

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Heights

App Ref: 230365/HOU

Address: 8 Woodberry Close, Caversham, Reading, RG4 7QG

Proposals: The construction of a single storey contemporary garden building to be used as a home gym.

Case Officer: Ryan Allen

Applicant: Erica Burton-Sandrey

Date received (valid from): 21 March 2023 **Target Decision date:** 6 June 2023

1. SITE DESCRIPTION

Site visit date: 12/04/23

The application site is a two-storey, semi-detached dwellinghouse located on Woodberry Close, Caversham. The surrounding area is wholly residential and comprises of properties of a similar character, design and scale. The property is not listed, nor is it situated within a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for the construction of a single storey contemporary garden building to be used as a home gym.

Plans considered:

Received 21/03/23

Drawing No: 221200408GRS1 - Proposed Elevations - dated 16/03/23

Drawing No: TQRQM23079153927090 - Location Plan - dated 20/03/23

Drawing No: TQRQM23079155341282 - Block Plan - dated 20/03/23

3. RELEVANT PLANNING HISTORY

02/03/1998 - 980170/FUL - Proposed side two storey extension - Permitted

08/10/2013 - 131413/FUL - Single storey side extension - Permitted

4. CONSULTATIONS

The following addresses were consulted by letter.

356 Hemdean Road Caversham, Reading, Berkshire

364 Hemdean Road, Caversham, Reading, Berkshire, RG4 7QJ

74 Sheridan Avenue, Caversham, Reading, RG4 7QD

7 Woodberry Close, Caversham, Reading, RG4 7QG

370 Hemdean Road, Caversham, Reading, RG4 7QJ

366 Hemdean Road, Caversham, Reading, RG4 7QJ

368 Hemdean Road, Caversham, Reading, RG4 7QJ

358 Hemdean Road, Caversham, Reading, RG4 7QJ

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.

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'. 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)
H9 (House Extensions and Ancillary Accommodation)
EN14 (Trees, Hedges and Woodlands)

SPG/SPD

A Design Guide to House Extensions SPG

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 proposal's scale is considered minimal and therefore proportionate to the host dwelling. Materials used would not match those of the existing dwellinghouse by using timber frame. However, the location to the rear of the property would mean the proposal is out of view from the public domain and is considered to mitigate any visual harm. Overall, 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.

By way of the location of the proposal at the back of the rear garden and significant separation from neighbouring properties, it is not considered that the proposal would have a detrimental impact on the living environment of existing or new residential properties. Overall, the proposal is compliant with policies CC8 & H9 of the Reading Borough Council Local Plan (2019).

Trees

Two apple trees are present within the rear garden at the application site. Upon further discussions with the agent, details of the proposal's foundations were supplied and demonstrated that harm to adjacent trees is unlikely. As such, the proposal is compliant with policies CC7 & EN14 of the Reading Borough Council Local Plan (2019).

7. 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.

8. RECOMMENDATION

GRANT

Recommended Conditions:

TL1
AP1
M3