

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(2)	20/02500/HOUSE Bucklebury	24 December 2020	Demolition of existing one storey side extension and erection of two storey side extension and associated works. 19 Paradise Way, Chapel Row, Reading, RG7 6PA Mr and Mrs James

The application can be viewed on the Council's website at the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02500/HOUSE>

Recommendation Summary: Delegate to the Head of Development and Planning to grant planning permission subject to conditions.

Ward Member: Councillor Graham Pask

Reason for Committee Determination: Application made by a member of staff of Planning in the employ of West Berkshire Council.

Committee Site Visit: Owing to social distancing restrictions, the option of a committee site visit is not available. Instead, a collection of photographs is available to view at the above link.

Contact Officer Details

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1. Introduction

- 1.1 This application seeks planning permission for demolition of an existing single storey side extension and the erection of a two storey side extension.
- 1.2 The application site is located in a cul-de-sac of residential development of mid 20th Century character and appearance in Chapel Row. The site is outside of any defined settlement boundary and is located within the North Wessex Downs Area of Outstanding Natural Beauty (AONB).

2. Planning History

- 2.1 There is no relevant planning history on the application site.

3. Procedural Matters

- 3.1 **Environmental Impact Assessment:** Given the nature and scale of this householder development, it is not considered to fall within the description of any development listed in Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. As such, EIA screening is not required.
- 3.2 **Publicity:** A site notice was displayed on 06 November 2020 alongside the highway adjacent to the site. The deadline for representations expired on 27 November 2020.
- 3.3 **Community Infrastructure Levy:** Community Infrastructure Levy (CIL) is a levy charged on most new development to pay for new infrastructure required as a result of the new development. CIL will be charged on residential (C3 and C4) and retail (A1 - A5) development at a rate per square metre (based on Gross Internal Area) on new development of more than 100 square metres of net floorspace (including extensions) or when a new dwelling is created (even if it is less than 100 square metres). CIL liability will be formally confirmed by the CIL Charging Authority under separate cover following the grant of any permission. More information is available at www.westberks.gov.uk/cil.

4. Consultation

Statutory and non-statutory consultation

- 4.1 The table below summarises the consultation responses received during the consideration of the application. The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report.

Bucklebury Parish Council:	No objections.
WBC Highways:	No objections following confirmation that three parking spaces exist and are accessible as shown on plan.
WBC Ecology	No comments received by date of writing.
Natural England	Consultation response received stating that Natural England do not wish to comment.

North Wessex Downs AONB Officer	No comments received by date of writing.
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Public representations

4.2 No representations have been received by the date of writing.

5. Planning Policy

5.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The following policies of the statutory development plan are relevant to the consideration of this application.

- Policies ADPP1, ADPP5, CS1, CS13, CS14, CS17 and CS19 of the West Berkshire Core Strategy 2006-2026 (WBCS).
- Policies C1, C6 and P1 of the Housing Site Allocations Development Plan Document 2006-2026 (HSA DPD).

5.2 The following material considerations are relevant to the consideration of this application:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- North Wessex Downs AONB Management Plan 2014-19
- WBC House Extensions SPG (2004)
- WBC Quality Design SPD (2006)

6. Appraisal

6.1 The main issues for consideration in this application are:

- The principle of development
- Design and impact on the character and appearance of the area
- The impact on residential amenity
- Parking provision and highway safety
- Ecology

Principle of development

6.2 The application site is located outside of any defined settlement boundary, but within Chapel Row, a rural village without a settlement boundary, and is therefore considered to be located in the countryside. The site is situated within the North Wessex Downs AONB. As noted within the accompanying ecology report the site is close to, but not within, a local wildlife site and a biodiversity opportunity area. The area surrounding the application site has a predominantly suburban and residential pattern of development.

6.3 Policy C1 of the HSADPD is relevant inasmuch as it identifies the settlement boundaries for residential development in the District. Policy C6 of the HSADPD sets out a presumption in favour of proposals for the extension of existing permanent dwellings in

the countryside, and criteria relating to scale and character, setting, materials and amenity impacts. Subject to the detailed considerations against these criteria – discussed in the following sections of this report – the principle of development is accepted by officers in this case.

Character and appearance

- 6.4 While the site is located within the North Wessex Downs AONB, and in an area outside of settlement defined as countryside under the policies of the local development framework, it is within a residential cul-de-sac and screened from views from the wider landscape. Therefore such visual impacts as the proposed works would engender would be limited and confined to the surrounding street scene.
- 6.5 The host dwelling for the proposed extension is a modest mid-20th Century property, of typical estate design, character and appearance for its time. The surrounding street scene consists of dwellings that formed part of the same estate development and are of a similar character and design. The host dwelling forms the eastern end of a terrace of four houses that is mirrored by another terrace of four dwellings to the east. It has a single storey extended element that has been included into the existing kitchen, and this is proposed for demolition under this application
- 6.6 The proposed side extension has been designed with a single storey porch element taking a line forward of the frontage of the existing dwelling. This element has a sloped roof that takes the same pitch as the existing dwelling. The second storey element of the extension has a set back of approximately 85cm from the existing front wall, and is set down from the ridge by approximately 30cm. While the extension would have a width slightly over half that of the existing dwelling it would retain a separation of approximately 1 metre from the boundary and over almost 6 metres from the 2 storey side wall of the neighbouring dwelling to the east, number 18 Paradise Way. It is considered that the proposed works are not of a scale or design that would overwhelm or dominate the elevations of the dwelling in the street scene, or result in a terracing impact.
- 6.7 In terms of design and materials, the proposed extension has been designed to have a clear subservience and be visually sympathetic, taking cues for the layout of openings and design of the porch and roof slopes from the elevations of the existing dwelling and those within the surrounding street scene, with a palette of matching materials that can be secured by way of condition. In light of these considerations the design of the extension is considered to be acceptable in accordance with the recommendations of Council's SPG and SPD, and the requirements of the NPPF, Policies C6, CS14 and CS19.

Impact on residential amenity

- 6.8 In respect of neighbouring amenity your officer notes that the extensions would face onto the side wall of the dwelling to the south, number 34 Paradise Way, with a separation distance of over 24 metres at first floor level, and would not significantly alter the existing relationships between these two dwellings in terms of overlooking. The extensions would also not engender any significant alteration in the relationship with number 17 Hatch Close to the north or its private rear amenity space, which would not stand to be any more overlooked than at present.
- 6.9 Your officer notes that three side windows are located in the western elevation of number 18 Paradise Way, the neighbouring dwelling to the east. However, these windows are obscure glazed and serve as secondary windows to the kitchen of this dwelling, the entrance lobby and the landing. Due to the separation distance between the proposed works and the secondary windows serving the entrance lobby and landing

these windows so not stand to lose significant amounts of light due to the proposed works. In respect of the kitchen window, while it is accepted that some additional overshadowing will occur, this window serves as a secondary opening and the Council's photography confirms that the room is served by a south facing door with a part glazed element that would provide its main illumination in this aspect and would not stand to be significantly impacted by the works.

- 6.10 In terms of overlooking of number 18 Paradise Way, your officer notes that no windows are proposed in the side elevation at first floor level, and that the requirements of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), would ensure that any windows installed in the side elevation at first floor level would remain obscure glazed and fixed shut below 1.7 metres of the floor level of the room served. Therefore no restriction on permitted development rights is proposed.
- 6.11 You officer notes that two ground floor windows are proposed to serve the dining room in the proposed extension. While these windows would face onto the side elevation of number 18 Paradise Way they would not overlook its private rear amenity space and the only window they would face would be the obscure glazed secondary window in the kitchen of the neighbouring dwelling. As such your officer does not consider that the two proposed side windows at ground floor level would increase levels of overlooking between the two dwellings.
- 6.12 In light of the above the proposed works are not considered to engender detrimental impacts on neighbouring amenity such as might merit refusal of this application.

Parking provision

- 6.13 The application site provides three parking spaces, and following confirmation that these spaces are already available and accessible on the site the highways officer has raised no concerns in respect of parking provision or highway safety. A condition is recommended in respect of the retention and surfacing of these parking spaces. It is noted that the submitted drawings show provision of an electric vehicle charging point in line with the requirements of Policy P1 of the HSADPD, and conditions are recommended requiring the retention of the parking and provision of the electric vehicle charging point prior to occupation of the extension. Subject to these considerations no objection is raised in respect of highways matters.

Ecology

- 6.14 The application is accompanied by a preliminary ecological appraisal that notes the presence of a bat roost in the chimney. It concludes that the proposed works can be carried out without harm to bats, and recommends biodiversity improvements in respect of installation of bat and nesting bird bricks into the extension. These recommendations have been carried through into the design of the extension shown in the submitted drawings and can be secured by way of an appropriate condition.
- 6.15 Bats are subject to the species protection provision of the Habitats Directive, as implemented by the Conservation (Natural Habitats etc.) Regulations 2010. This contains three 'derogation tests' which must be applied by the Local Planning Authority at the planning application stage and by Natural England when deciding whether to grant a licence to a person carrying out an activity which would harm a European Protected Species. The three tests that must be met in order to successfully obtain a Natural England EPSM licence are as follows:
- 1) The consented operation must be for 'preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or

economic nature and beneficial consequences of primary importance for the environment’;

2) There must be ‘no satisfactory alternative’; and

3) The action authorised ‘will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range’.

6.16 In this case the impact on the protected species has been considered in the accompanying ecological appraisal, which has concluded that the proposed works can be carried out without any impact on the protected species. Therefore it is not considered necessary to apply the derogation tests at this stage. Both Natural England and the ecologist have been consulted and have not commented on the application. Should it be found at any later stage that the works cannot be carried out in such a manner as not to impact on roosting bats it will be necessary for the applicant to cease works and apply to Natural England for the relevant licence, at which time these tests may be revisited by Natural England as the statutory body.

7. Planning Balance and Conclusion

7.1 The proposed works have been designed so as to comply with the Council’s guidance on design and are considered to be sympathetic to the street scene and character of the surrounding area. They are not considered to be of a scale or design such as to overwhelm the elevations of the existing dwelling, nor to result in significant detrimental impacts on neighbouring amenity or highway safety, and can be carried out in such a manner as to secure biodiversity gain while not resulting in detrimental impacts on protected species. As such your officer’s recommendation is for conditional approval.

8. Full Recommendation

8.1 To delegate to the Head of Development and Planning to GRANT PLANNING PERMISSION subject to the following Conditions:

1. Commencement of development

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. Approved drawings

The development hereby permitted shall be carried out in accordance with the approved plans and documents listed below:

Drawing No. 01 A (Proposed Two Storey Side Extension), Drawing No. 02 (Location Plan & Block Plan).

Reason: For the avoidance of doubt and in the interest of proper planning.

3. Materials

The external materials used in the extension hereby approved shall be as stated in the application form and approved drawings and shall match those used in the exterior of the existing dwelling in colour, size and texture.

Reason: In the interests of visual amenity, in accordance with the requirements of the NPPF and Policies CS14 and CS19 of the West Berkshire Local Plan Core

Strategy (2006-2026) 2012 and Policy C6 of the West Berkshire Housing Site Allocations DPD (2017).

4. **Parking spaces**

The extension hereby approved shall not be occupied until the three parking spaces shown on the approved drawings have been surfaced in accordance with the approved Drawing No. 02 (Location Plan & Block Plan). The parking spaces shall be retained for the parking of private motor vehicles and kept free of obstructions at all times.

Reason: In order to ensure the site is provided with sufficient space for parking vehicles and to alleviate the need for on street parking in the interests of highway safety in accordance with the requirements of Policy CS13 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012 and Policy P1 of the West Berkshire Housing Site Allocations DPD (2017).

5. **Electric vehicle charging point**

The extension hereby approved shall not be occupied until an electric vehicle charging point has been provided in accordance with the approved Drawing No. 02 (Location Plan & Block Plan). An electric vehicle charging point shall be retained on the site in accordance with the approved drawing thereafter and kept available for charging of electric vehicles.

Reason: To ensure the provision of sufficient infrastructure for charging of electric vehicles in the interests of reducing carbon emissions in accordance with the NPPF and Policy P1 of the West Berkshire Housing Site Allocations DPD (2017).

6. **Bat and bird bricks**

The extension hereby approved shall not be occupied until the bat and bird bricks have been provided in accordance with the details shown on Drawing No. 01 A (Proposed Two Storey Side Extension). The bat and bird bricks shall thereafter be retained in accordance with the details shown on the approved drawing.

Reason: In order to secure biodiversity gain in accordance with the requirements of the NPPF and Policy CS17 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012.

Informatives

1. This decision has been made in a positive way to foster the delivery of sustainable development having regard to Development Plan policies and available guidance to secure high quality appropriate development which improves the economic, social and environmental conditions of the area.
2. The attention of the applicant is drawn to the Berkshire Act, 1986, Part II, Clause 9, which enables the Highway Authority to recover the costs of repairing damage to the footway, cycleway or grass verge, arising during building operations.
3. The attention of the applicant is drawn to the Highways Act 1980, which enables the Highway Authority to recover expenses due to extraordinary traffic.
4. Bats and their roosts are protected under the Wildlife and Countryside Act 1981 (as amended). It is an offence, subject to exceptions, to, amongst other things, kill or disturb animals listed in Schedule 2; this includes a single bat, not just a population of a species. This application involves repair works to a roof and this is included within the list of activities that could potentially affect bats set out in Government

Guidance (Bats: protection and licences). If, at any time during the repair, any evidence of bats or their roosts is discovered, work should cease immediately and the relevant authorities notified.