

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Abbey

App Ref: 221931/HOU

Address: 14 Clifton Street, Reading, RG1 7YE

Proposals: Demolition of attached single storey rear outbuilding, demolition of garden outbuilding and erection of single-storey rear extension

Case Officer: Ryan Allen

Applicant: Ms Brazier

Date received (valid from): 27 December 2022 **Target Decision date:** 21 March 2023

1. SITE DESCRIPTION

Site visit date: 20/02/23

The application site is a semi-detached, two-storey dwellinghouse, located on Clifton Street, Reading. The immediate streetscene is predominantly residential and dwellinghouses are either terraces separated by small access alleyways to the eastside, or largely mid-20th century terrace and semi-detached properties to the west. The property itself is not listed, but is however located within the Castle Hill/Russell Street/Oxford Road conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for the erection of a flat roof, single-storey rear extension to measure at: 4.5m in depth, 4.7m in width and 2.7m in height. To facilitate the development, the demolition of an attached, single-storey rear outbuilding is also proposed.

Plans considered:

Received 27/12/22

Drawing No: Existing Elevations - dated 23/12/22

Drawing No: Existing Floor Plans - dated 23/12/22

Drawing No: Proposed Elevations - dated 23/12/22

Drawing No: Proposed Floor Plans - dated 23/12/22

Drawing No: Existing Site Plan - dated 27/12/22

Drawing No: Location Plan - dated 27/12/22

Drawing No: Proposed Site Plan - dated 27/12/22

Received 20/03/23

Drawing No: Proposed Elevations V2 - dated 16/03/23

Drawing No: Proposed Floor Plans V2 - dated 16/03/23

Received 21/03/23

Drawing No: Proposed Site Plan

3. RELEVANT PLANNING HISTORY

31/12/18 - 182259/TPO - Fell on Leyland Cypress and one Sycamore in the rear garden. - Split Decision

4. CONSULTATIONS

The following addresses were consulted by letter.

47 Warnford Road, Tilehurst, Reading, Berkshire, RG30 4LD
1 Royston Close, Tilehurst, Reading, Berks, RG30 4LE
51 Warnford Road, Tilehurst, Reading, RG30 4LD

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:

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in the exercise of its functions to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

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
Relevant Conservation Area Appraisal

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.

Initial plans submitted illustrated a proposal that was considered by officers to be disproportionate to the host dwelling, and therefore in conflict with local policy and relevant supplementary guidance; namely the Reading Borough Council Design Guide to House Extensions (2021). Active correspondence was sought with the applicant and agent in attempt receive revisions that best complimented the local area and host dwelling; the former being of important significance due to the application sites location within the Castle Hill/Russell Street/Oxford Road conservation area.

Ultimately, revisions were received and accepted that reduced the scale of the proposal by each dimension. The revisions showcase a reduction in depth by 0.5m, bringing the total depth to 4.5m. Although over the recommended 4m maximum, the reduction in height from 3m to 2.7, and the separation from the boundary to neighbouring property 16 Clifton Street by 0.7m is seen to mitigate the potential for harm the overall depth could incur. The significant step-off from the boundary of 0.7m was important due to concerns to neighbouring amenity.

Whilst the flat-roof design of the proposal is not especially complementary to the host dwelling, the development's positioning to the rear of the property means it's not viewable from the public domain and does not protrude past the property's small access alleyway, retaining the streetscene pattern within the conservation area. Other flat-roof extensions are also present in the area.

Overall, the proposal is considered 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.

The scale of the initial proposal and its relationship with neighbouring property of 16 Clifton Street caused concern for officers due to considerations it was un-neighbourly and overbearing. The proposal's 0.05m separation from the boundary, together with the 5m depth and 3m height, was not deemed significant separation to protect neighbouring amenity.

Revisions received reduced the overall scale of the proposal by each dimension, and illustrated a separation from the boundary by 0.7m. This, along with a reduction in depth to 4.5m and height to 2.7m was considered to provide comfort to 16 Clifton Street, thus establishing compliance with policies CC8 & H9 of the Reading Borough Council Local Plan (2019).

Trees

A tree with a TPO is situated within the local area, to the corner of Goldsmid Road. A significant distance between said tree and the proposal is considered to not pose harm to the protected tree. Various other trees are present within the rear garden of the application site, however are considered enough of a distance away to not pose harm. Also, a majority of the proposed works will take place on existing hard surfaced. However, informative I19 is recommended to advise the care is taken during construction to protect these trees. Overall, the proposal is compliant with policy 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

Recommended Conditions:

TL1
AP1
M1
PD5

Informative:

You are advised the erection of the single-storey rear extension, demolition of existing single-storey, attached rear outbuilding and associated services may harm adjacent trees and/or their Root Protection Areas (as defined by BS5837:2012). As such, it is recommended that appropriate professional advice is obtained to minimise harm to retained trees.