

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Whitley

App Ref: 230423/FUL

Address: 126 Blandford Road, Reading, RG2 8RX

Proposals: Proposed extension and alterations and replacement storage outbuilding following demolition of existing outbuilding.

Case Officer: Gary Miles

Applicant: Mr Kris Navaratnam

Date received (valid from): 31 March 2023 Target Decision date: 3 October 2023

1. SITE DESCRIPTION

The property is a semi-detached, ex-local authority property constructed using PRC - prefabricated concrete frame forming the front, side and rear elevations with brick dividing cavity wall. The property has a brown concrete tiled pitch roof, a larger than average rear garden and hard standing to the front of the property allowing parking for up to 3 vehicles. The property is not listed nor is it within a conservation area.

Site visit date: 5th May 2023

2. PROPOSAL AND SUPPORTING INFORMATION

The application is for a proposed extension and alterations to 126A and 126 Flats 1 and 2 Blandford Road (effectively 3 flats) to include refurbishment and increased projection to a single storey rear extension with flat roof and first floor extension with pitched hipped roof over the existing side ground floor extension. The wall elevations are to be clad in Wienerberger Jennifer Red Blend facing brickwork (similar to other properties in the street). The roof will match the existing brown, sand faced Redland 49 interlocking concrete tiles. The doors and windows will be white UPVC to match the existing property.

Outside will see a replacement storage outbuilding in rear garden following demolition of existing outbuilding. Waste and recycling bin store and 3 no. parking bays to existing tarmac hard standing to the front.

The owner has also applied for a new vehicle crossing to allow access to the marked parking bays.

Plans considered:

Drawing no: LOC.01-Location Map-dated March 23

Drawing no: 23/12/01-Existing Floor Plans & Elevations-dated March 23

Drawing no: 23/12/02-Proposed Extensions & Alterations-dated March 23

Drawing no: 23/12/03 rev A-Block Plan-dated March 23

Drawing no: 23/12/04-Existing & Proposed Storage Outbuildings-dated March 23

Drawing no: 23/12/05-Vehicle Parking, Cycle & Bins Storage-dated March 23

Received: 3rd April 2023

Drawing no: 23/12/03 rev A-Block Plan-dated Jul 23

Drawing no: 23/12/05 rev A-Vehicle Parking, Cycle & Bins Storage-dated July 23

3. RELEVANT PLANNING HISTORY

992259 - Certificate of Lawfulness for an existing property - Permitted March 1999
992005 - Demolition and reconstruction of single storey side extension to accommodate 1 selfcontained flat - Permitted July 1999
891059 - Single Storey Rear Extension - Refused October 1989
890954 - Renewal of temporary consent for change of use of part of residence to Doctor's surgery - Refused Oct 1989
890830 - Continued use of part of premises as Doctor's surgery. (Section 32). - Permitted December 1989

4. CONSULTATIONS

The following addresses were consulted by letter.

Flat 3, 230 Whitley Wood Road, Reading, Berkshire, RG2 8LH
Flat 4, 230 Whitley Wood Road, Reading, Berkshire, RG2 8LH
Flat 7, 230 Whitley Wood Road, Reading, RG2 8LH
Flat 5, 230 Whitley Wood Road, Reading, RG2 8LH
Flat 6, 230 Whitley Wood Road, Reading, RG2 8LH
Flat 8, 230 Whitley Wood Road, Reading, RG2 8LH
Flat 1, 230 Whitley Wood Road, Reading, RG2 8LH
Flat 2, 230 Whitley Wood Road, Reading, RG2 8LH
124 Blandford Road, Reading, RG2 8RX
3 Webster Close, Reading, RG2 8BF

No letters of representation have been received.

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)
TR3 (Access Traffic and Highway-related Matters)
TR5 (Car and Cycle Parking)
EN12 (Biodiversity and the Green Network)
EN14 (Trees, Hedges and Woodlands)

SPG/SPD

A Design Guide to House Extensions SPG
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 rear single storey element is to be refurbished with an increased projection constructed from brick and with a flat roof. The max eaves height is to be 2.8m high the same as the existing rear extension, roof lights to be installed in the single storey element with replacement windows and doors. Officers do not consider this part to pose any issues in relation to character, scale and design.

The proposed first floor element with pitched hipped roof over the existing side ground floor extension is considered subservient to the host property - the front wall is to be set back from the front elevation and the roof is to be stepped down from that of the existing property, windows are to match existing and the proposed lean too style roof over the ground floor is a nice touch. Officers do not consider the first floor element to be harmful in respect of scale or design.

The proposed first floor roof is to be hipped rather than gable ended, there is already a precedent of red brick cladding in Blandford Road. The proposed changes are not considered harmful to the character of the wider streetscene.

The proposal is considered compliant with policies CC7 & H9 of the Reading Borough 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 proposed rear single storey element is to be refurbished with an increased projection constructed from brick and with a flat roof. The max eaves height is to be 2.8m high the same as

the existing rear extension, roof lights to be installed in the single storey element with replacement windows and doors.

A number of shrubs exist along the boundary with the attached neighbouring property at 124 Blandford Road. These shrubs and the tree canopy of existing mature trees in the vicinity and in the garden of no.124 create existing shadowing to neighbouring property. The shrubs along the boundary are to be removed to make way for the single storey element. The single storey extension will be offset from the neighbouring boundary and the eaves will be a maximum height of 2.8m. It should be noted that the development is subject to a Landscaping condition securing 6 extra trees that will be removed as part of this proposal.

Based on the information above, officers do not consider the proposed changes to the front, side or rear elevations will be contrary to the planning policies. The proposal is considered compliant with policies CC8 & H9 of the Reading Borough Local Plan 2019.

Trees

The Natural Environment Officer comments:

Previous Natural Environment comments did not support this application as it was lacking provisions for replacement planting for the removed trees. Minor amendments to the location of the tree protection fencing and to one paragraph of the Tree Protection Details (dated 12 June 2023) document were also requested.

With reference to the Arboricultural Survey Plan, Proposed Tree Protection & Planting Drg. No. 13/12/06 Rev A the following are noted:

The comments regarding the location of tree protection fencing have been addressed.

However, an amended Tree Protection Details document has not been provided. I reiterate my previous comment which remains relevant:

The first paragraph of the Tree Protection section of the TP Details document should be amended to include the following (highlighted):

- Protective fencing and ground protection measures must be in place prior to any construction works, erected in accordance with the details appended, and to the satisfaction of the Local Authority and must remain in place until all construction works are completed and all equipment is removed from the site.*

The locations of 6 new trees to be planted in the rear garden are shown on this plan. While not ideal (a standalone landscaping plan is usually preferred), this is acceptable.

With reference to the Landscaping Implementation Statement Accompanying Planning Application 23/0423/FUL and the Tree Pit Section Drg. No. 23/16/07, the following are noted:

The documents lack the majority of the information required on this type of submission. I suggest the aid of a professional is employed to produce a complete planting, establishment, and maintenance schedule.

In conclusion, the application is supported by the Natural Environment Officer and complies with policies H9 and EN14 of the Reading Borough Local Plan 2019.

Ecology

The Ecologist Officer comments:

The Bat Survey report (Martin Ecology, May 2023) has been undertaken to an appropriate standard and concludes that the risk of bats being affected by the proposals is minimal

In conclusion, the application is supported by the Ecology Officer and complies with policies H9 and EN12 of the Reading Borough Local Plan 2019.

Transport

Existing use consists of 3 x 1 bed residential flats. This application consists of extensions and alterations to existing flats and replacement storage outbuilding following demolition of existing outbuilding.

The officer also stated that there are 4 existing parking spaces which would be required in accordance with the Councils standards, are to be retained, however due to the newly located bin store and the newly planted tree in the council owned grass verge, it has been agreed to reduce the 4 bays to 3 bays to protect the grass verge and young tree.

The home owner has applied to the Councils Highway department and paid to have a dropped kerb installed. This has now been installed to the correct standard.

In conclusion, the application is supported by the Transport Officer and complies with policies H9, TR3 and TR5 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

Conditions:

AP1

TL1

M3

PD5

L4A

Informatives:

I32

I25