

DELEGATED APPLICATION REPORT

Ward: Emmer Green

App Ref: PL/24/0953

Address: 11 RHIGOS, EMMER GREEN, READING, RG4 8LF

Proposal: Internal, fenestration and elevation alteration to detached dwelling

Applicant: Victor Podlozhnyuk

Received date: 2024-07-26

Target Decision date: 2024-09-24

Case Officer: Marcelina Rejwerska

1. SITE DESCRIPTION

The application site comprises a detached two-storey dwelling within a cul-de-sac in Emmer Green. The ground level slopes down from the street towards the property resulting in a steep driveway. At the front, the integral garage has been converted to a habitable room. At the rear, the garden is accessed via a raised patio. The surrounding area is residential, comprised of detached dwellings in similar character.



Image of application site taken by case officer on 02/09/2024.

2. PROPOSAL AND SUPPORTING INFORMATION

Permission is sought for internal alterations and external alterations to the existing fenestration, new rooflights, and elevational detailing. The proposal also includes erection of a timber pergola at the rear, to measure a depth of 2.62m across the width of the rear elevation, at a height of 2.9m.



Indicative CGI

- 2.1. Information submitted:
232405 Design and Access Statement Rev A
A.01.2 Proposed Site Plan
A.01.3 Proposed Ground Floor Plan
A.01.4 Proposed First Floor Plan and Loft Plan
A.01.5 Roof Plan
A.01.1 Proposed Front and Rear Elevation
A.01.2 Proposed Side Elevations

Received by the LPA on 17/09/2024

- A.01.1 Location Plan
A.03.4 Living Room Dining Room Illustrative Visuals
A.03.5 Snug Office Illustrative Visuals
A.03.3 Living Room Illustrative Visuals
A.03.2 Rear Illustrative Visuals
A.03.1 Front Illustrative Visuals
E.01 Existing Floor Plans and Elevations
Arboricultural Impact Assessment, Trevor Heaps Arboricultural Consultancy Ltd.

Received by the LPA on 26/07/2024

3. RELEVANT PLANNING HISTORY

PL/17/1375 – Conversion of garage to habitable rooms. Glazed canopy over patio at rear. – Application withdrawn on 06/10/2017

PL/17/2260 – Conversion of garage into family room and playroom. Erection of glass canopy to rear. – Application permitted on 29/01/2018; part implemented (garage conversion complete, glass canopy at the rear not implemented)

PL/24/0556 - Internal, fenestration and elevation alteration to detached dwelling to create two semidetached houses – Application refused on 24/06/2024

4. CONSULTATIONS

The following were consulted:

The following addresses were consulted by letter:

- 6 Cwmcarn, Emmer Green, READING RG4 8LE
- 4 Cwmcarn, Emmer Green, READING RG4 8LE
- 9 Rhigos, Emmer Green, READING RG4 8LF
- 15 Rhigos, Emmer Green, READING RG4 8LF

No letters of representation received.

A site notice was also displayed on site.

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'. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12).

Reading Borough Local Plan (2019)

CC1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

CC7: DESIGN AND THE PUBLIC REALM

CC8: SAFEGUARDING AMENITY

H9: HOUSE EXTENSIONS AND ANCILLARY ACCOMMODATION

SPD

Design Guide to House Extensions 2021

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.

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 internal alterations fall under permitted development rights and have little impact on the design and character of the property and have therefore not been assessed.

The proposed external alterations include larger window openings, timber detailing on all elevations, and a timber pergola at the rear. The proposed alterations make the property appear more modern than the surrounding properties. Although this is unusual in this location, there are no objections raised with respect to the design and appearance of the proposed works. The proposed roof lights are also considered acceptable.

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.

- Privacy and overlooking
 - The proposal includes enlarging the existing window openings. This will not create any new or unusual views from the property. There is therefore no identified risk of overlooking.
- Overbearing effects;
 - The proposed external alterations are minimal and the proposed pergola is not considered overbearing due to its design.
- Sunlight and daylight;
 - No identified risk.



7. CONCLUSION

The proposal has been assessed in line with adopted national and local policies as outlined above and is considered in accordance with those policies.

8. RECOMMENDATION

Approve with Conditions

Recommended Conditions:

1. Time Limit Standard
2. Approved Plans
3. Materials As Specified