

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Emmer Green

App Ref: 230483/HOU

Address: 8 Wetherby Close, Emmer Green, Reading, RG4 8UD

Proposals: Proposed New Annex Outbuilding with Demolition of the existing outbuilding

Case Officer: Sian Hickey

Applicant: Oyin Onduya

Date received (valid from): 13 April 2023 **Target Decision date (ext):** 16 August 2024

1. SITE DESCRIPTION

The application site is a two storey semi-detached property in a residential area. The property is not Listed and it doesn't fall within a Conservation Area.

Site visit date: 04/05/2023

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for the demolition of the existing outbuilding and the erection of a replacement outbuilding to provide an annex. The new outbuilding would measure 11.640m by 3.745m. The outbuilding would have a mono-pitched roof with a maximum height of 3.330m.

Plans considered:

Drawing No. PD.1 - Location Plan received 13th April 2023

Drawing No. PD.3 rev A - Proposed Annex Ground Floor Plan received 13th June 2024

Drawing No. PD.4 rev A - Annex Proposed Elevations received 13th June 2024

Drawing No. PD.5 rev A - Illustrative Visual received 13th June 2024

Drawing No. PD.2 - Proposed Block Plan received 18th June 2024

3. RELEVANT PLANNING HISTORY

221938 - Certificate of Lawfulness for a new outbuilding in the rear garden - WITHDRAWN

221846 - Front two Storey Extension, render, Window/door opening alteration, Rebuild of the front dormer - PERMITTED

4. CONSULTATIONS

The following addresses were consulted by letter.

7 Wetherby Close, Emmer Green, Reading
9 Wetherby Close, Emmer Green, Reading
12 Yarnton Close, Emmer Green, Reading
14 Yarnton Close, Emmer Green, Reading

Letters of representation have been received as follows: **None**

Transport

An ancillary outbuilding is proposed in the rear garden. In principle there are no Transport objections, however if the proposed outbuilding were to be commercially let then the newly created annex would require parking for 1 car which should be independently accessible from those from the main dwelling. The main dwelling would also need to retain existing parking provision, however the potential of a scenario for a commercial let dwelling can be controlled via the application of the appropriate condition.

The property is located on the turning head of the close and therefore no part of a vehicle should overhang any part of the highway.

In principle, Transport have no objections to this application.

Natural Environment

No objections subject to condition

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)
TR3 (Access Traffic and Highway-related Matters)
TR5 (Car and Cycle Parking)
EN12 (Biodiversity and the Green Network)
EN14 (Trees, Hedges and Woodlands)

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.

Although differing from the main dwelling in appearance, the contemporary design of the outbuilding complements the dwelling and is not considered to pose a risk of harm to the outlook of the site. The size and scale of the proposed outbuilding is considered acceptable. The outbuilding is located at the rear of the site with a gap between the rear and side boundaries. A significant distance remains between the outbuilding and the main dwelling. The application site has a large rear garden and this proposal will not represent an unacceptable loss in private outdoor space. There are a variety of rear outbuildings in the surrounding area therefore this development is not considered uncharacteristic. The outbuilding will be screened from the road by the main property, therefore posing no risk of harm to the streetscape. As such, the proposal is not considered harmful to the character and appearance of the property or the surrounding area.

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.

The proposal is considered acceptable in terms of size, scale and design and, therefore, does not pose any identified risks to amenity of neighbouring properties. Officers consider that the outbuilding would not be harmful to residents of neighbouring properties in terms of overbearing effects or visual dominance. There are also no identified risks in relation to loss of sunlight and daylight. The new outbuilding replaces an existing outbuilding. Although the new outbuilding is larger in scale, the gap to the boundary with no.7 Wetherby Close has increased to 2.01m. There is also sufficient distance between the outbuilding and properties at the rear of the site. The proposed outbuilding is single storey in nature and as such there is not considered to be any harm to the residents of neighbouring properties in terms of loss of privacy or overlooking.

Ancillary Accommodation

It is considered appropriate for a s106 agreement to be in place for the proposed development in order to secure the outbuilding as ancillary to the main house at 8 Wetherby Close. In line with

policy H9 of the Reading Borough Local Plan (para 4.4.76); planning obligations are required to ensure that the extra accommodation remains ancillary to the main dwelling. Proposals that meet the following criteria require such obligations:

- Is self-sufficient in terms of facilities e.g. kitchens and bathrooms;
- Has its own front door without internal links to the main house; and/or
- Has its own external facilities, e.g. access, drive, garden; or has scope for these external facilities to be easily created.

The outbuilding at 8 Wetherby Close can be accessed without internal links to the main house, and has its own kitchen and bathroom. The applicant has confirmed that the outbuilding would be used for accommodation for an elderly relative. The applicant has agreed to enter into a s106 agreement for the use of the outbuilding for purposes ancillary to the main dwelling house at 8 Wetherby Close.

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 subject to legal agreement

Recommended Conditions and Informatives:

TL1 - Time limit

M3 - Materials

AP1 - Approved plans

L7A - Arboricultural Method Statement (as specified)

I24 - Do not damage the grass verge

IF3 - Highways

IF4 - S106