

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Emmer Green

App Ref: 240353/HOU

Address: 17 Knights Way, Emmer Green, Reading, RG4 8RJ

Proposals: Single storey rear extension and internal alterations (amended)

Case Officer: Huimin Chen

Applicant: Mr Richard Hobson

Date received (valid from): 20 March 2024 **Target Decision date:** 15 May 2024

1. SITE DESCRIPTION

The application site is a two storey semi-detached house with a rear timber frame. The surrounding area is predominantly residential in nature. It's not listed, nor does it fall within a conservation area.

Site visit date: 8 April 2024

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

The planning permission is sought for the construction of the rear extension with a crown roof and internal alterations. The proposed rear extension would extend the full width of the property, measuring 3.346m in eaves height and 7.059m in width. A sliding door would be installed at the rear of the proposed extension. Three roof lights and one high level window are included into the proposal. One existing blocked up side window would be unblocked to serve the proposed bathroom within the ground floor of the existing main building. The proposed rear extension is to be a kitchen/dining room. The proposal also involves internal alterations to form a utility room, cloakroom and a bathroom.

Further to the discussion with the agent, following plans are under consideration:

Drawing No. 23122.S.PP-10 - Block Plan received 3/5/2024

Drawing No. 23122.S.PP-09 - Location Plan received 3/5/2024

Drawing No. 23122.S.PP-08 REV.A - Proposed Elevations received 2/5/2024

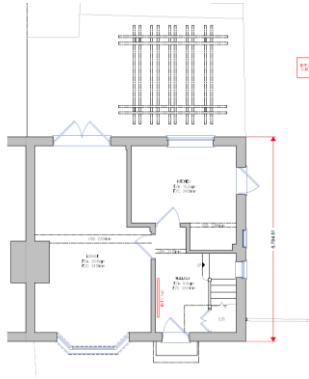
Drawing No. 23122.S.PP-07 - Proposed Roof Plan received 21/3/2024

Drawing No. 23122.S.PP-06 - Proposed First Floor Plan received 21/3/2024

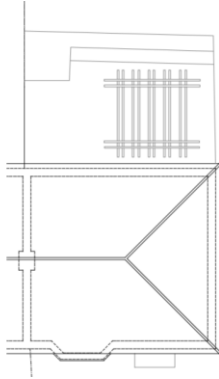
Drawing No. 23122.S.PP-05 REV.A - Proposed Ground Floor Plan received 2/5/2024
 Drawing No. 23122.S.PP-04 REV.A - Existing Elevations received 2/5/2024
 Drawing No. 23122.S.PP-03 - Existing Roof Plan received 21/3/2024
 Drawing No. 23122.S.PP-02 - Existing First Floor Plan received 21/3/2024
 Drawing No. 23122.S.PP-01 REV.A - Existing Ground Floor Plan received 2/5/2024

Existing Plans:

Ground Floor:



Roof Plan:

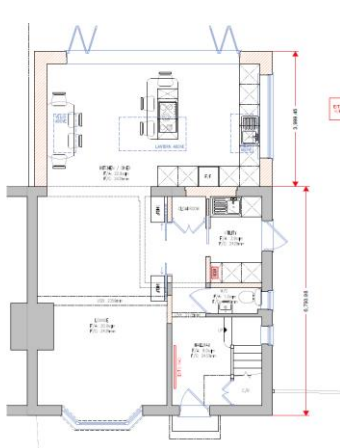


Elevations:

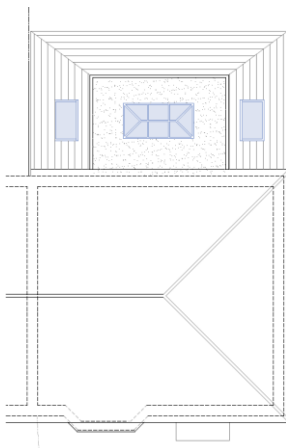


Proposed Plans:

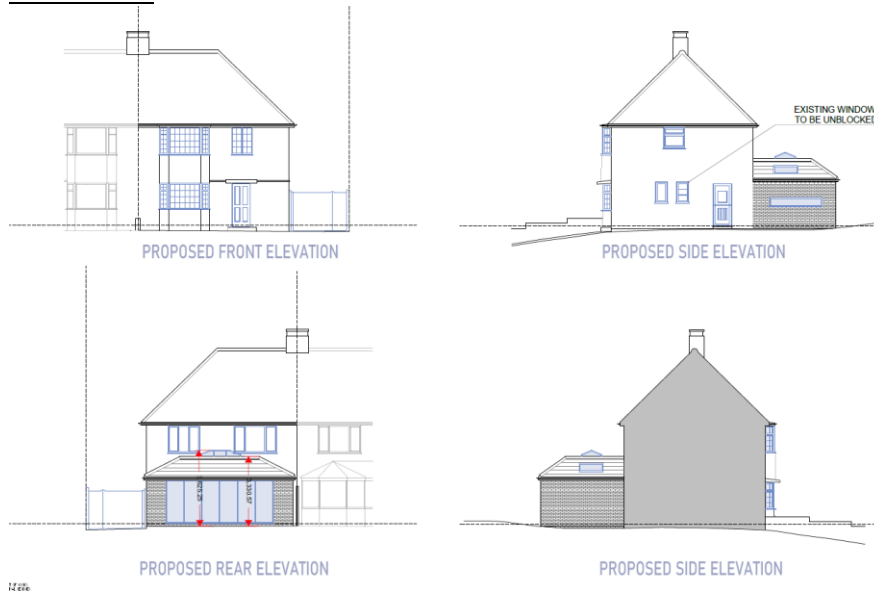
Ground Floor:



Roof Plan:



Elevations:



3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following addresses were consulted by letter.

39 Knights Way, Emmer Green, Reading, Berkshire, RG4 8RJ

15 Knights Way, Emmer Green, Reading, RG4 8RJ

19 Knights Way, Emmer Green, Reading, RG4 8RJ

37 Knights Way, Emmer Green, Reading, RG4 8RJ

One objection letter of representation have been received as follows:

'There is no measurements on any plans. Will the curtilage be exceeded when you take into account the block paving at the front and side, out buildings and the new extension and patio. We already put up with workshop noise and fumes and don't want any extra.'

Planning Officer Note: Further discussion is included in the Residential Amenity section below.

A site notice has been affixed for 21-day in front of the house.

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)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
H9 (House Extensions and Ancillary Accommodation)
H10 (Private and Communal Outdoor Space)

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.

It is considered acceptable in terms of design as the proposal is to erect a single storey rear extension and all proposed materials would match those of the existing property. The surrounding area comprises a range of semi-detached houses and terraced houses, most of them feature single storey rear extensions, including the adjoining property. Moreover, as the proposal would be to the rear there would be no impact on the street scene. Therefore, it is considered to harmonise with the host dwelling and there would be no harm to the wider environment.

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.

Though two side windows are proposed to be installed, the proposed rear extension is only single storey and set off the boundary from no.19 by 3m. Moreover, the proposed rear extension would only project a bit further than the building line of the existing single storey rear extension of no.15. Therefore, there are no identified risks in terms of privacy, overlooking, overbearing and loss of sunlight and daylight.

In terms of the objection, all plans are scaled and measurable. Furthermore, the proposed work will only commence at the rear of the dwelling. Details will be secured through the conditions listed below.

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

Recommended Conditions:
Approved
Time limit

Materials

Informatives:

Terms

Complaints about construction

Encroachment

Positive and Proactive Working