

## DELEGATED HOUSEHOLDER APPLICATION REPORT

**Ward:** Emmer Green

**App Ref:** 240487/HOU

**Address:** 48 Knights Way, Emmer Green, Reading, RG4 8RH

**Proposals:** Demolition of existing side garage and erection of two storey side extension and single storey rear extension.

**Case Officer:** Huimin Chen

**Applicant:** Mrs L Wang

**Date received (valid from):** 17 April 2024      **Target Decision date:** 7 August 2024 (EXT)

### 1. SITE DESCRIPTION

The application site is a two-storey semi-detached property with a single-storey garage. It is located to the north of Knights Way and at an angle to No. 46 Knights Way. The property is not a listed building, nor does it fall within a conservation area. The surrounding area is predominantly residential.

**Site visit date:** 10 May 2024

**Site visit photos:**



### 2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is sought for the demolition of the existing side garage and the erection of a two-storey side extension and a single-storey rear extension. The proposed two-storey side extension would be set back from the existing front elevation, measuring 6.9m in depth and 2.85m in width. The proposed pitched roof would be set down from the existing ridgeline, measuring 7.92m in total height, with an eave height of ca 5.84m.

The proposed single-storey rear extension would extend across the entire rear of the property by 4m, with an eave height of 2.34m and a total height of 3.37m.

The existing driveway in front of the house would be widened to serve the proposed two parking spaces. Three roof lights would be installed in the single-storey rear extension. Additionally, two doors and three windows would be installed in the side and rear elevations of the proposal. All proposed materials are to match those of the existing.

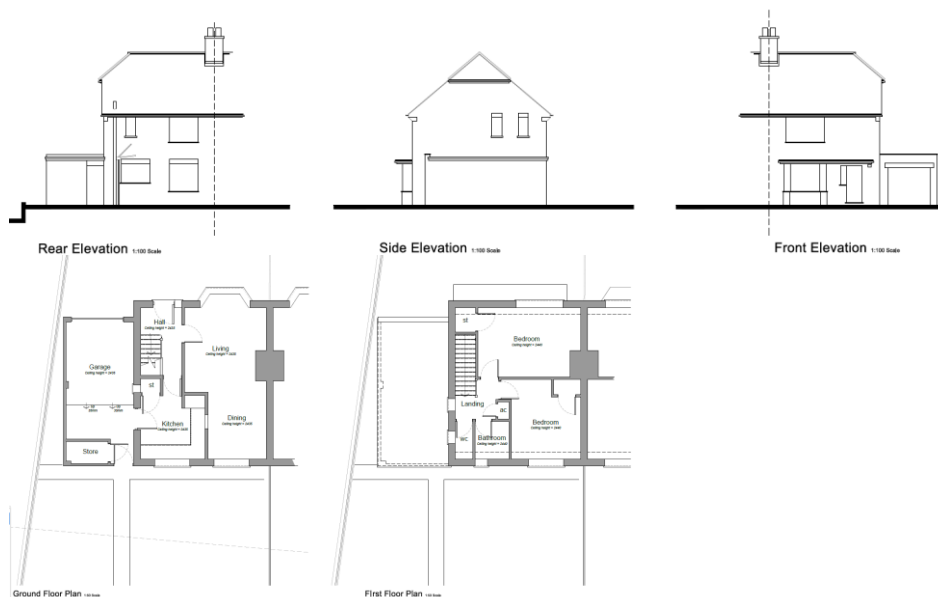
Further to the discussion with the agent, following plans and materials are under consideration:

- Location plan
- Drawing No. BA0275 01 - Existing Plans and Elevations  
Received 17<sup>th</sup> April 2024.
- Bat Survey (Urban Tree Experts, 22, May 2024, Ref: SPH/NP/PEA-24/07.05)

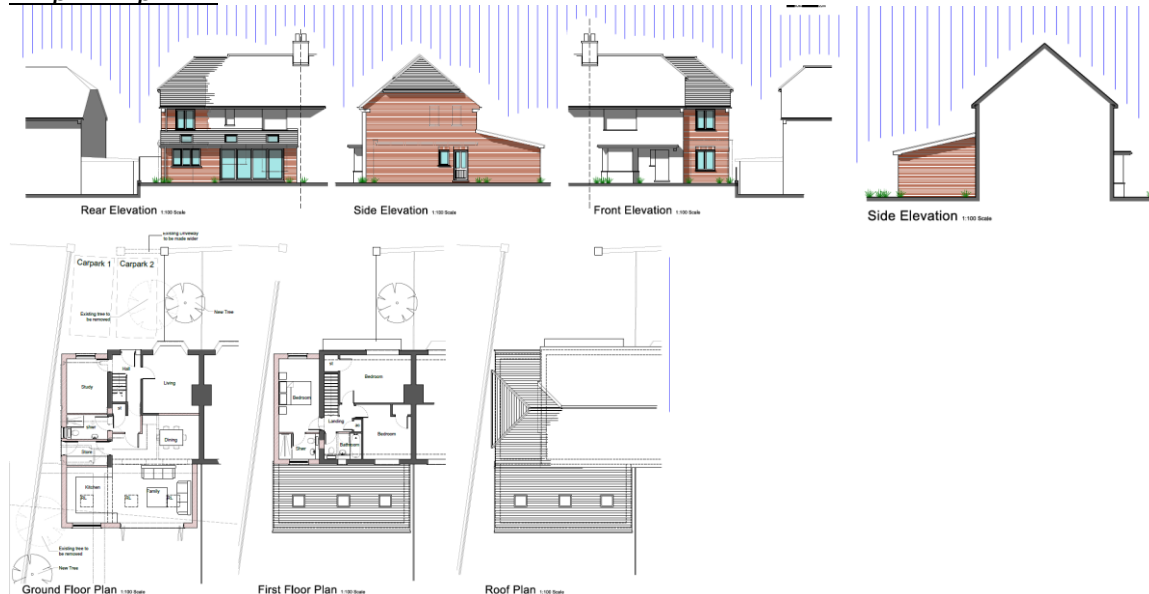
Received 6<sup>th</sup> June 2024.

- Drawing No. BA0275 03 A - Site and Location Plan
  - Drawing No. BA0275 02 A - Proposed Plans and Elevations
- Received 26<sup>th</sup> June 2024.

### Existing plans:



### Proposed plans:



## 3. RELEVANT PLANNING HISTORY

None.

## 4. CONSULTATIONS

### Internal Consultation:

#### Ecology Consultee:

The Ecology Team requested a bat survey. Following the communication, Bat Survey has been provided by the agent and the Ecology Team confirmed that the bat survey (Urban Tree Experts, 22, May 2024, Ref: SPH/NP/PEA-24/07.05) has been undertaken to an appropriate standard and concludes that the risk of bats being affected by the proposals is minimal. There are therefore no objections to this application on ecology grounds.

#### Transport Consultee:

*The proposed side extension will result in the loss of parking; however, 2 parking spaces are being proposed on the front drive, which is in accordance with the Councils current Standards. To facilitate the proposed parking layout partial removal of the boundary wall and grass verge will be required as well as widening of the existing dropped crossing.*

*The grass verge is part of the public highway and therefore a license will be required from the Councils Highways Department to undertake all works on the public highway which also includes widening of the vehicle access.*

*In principle, there are no Transport objection to this application.*

*Suggested Conditions and informatives:*

*Vehicle Parking (As specific)*

*Vehicular Access (To be approved)*

*Highways*

*Do not damage the verge*

*Access construction*

Following communication with the agent, they confirmed that they agree with the comments and conditions above.

Natural Environment (Tree) Consultee:

The Natural Environment (Tree) team confirmed that two existing trees within the curtilage of the application site are required to be removed to enable the proposed development.

Planning Officer Note: Further details will be discussed in the appraisal section (Tree) below.

**Public Consultation:**

The following addresses were consulted by letter.

46 Knights Way, Emmer Green, Reading, RG4 8RH

50 Knights Way, Emmer Green, Reading, RG4 8RH

4 Grove Mews, Emmer Green, Reading, RG4 8LA

3 Grove Mews, Emmer Green, Reading, RG4 8LA

No letters of representation have been received.

**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)  
EN14 (Trees, Hedges and Woodland)  
TR5 (Car and Cycle Parking and Electric Charging)

### **SPD**

Design Guide to House Extensions SPD 2021  
Revised Parking Standards and Design SPD 2011

## **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.

The proposed two-storey side extension would be visible from the road. However, as it would be set back from the existing elevation of the main dwelling and at an angle to no.46, it would not appear as an obtrusive feature within the street scene. The proposed rear extension would be mainly sited at the back of the dwelling and therefore would not be visible from the street scene along Knights Way. All proposed materials, such as bricks, windows and doors are intended to match the existing, thus respecting the character of the host dwelling. The proposal is modest in scale and is not considered to detract from the existing appearance or character of the dwelling. Additionally, it is not considered to cause harm to the local environment, as there are similar extensions in the surrounding area. As such, the development is considered visually acceptable, in compliance with Policy H9 and CC7.

### **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. Policy TR5 states that development should provide car parking and cycle parking that is appropriate to the accessibility of locations within the Borough to sustainable transport facilities, particularly public transport.

The application site is at an angle to no.46 and the proposed double-storey side extension would be set back from the boundary. The proposed rear extension would be single storey with a mono-pitched roof. In addition, the proposal does not encroach on a line taken 45° and 60° from the mid-point of the window to the nearest neighbouring habitable room. Although there is a side window on the first floor of no.46 Knights Way, it is believed to serve a bathroom or staircase. Therefore, it is not considered to be overbearing or cause a loss of sunlight and daylight to the neighbouring properties. Moreover, there are no side windows on the proposed extensions, thus there are no identified risks of privacy or overlooking issues. The rear garden of the plot would still provide adequate outdoor space.

Although the proposed works would result in the loss of the integral garage, this is considered acceptable as there would be adequate space remaining in front of the existing dwelling, and two on-site parking spaces are illustrated on the block plan. Following the communication with the agent, details would be secured via the conditions listed in the Transport Consultee section above. Therefore, the development is considered to have an acceptable impact on the amenity of all neighbouring properties and on the occupiers of the application dwelling, complying with Policies CC8, H9, H10 and TR5.

### **Tree**

Policy EN14 states that individual trees, groups of trees, hedges and woodlands will be protected from damage or removal where they are of importance, and Reading's vegetation cover will be extended.

With reference to the original Site and Location Plan Ref. BA 0275 03 and to the site visit photographs, the Natural Environment team commented as follows:

*Two trees must be removed to enable development: one small Cherry tree from the frontage to enable a second parking space and one small Holly tree from the rear garden to enable the proposed extensions.*

*I note the Transport Comments that state: 'to facilitate the proposed parking layout partial removal of the boundary wall and grass verge will be required as well as widening of the existing dropped crossing.'*

*The grass verge is part of the public highway and therefore a license will be required from the Councils Highways Department to undertake all works on the public highway which also includes widening of the vehicle access.'*

*You confirmed on 6<sup>th</sup> June 2024 that this will be dealt with by condition.*

*In line with the Local Plan's EN14 policy and our Tree Strategy's objectives 4 and 11, replacement tree planting must be demonstrated to mitigate the tree loss following development.*

*Until replacement tree planting is shown on the proposed plans, the application is contrary to the policies mentioned above and is not supported. However, this is easily addressed: the Site Plan should be amended to show 2 new trees and ideally, one of the trees should be located on the frontage. Once we have this amended plan, we can secure planting details via condition L1 - we would, however, welcome and encourage submission of specific details prior to a decision in order to avoid a pre-commencement landscape condition, which should include the location, species, stock size, tree pit details (including method of securing the tree) and some basic maintenance specifications.*

Following communication with the agent, proposed plans & elevations drawing no. BA0275 02 A, received on 26<sup>th</sup> June 2024, show two existing trees (to be removed) and two proposed new trees. The Natural Environment (Tree) team confirmed that the indicative proposed tree planting is agreeable, and that the landscaping details would be secured via condition.

Overall, the proposal is considered acceptable based on the reasons listed above.

## **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:

Time Limit

Materials

Approved Plans

Ancillary Domestic Use

Landscaping Small Scale (To Be Approved)

Vehicular Access (To Be Approved)