

## DELEGATED APPLICATION REPORT

Ward: Emmer Green Ward

App Ref: PL/24/1606 Householder planning permission

Address: 14 COURTENAY DRIVE, EMMER GREEN, READING, RG4 8XH

Proposal: Two Storey Rear Extension, Garage Conversion, Front Porch

Applicant: Mr & Mrs Steven Dew

Received date: 02/12/2024

Target Decision date: 27/01/2025

Case Officer: Sian Hickey

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### 1. SITE DESCRIPTION

The application site is a two storey detached dwelling located on the North side of Courtenay Drive. The surrounding area is predominantly residential.

Site visit date: **16/12/2024**

Site visit photo:



### 2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a two storey rear extension measuring 5m in depth, and a garage conversion. The proposed rear extension would extend across the full width of the dwelling and attached to the existing garage.





### Plans/documents submitted:

Drawing No. 14CD.MP100 – Location Plan, Site Plan, Block Plan, Tree Plan

Drawing No. 14CD.MP101 – Existing Floor Plans and Elevations

Drawing No. 14CD.MP102 – Proposed Floor Plans and Elevations

Bat Survey Report

### 3. CONSULTATIONS

**RBC Natural Environment** – No objections

**RBC Transport** - The proposed works will result in the loss of the garage and therefore parking. Submitted Block plan illustrates 3 off road parking spaces which is acceptable, however it is not clear if changes to the existing vehicle crossing are proposed to facilitate the proposed 3 parking spaces. If alterations are required, this will require illustration on plans and a license from the Highways Department as this will also result in the partial loss of the grass verge which is part of the public highway.

In principle there are no Transport objections.

*Officer note:* following the above comments, the agent confirmed that the existing access from Courtenay drive will not be altered.

**Ecology –** The application site application site comprises a detached house located in a residential area of Caversham, Reading. The proposals include a large two storey extension to the rear of the building and conversion of the garage.

The bat survey report (Urban Tree Experts, December 2024, ref: SPH/NP/PEA-24/03.12) 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.

A site notice was displayed at the front of the property by the case officer on Tuesday 10<sup>th</sup> December 2024 for a period of 21-days.

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

**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.

#### **4. 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)  
EN12 (Biodiversity and the green link network)  
EN14 (Trees, Hedges and Woodland)  
H9 (House Extensions and Ancillary Accommodation)  
H10 (Private and Communal Outdoor Space)  
TR5 (Car and Cycle Parking and Electric Vehicle Charging)

**SPD**

Design Guide to House Extensions SPD (2021)

#### **5. 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 rear extension measures 5m in depth from the original rear wall of the dwelling. Although the depth exceeds the 4m guidance within the Supplementary Planning Document, it is considered that the plot is capable of taking a development of the proposed size and scale. The bulk of the development is contained at the rear of the site and is, therefore, not considered to cause harm to the street scene. The proposed porch at the front of the site is considered subservient and would enhance the appearance of the dwelling. The proposal is not considered to detract from the character of the host dwelling and the materials used would match those of the existing. There are a variety of rear extensions and porches within the surrounding area, therefore, the proposals are not considered out of character for the location. Furthermore, the properties within the street vary in terms of scale and design.

### **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 existing rear building line of the host dwelling is significantly set back from the rear building lines of the adjoining neighbouring properties either side of the site. With regards to the neighbouring property at no.16 Courtenay Drive, the two storey element of the proposed rear extension would not project beyond the rear elevation of this neighbour. With regards to the neighbouring property at no.12 Courtenay Drive, there is a sufficient distance between the two storey element of the proposed rear extension and this neighbouring property. The plans illustrate that the line of light would not be breached from the closest habitable room. The garage is already in-situ along the boundary with this neighbour. Overall, although large, there are no identified risks of the proposal appearing overbearing to neighbouring properties. The proposal does not include any new first floor side facing windows, and therefore there are no identified risks in relation to privacy and overlooking.

### **Other matters**

Following a site visit to the property it was noted that there is adequate parking for 2+ vehicles at the front of the dwelling, this therefore conforms to the Council's current standards and is deemed acceptable in accordance with Policy TR5.

It was also noted there are no significant trees within 15m of the proposed development, however, there are trees on site and, therefore, an informative is recommended to remind the applicants to use tree protection measures.

The property benefits from a relatively large rear garden and the amount of remain amenity space is considered acceptable.

## **6. 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.

## **7. RECOMMENDATION - GRANT**

Recommended Conditions:

Time Limits TL1

Approved Plans AP1

Materials M1

Vehicle Parking (as specified) DC1