

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Kentwood

App Ref: 230673/HOU

Address: 20 Clevedon Road, Reading, RG31 6RL

Proposals: Erection of New Entrance Porch. Demolition of existing detached single garage and erection of new detached double garage.

Case Officer: Sian Hickey

Applicant: Mr & Mrs Richard Goodwin

Date received (valid from): 16 May 2023 **Agreed decision date (ext):** 9 October 2023

1. SITE DESCRIPTION

The application site is a two storey detached dwelling situated on a large plot in a residential area. The property is not a listed building and it doesn't fall within a conservation area.

Site visit date: 15/06/2023

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a new pitched roof entrance porch. The proposed porch would have a maximum depth of 2.5m and a maximum height of 5m. The proposal also includes the demolition of the existing detached single garage and the erection of a new detached double garage. The proposed garage would have a depth of 7.650m and a width of 6.530m. The proposed garage would have a pitched roof with 3 rooflights on each roof slope.

Plans considered:

Drawing No. 1525-01 - Location and Block Plan

Drawing No. 1525-02 - Existing Ground Floor Plan

Drawing No. 1525-03 - Existing First Floor Plan

Drawing No. 1525-04 - Existing Elevations sheet 1

Drawing No. 1525-05 - Existing Elevations sheet 2

Drawing No. 1525-06 - Proposed Ground Floor Plan

Drawing No. 1525-07 - Proposed First Floor Plan
Drawing No. 1525-08 - Proposed Elevations sheet 1
Drawing No. 1525-09 - Proposed Elevations sheet 2

Received 17th May 2023

3. RELEVANT PLANNING HISTORY

140464 - Single storey rear extension - PERMITTED

4. CONSULTATIONS

The following addresses were consulted by letter.

18 Clevedon Road, Tilehurst, Reading, Berkshire, RG31 6RL
22 Clevedon Road, Tilehurst, Reading, Berkshire, RG31 6RL
1009 Oxford Road, Reading
1015 Oxford Road, Tilehurst, Reading, RG31 6TL
1011 Oxford Road, Tilehurst, Reading, RG31 6TL
1013 Oxford Road, Tilehurst, Reading, RG31 6TL
1013a Oxford Road, Tilehurst, Reading, RG31 6TL

One letter of representation has been received to support the proposal. No letters of objection have been received.

RBC Transport

There are no Transport objections to this application, a new detached double garage is proposed, and the dimensions are in accordance with the Councils Parking Standards and Design SPD. The property is served from an existing vehicle crossing and no changes are proposed.

Trees

This site benefits from on-site tree vegetation (including a Sweetgum tree on the frontage) and from trees growing on adjacent properties and on the grass verge (Highway land) on the frontage. The Blue Atlas Cedar (T5 on application) overhanging the rear garden from no. 22 is protected as T1 of Tree Preservation Order 177/07.

It is positive that development is proposed away from any existing trees, as such there is no direct impact. However, concerns related to construction site activities, logistics and access must be addressed.

Following the comments above, the agent provided a revised Tree Protection Plan. The Natural Environment officer provided further comments below:

Previous Natural Environment comments pointed to a number of inaccuracies on the AMS, its preliminary character, and the lack of tree protection measures indicated on the TPP.

In response, the agent provided an amended Tree Protection Plan dated September 2023 that includes notes referring to the provisioned protection measures (temporary fencing and temporary ground protection). This addresses all previous comments and is agreeable.

In conclusion, the application is supported in terms of trees subject to condition.

Ecology

The application site comprises a detached house with detached garage located in a residential area of Tilehurst. The house is surrounded by habitat of high suitability for use by foraging and commuting bats (large, connected gardens with trees, and a tree lined railway line and the River Thames less than 200m to the north. Moreover, there is a bat roost in a nearby house.

The proposals include the creation of a new front porch and replacement of the existing garage with a much larger garage. As such, there is a risk that the proposals may affect roosting bats and a bat survey report of the garage and the house will need to be provided before this application can be determined.

Following the comments above, a bat survey was requested and submitted. Ecology provided further comments below:

A bat survey received on 31st August 2023. The bat survey (John Wenman Ecological Consultancy, August 2023, ref: 3506a) 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.

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)
TR5 (Car and Cycle Parking)
EN12 (Biodiversity and the Green Network)
EN14 (Trees, Hedges and Woodlands)

SPD

Design Guide to House Extensions SPD 2021
Revised Parking Standards and Design SPD 2011

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 proposed garage would replace an existing garage. Although the proposed garage would be larger than the existing, there is a sufficient amount of space and the proposed garage is considered acceptable in terms of scale. The application site and surrounding properties have a relatively large amount of amenity space and many of the neighbouring properties have extensions and outbuildings, therefore the proposed garage is not considered out of character for its location. The scale and design of the proposed porch is considered acceptable and would complement the host dwelling. Furthermore, the road is not considered to have a distinct character, style, or scale of property, there are also a variety of front porches and attached and detached garages within the street, thus the development is not considered to harm the character and appearance of the surrounding area.

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.

There are no identified risks of the proposed porch causing any harm to the neighbouring properties in terms of privacy and overlooking, overbearing effects, or loss of sunlight/daylight.

The proposed double garage replaces an existing single garage. Although the overall scale is bigger, the proposed garage would retain the same distance to the side boundary and the eaves height would also remain the same. It is considered that there would be some additional impact to No.18 Clevedon Road with regards to outlook and loss of light, due to the additional depth and height of the garage, however, it is not considered to be significantly different to the existing arrangement as the side facing windows at No.18 are already impacted by the existing garage.

Trees

There are trees growing close to the proposed development. The Natural Environment team have confirmed that the details of the tree protection measures are acceptable and a relevant condition has been attached to this permission. The proposal therefore complies with Policies CC7 and EN14 of the Reading Borough 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 - Time limit

AP1 - Approved plans

M3 - Materials

L7A - Arboriculture Method Statement (as specified)