

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Emmer Green

App Ref: 230181/HOU

Address: 16 Russet Glade, Reading, RG4 8UJ

Proposals: Modification to side extension and main house with addition of External insulation and timber cladding, with replacement windows and internal re modelling of room layout.
(amended description)

Case Officer: Marcie Rejwerska

Applicant: Mr Greg Muden

Date received (valid from): 15 February 2023 **Target Decision date:** 12 April 2023

1. SITE DESCRIPTION

The application site is a detached two-storey dwelling on Russet Glade in Emmer Green. The property is set back from the road and largely obscured from view due to vegetation. The property has a single storey side extension with a pitched roof on the west side, and a flat-roofed garage on the east side of the main dwelling. Land at the rear of the properties on the north side of Russet Glade consists of dense woodland. The property is not listed nor in a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for roof replacement of the existing side extension to a flat roof, timber cladding to the existing extension and garage. An infill single storey extension is proposed at the rear to connect the side extension to the main dwelling at an angle. The proposed extension would measure up to 2.15m in depth. This extension would have a flat roof and timber cladding to match the proposed modifications to the existing side extension and introduce new bifold doors to the rear elevation.

Plans considered

16RG_PLN_E01 Existing plans, dated February 2023, received 16 February 2023

16RG_PLN_E02 Existing elevations, dated February 2023, received 16 February 2023

16RG_PLN_E03 Trees, dated February 2023, received 16 February 2023

16RG_PLN_P01 Proposed plans, dated February 2023, received 16 February 2023

16RG_PLN_P02A Proposed elevations, dated February 2023, received 6 April 2023

3. RELEVANT PLANNING HISTORY

201492 - First floor extension above existing single storey element. - Application permitted on 26/5/2021 but not implemented

211904 - Non-Material Amendment to approved application ref 201492 for the removal and replacement of tree (Lawson Cypress) as supported by revised TPP and AMS, revision to Condition 3 (approved plans) and Condition 4 (AMS/TPP). - Application permitted on 2/2/2022 but not implemented

4. CONSULTATIONS

Internal consultation:

Trees - This site is located in an area with extensive tree cover, with a number of neighbouring trees protected by Tree Preservation Orders (Woodland TPO 33/002 to the N-E and TPO 20/002 to S-W) and all the tree vegetation is part of the Green Link as defined by the Local Plan Policy EN12. As such, tree retention is an important factor in assessing this application. I note that this site was part of a previous application (ref. 201492), on which occasion a Tree Survey was provided (with AIA and AMS subsequently secured), therefore I will use the information from said Survey. However, for future reference it must be noted that as trees are dynamic organisms, we do not usually accept documents older than 2 years. With reference to the Proposed Plans Drg. No. 16RG_PLN_P01 dated Feb 2023, the following are noted:

The small extension is unlikely to affect any of the existing trees and is agreeable. However, the proposed terrace will probably overlap to a small degree the Root Protection Area of a neighbouring Birch tree.

According to the Tree Survey previously provided, this Birch tree is a category B tree, which means it must be protected during development.

The type of terrace is unclear at this point. To ensure that any works to install this terrace will be carried out in a manner that mitigates harm to the Birch tree, we should secure an AMS via condition.

Similarly, a Construction Exclusion Zone should be defined and set up on site to protect the trees on either side of the driveway from construction traffic, increase parking needs during construction site operations and to avoid materials storage next to these trees. I attach an extract from the previously secured Tree Protection Plan to indicatively show this CEZ.

In conclusion, the application is supported in terms of trees and landscaping subject to condition L7 to secure tree protection. Please also add the soil informative to inform the agent about the risk of subsidence.

External consultation:

The following addresses were consulted by letter.

12 Russet Glade, Emmer Green, Reading, RG4 8UU
18 Russet Glade, Emmer Green, Reading, RG4 8UU
20 Russet Glade, Emmer Green, Reading, RG4 8UU
23 Tower Close, Emmer Green, Reading, RG4 8UU
22 Tower Close, Emmer Green, Reading, RG4 8UU

No letters of representation 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)

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 proposed timber cladding to the existing single storey elements on either side of the main dwelling is considered sympathetic to the character of the property as well as the surrounding area despite being uncommon on Russet Glade. Any risk of harm is further mitigated by the property being largely obscured from street view due to extensive vegetation at the street.

The proposed infill extension at the rear is modest and poses minimal risk of harm to the character of the host dwelling. The extension will not be visible from the street and therefore has no impact on the street scene.

Replacement of the roof of the existing side extension results in a flat roof which will be lower in height compared to the current pitched roof. This is not considered harmful to the character of the host dwelling nor the street scene.

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.

- Privacy and overlooking;
 - No identified risk
- Overbearing effects;
 - No identified risk
- Sunlight and daylight;
 - No identified risk

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

Application Permitted

Recommended Conditions:

TL1

AP1

M3

L7

I32