the conversion of the existing garage into habitable space, and enlarging the existing front porch.

Plans considered:

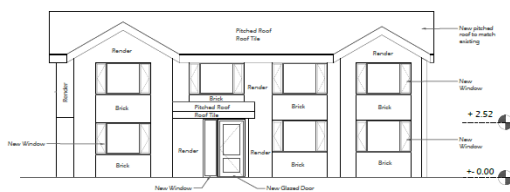
Existing Location Plan received 15th May 2024
Existing and Proposed Front Elevation received 15th May 2024
Existing and Proposed Ground Floor Plan received 15th May 2024
Existing and Proposed Side Elevation B received 15th May 2024
Existing and Proposed Side Elevation A received 15th May 2024
Existing and Proposed First Floor Plan received 6th June 2024
Existing and Proposed Rear Elevation received 13th June 2024
Parking Layout Plan received 28th June 2024
Existing and Proposed Block Plan received 11th July 2024



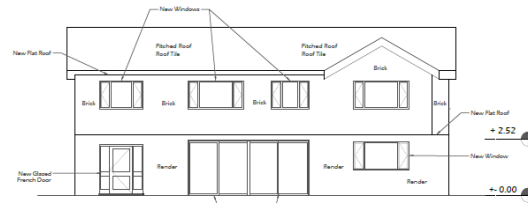
EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



EXISTING BLOCK PLAN



PROPOSED BLOCK PLAN

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

The following addresses were consulted by letter.

11 Shepherds Lane, Caversham, Reading, RG4 7JJ
53 Silverthorne Drive, Caversham, Reading, Berkshire, RG4 7NR

7 Shepherds Lane, Caversham, RG4 7JJ
51 Silverthorne Drive, Caversham, Reading, RG4 7NR

Letters of representation have been received as follows:

One letter of representation has been received with concerns regarding the existing public footpath between Shepherds Lane and Silverthorne Drive. *Please see comments from transport below.*

Ecology

The application site is a detached house on the northern outskirts of Caversham, Reading where it is proposed to extend the property by adding a part two storey side and rear wrap around extension and garage conversion.

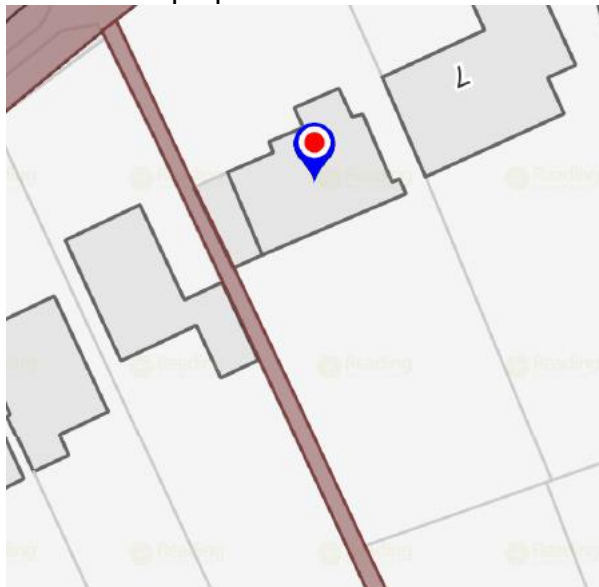
The bat survey report (STM Environmental, May 2024) has been undertaken to an appropriate standard and concludes that the building is unlikely to host roosting bats. As such, since the proposals are unlikely to affect bats or other protected species, there are no objections to this application on ecological grounds.

RBC Transport

The site is located within Zone 3, Secondary Core Area, of the Council's adopted Parking Standards and Design SPD. Typically, these areas are within 400m of a Reading Buses high frequency 'Premier Route', which provides high quality bus routes to and from Reading town centre and other local centre facilities.

The proposed works will result in the loss of the integral garage. In accordance with the Council's current parking standards and design SPD the property would require a minimum of 2 off road parking spaces. Parking layout has not been provided; however I am happy to deal with this by way of condition.

There is a public footway adjacent to the property that connects Shepherds Lane to Silverthorne Drive. Plans propose a new wall on the boundary:



The public footway must not be obstructed in any way and the proposed wall must not encroach on to any part of the public highway which includes the footway.

If the existing vehicle crossing is to be altered in any way this would require a license from the

Highways Department, this includes the grass verge area outside the property.

Officer note: Following the above comments from the transport officer, the applicant provided a parking layout plan prior to the determination of the application. The transport officer reviewed the plan and confirmed that it would be acceptable.

Discussions with applicant

Officers had concerns regarding the appearance of the rear elevation at first floor level due to the spacing between windows and the lack of a window on the left side. The windows in the existing rear elevation were all aligned at ground and first floor level. The applicant provided amended plans to show an additional window at first floor level and aligning the first floor windows with the doors and windows below.

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.

5. 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 (2019)

CC2 (Sustainable Design and Construction)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

CC9 (Securing Infrastructure)

H9 (House Extensions and Ancillary Accommodation)

H10 (Private and Communal Outdoor Space)

TR5 (Car and Cycle Parking)

EN12 (Biodiversity and the Green Network)

EN14 (Trees, Hedges and Woodlands)

SPD

Design Guide to House Extensions SPD 2021

6. APPRAISAL

Character and Appearance

Policy H9 states that an extension to a house will be acceptable where it respects the character of the house in terms of scale, location, materials and design and respects the character and pattern of neighbouring properties and the street as a whole in terms of scale, location,

materials and design, and any important existing building line. Policy CC7 also sets out relevant considerations for design.

With regards to the proposed rear extension, the scale is considered modest and subservient to the existing dwelling. The depth of the rear extension complies with the guidance within the Design Guide to House Extensions SPD. With regards to the proposed side extension, the width of the first floor element would be the same as that of the existing single storey side projection. Furthermore, the width of the side element would not exceed more than half the width of the existing dwelling and is also considered a subservient addition in terms of scale.

There are a variety of extensions within the surrounding area and therefore the proposed development is not considered out of character. Moreover, there is no distinct scale and design of properties within the streetscene and the property is significantly set back from the road.

There are no objections to the proposed garage conversion as there is sufficient space for two off road parking spaces at the front of the property, as confirmed by RBC Transport Department.

In terms of design, the proposal is considered suitable, the proposed extensions would integrate well with the host dwelling. The existing roof form would be continued over the side extension with roof tiles to match the existing. The Design Guide to House Extensions SPD advises that the ridgeline of the roof of a proposed two storey side extension should be significantly lower than that on the original house, however, each proposal is assessed on its own merits, and in this instance, the overall effect of the side extension is in proportion with the original house. Whilst the rear extension would have a flat roof it would be considered unlikely to have a detrimental impact on the appearance of the existing house. To the front elevation, the gable projection of the proposed side extension is less dominant and set back from the existing front gable projection. Furthermore, the property is significantly set back from the road and partially screened by trees. The size, height and depth of the proposed front porch is considered acceptable, its design is similar to that of the existing with a front facing entrance door. There is a variation in the style and scale of the surrounding properties meaning the proposals are unlikely to cause harm to the character of the area. The materials proposed are considered acceptable, there is a variety of brick and cladding within the street and therefore the proposed finishes are not considered out of character for the location. The windows and doors featured in the revised design are aligned appropriately and acceptable in terms of size and scale.

The property benefits from large gardens at the front and the rear, therefore, the proposals are not considered to cause an unreasonable loss in outdoor space.

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. Policy H10 seeks to ensure that the amenity of gardens and other outdoor areas are not compromised. Policy CC8 states an extension to a house will be acceptable where it will not cause a significant detrimental impact to the living environment of existing or new residential properties.

Due to the positioning of the host dwelling and the modest depth of the proposed rear extension, there are no identified risks of the proposed rear extension appearing overbearing. There are no identified risks regarding overshadowing or reduced sunlight and daylight to any of the neighbouring properties. There are also no overlooking or loss of privacy concerns, the proposed development does not include any new first floor side facing windows.

The proposal is set away from the side boundary with no. 7 Shepherds Lane, and there is a public alleyway which sits between the application site and the neighbouring property at no. 11

Shepherds Lane. Although no. 11 will notice the additional form at first floor level, there is a sufficient distance between no. 11 and the proposed side extension, moreover, the first-floor side facing windows are further away as they are set within the pitched roofslope of this neighbouring bungalow. Overall, the arrangement is not considered to be significantly different to the existing.

Ecology and Trees

The proposals are unlikely to affect bats or other protected species.

Whilst trees are present on site, they're considered a far enough distance from the proposed development. To ensure protection of retained trees, the applicant is advised through an informative to erect a protective fencing prior to commencement of any construction and/or demolition works.

Policies CC7, H9, EN12 and EN14 of the Reading Borough Local Plan 2019.

7. CONCLUSION

The proposed development has been assessed as set out above and is considered to be acceptable on that basis, subject to the following conditions.

8. RECOMMENDATION - GRANT

Recommended Conditions:

Time limit

Approved plans

Materials

Parking layout