



PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

Amendment to application ref: 30736 - *Two storey side extension, two storey part single storey rear extension; Loft conversion with rear dormer (retrospective)*

at:

183 Southcote Lane, Reading, RG30 3AX

Design and Access Statement

**Written and prepared by Planning By Design on
Behalf of ESS HOMES LTD**

Date: 13 September 2024

1. Application

Planning By Design (**The agent**) has been instructed to act on behalf of ESS HOMES LTD (**the applicant**) to submit a retrospective planning application to Reading Borough Council (**the Planning Authority**) for the Amendment to application ref: 30736 - *Two storey side extension, two storey part single-storey rear extension; and loft conversion with rear dormer* at 183 Southcote Lane, Reading, RG30 3AX (**the Site**).

In support of this application, the following Statement has been constructed to demonstrate the suitability of this site for this proposal and evaluate its accordance with National and Local planning policies.

2. Site Location

The application site is a two-story semi-detached property with a pitched roof. It is located on the south side of Southcote Lane and is set back away from the main highway. The site is surrounded by properties of similar size, scale, and appearance. The property is not listed, nor does it fall within a conservation area. The surrounding area is predominantly residential.

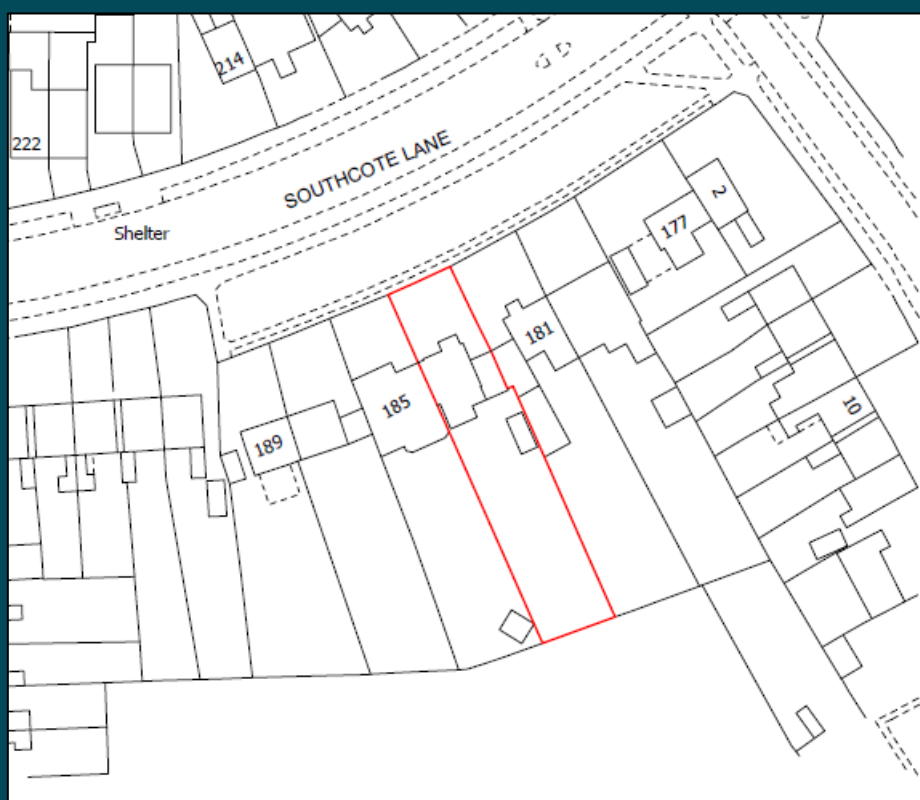


Figure 1: Site location plan

3. Proposed development

This application seeks to rectify changes made to the originally approved planning application ref: 30736 - *Two-storey side extension, two-storey part single-storey rear extension*; and to rectify larger loft conversion which falls outside of permitted development rights criteria for which client has gotten approved certificate last year.

4. Design and Access

The alteration/amendment of the application ref: 30736 is in relation to condition 2 – change in external materials. The originally approved application stated that the external materials would match existing ones. This application seeks to regularise rendering as external material.

The aim of rendering the external walls is to insulate external walls and render them for energy efficiency. Insulation thickness will be 100 mm. The process of insulation is shown in the figure 2.

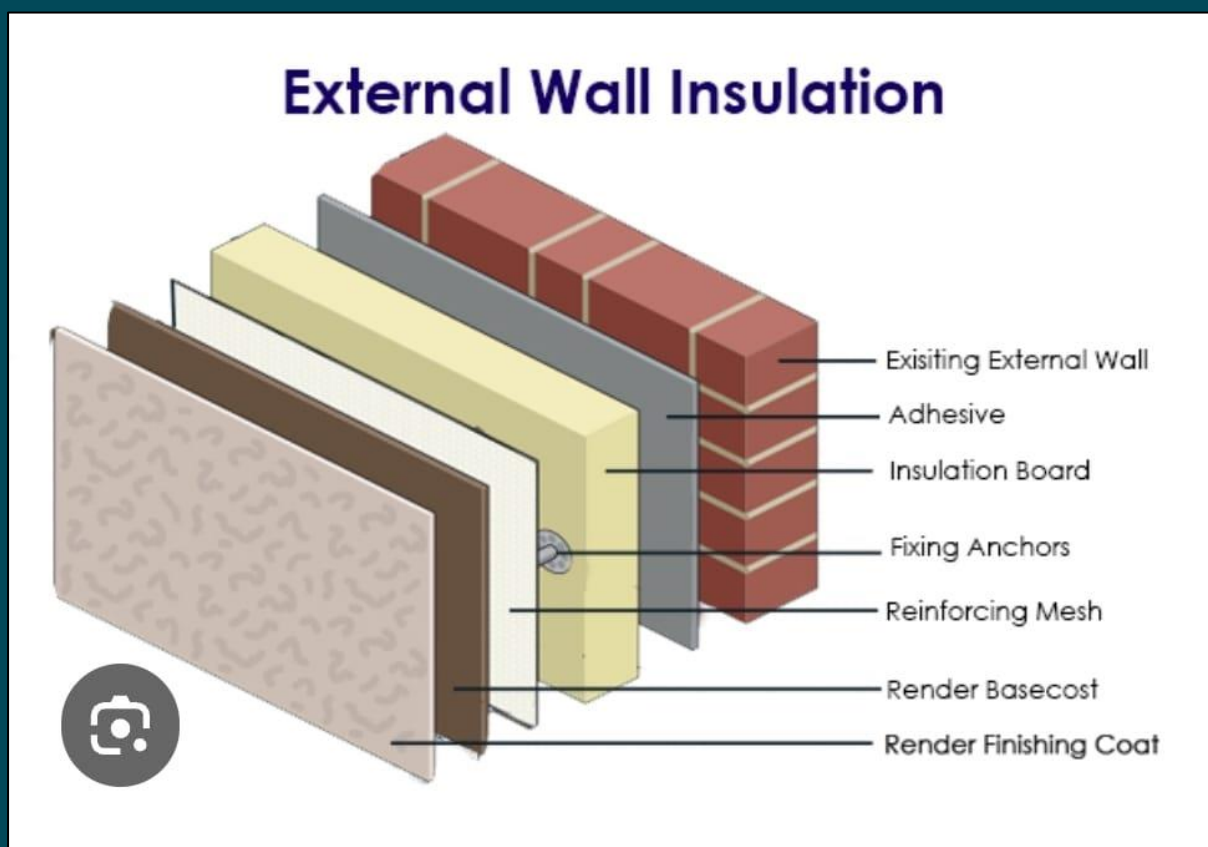


Figure 2: External Wall Insulation Process to be followed

The other difference is that there are changes in openings/fenestration at the front and rear. At the front elevation instead of two equal windows on the ground floor and first floor, there is a narrow window on the ground floor and a larger window on the first floor. Please see the approved and as-built elevations.

On the rear elevation, the change is on the ground floor where there are doors, a small window next to the door and another larger window proposed instead of one large window as approved.



Figure 3: As approved planning elevations under ref: 30736 and ref: 230737

With regards to the loft/roof changes/proposal, the application seeks loft conversion via the installation of a large rear dormer of 58.8m³. The proposed loft conversion will not have roof lights at the front elevation and the rear dormer will not have a Juliet Balcony but rather two windows (one triple window and one single window)



Figure 4: Proposed (As Built) Elevations

This application will not have any internal changes from the approved application ref: 30736. The dwellinghouse will have in total of 6 bedrooms and bedroom 6 is proposed to be located in the loft area.



Figure 5: As Approved Floor and Roof Plans (ref: 30736 and ref: 230737)

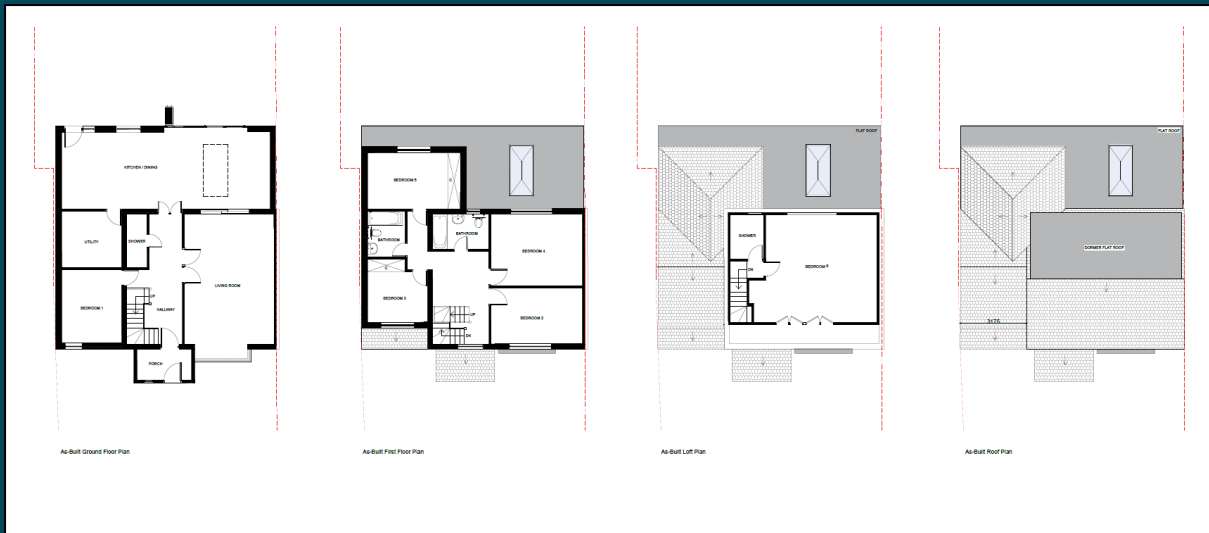


Figure 6: Proposed Floor and Roof Plans (as built)

Access

The access to and from the property will be at the front. There is an existing driveway at the front to accommodate 2 off-street parking and this will remain the same as approved under planning application ref: 230736.

5. Planning History

A review of the council's planning database in September 2024 showed following planning history for the application site:

- 230736 - Two storey side extension, two storey part single storey rear extension. Approved 24/7/23
- 230737 - Loft conversion with rear dormer and three front rooflights – Granted 24/7/23

6. National and Local Planning Policy Context

The following policy and guidance documents are recognized as primary considerations for the decision of the associated application at the site location

- National Planning Policy Framework 2023;
- National Planning Practice Guidance;
- Reading Borough Local Plan (2019);

Supplementary Planning Documents:

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

6.1. National Planning Policy Framework (NPPF)

Paragraph 8 of the NPPF explains that achieving sustainable development means that the planning system has overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- i) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- ii) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- iii) an environmental objective – to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Analysis: *The proposal will promote all three primary objectives of the NPPF, Firstly, the proposal will facilitate significant social benefits to the applicant through the provision of additional bedrooms within the property. This proposal should also ensure that the site will not need to be subject to any future site development works which will ensure that it can continue to be used as a sustainable dwelling. From an environmental perspective, the proposal will not lead to any visual disruption or impact on the area's existing landscape character. Economically, the proposal will also yield significant benefits to this area as local suppliers and constructors will be sought following planning approval.*

Section 12 of the NPPF relates to achieving Well-designed Places which states that "The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make the development acceptable to communities

Analysis: *As highlighted through the supplied planning drawings and designs, the proposal will not result in any significant change to the area's existing street scene character as the dwelling is in a residential setting which will ensure that the proposal will not lead to any detrimental impact to residential amenity.*

Paragraph 11 of the NPPF describes the presumption in favour of sustainable development. Additionally, paragraph 11 specifically states that for decision-making this means (amongst other things):

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole

In line with the National Planning Policy Framework, Planning by Design kindly request for a timely decision to be made on the proposal. Additionally, Planning by Design welcomes the opportunity to engage in any relevant discussion with the appointed case officer on behalf of the applicant to address any concerns or further queries.

6.2. Local Plan Context

Reading Borough Local Plan (2019) is the primary consideration for this application assessment. Relevant planning policies for this development proposal are:

- CC7 (Design and the Public Realm)
- CC8 (Safeguarding Amenity)
- H9 (House Extensions and Ancillary Accommodation)
- TR5 (Car and Cycle Parking)
- EN12 (Biodiversity and the Green Network)

7. Assessment

The key planning considerations for this development proposal:

- Character and Appearance Impact
- Residential Amenity Impact
- Highways/Parking
- Ecology

Character and Appearance Impact

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 design considerations.

There will be minimal changes to the original approved planning application for two two-storey extension ref: 230736. The changes are proposed in terms of external material – rendering changes in openings, and fenestration. The proposed change to rendering, although not matching the existing house, is a more sustainable and energy-efficient material and it will significantly reduce energy bills for the existing house and help in sustainability.

The case officer considered the previous proposal as an acceptable extension proposal as it was considered that the plot is capable of taking an extension of the proposed size and scale.

The loft conversion will have a rear dormer and create 6th bedroom. This development has been sought via a lawful development certificate but it turned out to be larger than 50 cubic metres in combination with a two storey extension and therefore did not fall under permitted development rights. Therefore this application seeks to reflect those changes. The proposed rear dormer volume calculation without the two storey extension element is only 51.63m³

There are other single and two storey extensions in the surrounding area, including a two-storey side and rear extension at the attached neighbouring property. Therefore, this development is not considered uncharacteristic for its location. The ridge line of the roofs over the proposed second-storey elements of the proposal is set down from the main roof ridge line. The second-storey element of the side extension is set back from the front elevation of the host dwelling.

Given the above and modest changes, the proposed development is not considered to cause harm to the character and appearance of the host dwelling or the wider area.

Residential Amenity Impact

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.

With regards to the proposed single storey element of the rear extension, there are no identified risks of this element causing any additional harm than that of the existing single storey extension. That has been already assessed under the previous application and no

concerns raised. Furthermore, the changes to the originally approved application are in relation to the windows/openings at the rear and there are no anticipated impact on the residential amenity.

With regard to the first floor elements of the proposal, it remains as approved under previous application and there are no identified risks of the extension causing any significant harm in relation to overbearing effects. Further improvement is that the rear dormer will not have Juliet balcony and it will have smaller openings.

The first floor extension complies with 45 degree rule and no impact on the residential amenity is expected. In terms of roof extension, that will include rear dormer which will overlook to the rear of the property and therefore will not have any impact on the residential amenity. There are no side facing windows in the proposed extensions and therefore there are no identified risks in relation to privacy and overlooking.

Given the above, the amended proposal with addition of larger rear dormer will not have any significant detrimental impact on the residential amenity.

Highways/Parking

There are no changes in terms of parking in comparison to the previously approved application. There will be 2 parking spaces at front of the dwelling which complies with the Council's Parking Standards SPD.

Ecology

In the previous application 230736/HOU Council's Ecology Team raised concerns for the presence of bats. Given the changes to the roof the proposal may affect roosting bats. Bat survey report has been submitted as part of previous proposal and it has been demonstrated that there would be minimal impact on the roosting bats.

The bat survey (Urban Tree Experts, July 2023, ref: SPH/NP/PEA-23/04.07) concluded that the risk of bats being affected by the proposals is minimal.

7. Conclusion

The proposal to amend application 230736/HOU and to include rear dormer extension are only small modest changes to the already approved applications and therefore considered appropriate development from a planning policy perspective in accordance with the National Planning Policy Framework along with the Council's Local plan.

The proposal will deliver significant social benefits to the applicant through the provision of additional bedrooms which will ensure that the proposal can remain sustainable and liveable, without the need for further extensions or home alterations.

As such, we see no reason for the Council to withhold our request for planning permission and kindly request that a reasonable decision is made in line with the developmental objectives of the National Planning Policy Framework.

Should the Planning Authority have any further questions in relation to this proposal or feel that certain conditions would be necessary to accommodate a grant of permission for this proposal, Planning By Design would welcome the opportunity to communicate with the allocated Case Officer.