

DELEGATED APPLICATION REPORT

Ward: Southcote Ward

App Ref: PL/25/0078 Householder planning permission

Address: 10 PARKHOUSE LANE, READING, RG30 2AH

Proposal: Additional new first floor to existing bungalow formed by raising existing roof

Applicant: Mr D Brown

Received date: 17/01/2025

Target Decision date: 14/03/2025

Agreed Extension of Time Target Decision date: 21/04/2025

Case Officer: Gary Miles

1. SITE DESCRIPTION

The application site comprises a large, detached bungalow with north and west facing wrap around gardens along with off-street parking for several cars. The property is constructed from brick and tiled roofs with white upvc doors and windows. The property retains a large double garage and is accessed from the end of Parkhouse Lane. The property is flanked by a neighbouring detached chalet bungalow along the easterly elevation approximately 6ft away, a two-storey house is located to the westerly elevation some 40ft away and a two-storey property is located to the northerly elevation some 44ft away. The property is within proximity to several trees which are subject to Tree Preservation Orders. The property is not listed, nor is it within a conservation area.

Site visit date: 11th February 2025



Front of property & garage



Looking north-westerly



Looking towards south and west facing elevation



Looking towards northerly neighbour



Looking towards rear elevation of existing bungalow



Looking towards westerly neighbour

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal consists of creating an additional new first floor to the existing bungalow formed by raising the existing roof, along with the creation of 2 bay windows at ground floor and internal reconfiguration. The two-storey enlargement will be above the main footprint of the existing property above the living room, kitchen and existing 3 bedrooms, the garage is excluded. The overall height to the ridge will be 7.6m, the roof design will largely mirror that of the existing property. The roof will be pitched with gable ends to maximise internal headroom. The upper extension will be constructed from timber and clad in weatherboarding, the roof will be covered in clay tiles to match the nearby properties. The proposal includes a number of new openings at first floor level for bedrooms and bathrooms, these will be obscure glazed where applicable such as bathrooms and ensembles. Existing openings bricked up and new openings created at ground floor level.

Plans & documents considered:

Application Form dated 12th Nov 24

CIL Form, dated 10th Nov 24

Ecology and Trees Checklist

Site Survey as Existing (Ground Surveys Ltd) dated Aug 24

Drawing no: 1-Existing Plans & Elevations including Location Plan, dated Nov 24

Drawing no: 2-Proposed Plans & Elevations including Block Plan, dated Nov 24

Received by the Local Planning Authority on 17th January 2025

BS5837:2012 Tree Survey and Arboricultural Impact Assessment (GHA Trees) dated 28th Feb 25

Tree Constraints Plan (GHA Trees) dated Feb 25

Arboricultural Impact Assessment Plan (GHA Trees) dated Feb 25

Received by the Local Planning Authority on 5th March 2025

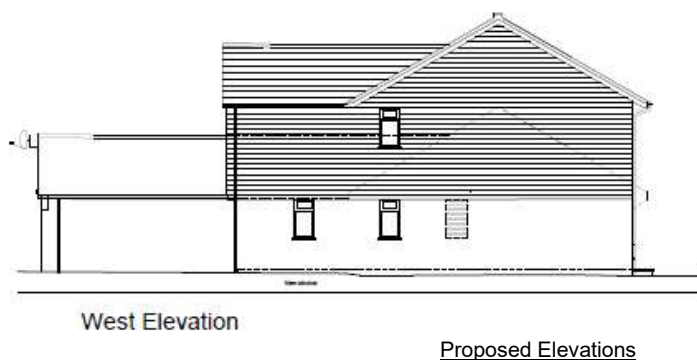
Tree Protection Plan (GHA Trees) dated Mar 25

Received by the Local Planning Authority on 10th March 2025

Drawing no: 2-Proposed Plans & Elevations including Block Plan, dated Nov 24

Received by the Local Planning Authority on 2nd April 2025





3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

A planning notice was displayed on 30th January 2025 and attached to nearby street furniture. The notice was left in place for a minimum of 21 days for the duration of the public consultation period.

No letters of representation have been received.

- Internal consultees: Natural Environment Officer

5. 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. 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 2023

National Planning Practice Guidance 2014 onwards

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

H9 (House Extensions and Ancillary Accommodation)

EN12 (Biodiversity and the Green Network)

EN14 (Trees, Hedges and Woodlands)

7. 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.

Officers have reviewed the submitted documents and consider the proposal is acceptable.

The maximum height to the new ridge will be 7.6m, the average two storey property in the UK has a ridge height of between 6m and 7.6m depending on the design of the property. The proposed roof design has been done sympathetically and mirrors the existing roof of the existing bungalow at single storey level.

The proposed first floor element has been set back from the front elevation (garage) of the existing bungalow and is in line with the main footprint of the existing property, in turn this will be line with the front elevation of the nearest neighbouring property to the east.

Officers consider the proposal respects the character of the host property and wider streetscene. The adjacent neighbouring properties and wider streetscene has no set precedence in terms of materials, design and pattern. Officers consider the proposal will integrate well with the neighbouring properties.

Officers consider the proposal is compliant with policies CC7 & H9 of the Reading Borough Council Local Plan (2019).

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.

Officers note the mass and bulk at first floor and roof level will increase by virtue of the proposal, officers note that no new openings have been placed on the westerly elevation (apart from a bathroom window which will be obscure glazed) – the elevation which has the closest neighbour to the application site. New openings are to be placed in the front and rear elevations which serve bedrooms – no privacy is lost to these windows due to the large distance from neighbouring properties along the northerly, westerly and southerly boundaries.

The existing bungalow measures 4.9m to the ridge, the proposed two-storey extension will have a maximum ridge height of 7.6m – whilst a new floor and roof will be created, the actual difference in height between the existing ridge and the proposed ridge is 2.7m.

The closest neighbour (“Northcourt”) is located approximately 1.8m to the east of the property, segregated by a boundary fence and dense vegetation. Whilst the proposal will increase the height of the existing rear elevation, officers do not consider the proposal will have any impact on the living conditions of the neighbours at “Northcourt” due to the existing layout of the properties and the existing bungalow gable end, it should also be noted that the room which forms part of “Northcourt” directly adjacent to the boundary line is non-habitable.

The Velux style windows in the chalet roof slope are protected by the 45 degree line of sight and therefore line of light.

The proposal is not considered overbearing, is not considered harmful to residential amenity, to privacy or to daylight and therefore the proposal is considered compliant with policies CC8 & H9 of the Reading Borough Council Local Plan (2019).

Natural Environment Officer (Trees)

Due to the presence of trees and Tree Preservation Orders (TPO) in the vicinity of the property the Natural Environment Officer (Trees officer) was consulted. The agent submitted a Site Survey, with the original application.

The trees officer reviewed the application and requested additional documents; the agent submitted a BS5837:2012 Tree Survey and Arboricultural Impact Assessment (AIA), Tree Constraints Plan (TCP) and Arboricultural Impact Assessment Plan which have been reviewed by the trees officer and finally the agent submitted a Tree Protection Plan.

The tree officer confirms the proposal does not lead to the requirement to prune any of the retained trees and there is no part of the structure which will have tree canopies overhanging it and the building works can progress safely without the need for any facilitation pruning.

Having cross referenced the Tree Survey details with the height of the proposal, the nearest branch will be clear of the highest ridge on the westerly gable end, which is to be approximately 7.7m in height.

The tree officer noted that a Tree Protection Plan had not been submitted, however goes on to say that these matters could be addressed in an Arboricultural Method Statement (AMS) in this case. The agent agreed to the AMS being conditioned as part of the decision notice and agrees to the pre commencement condition.

The tree officer concludes – no objection subject to condition L7.

The proposal is compliant with policies CC7 and EN14 of the Reading Borough Local Plan 2019.

CIL

Officers have worked proactively and positively with the agent. Officers have checked the Community Infrastructure Levy (CIL) calculations and plans and confirm the overall increase in floor-space is less than 100sqm.

8. 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.

9. RECOMMENDATION

GRANT

Recommended Conditions:

TL1
AP1
M3
L7
PD1
PD2

Informative:

I26 Advice that PD rights do not override tree legislation