

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Redlands

App Ref: 230731/HOU

Address: 76 Elmhurst Road, Reading, RG1 5HY

Proposals: Single storey rear-side extension to serve the new kitchen

Case Officer: Mr Ryan Allen

Applicant: Mr P Chard

Date received (valid from): 26 May 2023 **Target Decision date:** 22 September 2023

1. SITE DESCRIPTION

The application site is a two-storey detached dwellinghouse, located on Elmhurst Road, Reading. The immediate streetscene is predominantly residential and comprises of properties that're similar in character and design. The property itself is not listed, but is located within the Redlands Conservation Area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for the erection of a single-storey side-rear extension to facilitate a new kitchen space at the property.

Plans considered:

Received 26/05/23

Heritage and Design Specification - dated 05/23

Planning Statement - dated 05/23

Location Plan - dated 21/03/23

Drawing No: 1228/01 - Site Plan - dated 05/23

Drawing No: 1228/1 - Existing Plan - dated 04/23

Drawing No: 1228/2 - Existing Roof Plan - dated 04/23

Drawing No: 1228/3 - Existing Elevations - dated 04/23

Drawing No: 1228/4 - Proposed Plan - dated 04/23

Drawing No: 1228/5 - Proposed Roof Plan - dated 04/23

Drawing No: 1228/6 - Proposed Elevations - dated 04/23

Received 27/06/23

Drawing No: 1228/01 rev. A - Site Plan - dated 05/23

3. RELEVANT PLANNING HISTORY

10/09/09 - 090947/TCA - Silver Maple - Crown reduce by 50% to previous pruning points; Prune group of Plum, Laurel & Yew to 4.5m in height - Permitted

01/06/10 - 100176/TCA - Fell one Maple - Permitted

24/02/13 - 130263/TCA - Prune one Laburnum - Permitted

22/02/16 - 160325/TCA - Coppice or pollard one Eucalyptus tree - Permitted

4. CONSULTATIONS

The following addresses were consulted by letter.

78 Elmhurst Road, Reading
Flat 3, 74 Elmhurst Road, Reading, RG1 5HY
Flat 1, 74 Elmhurst Road, Reading, RG1 5HY
74 Elmhurst Road, Reading
Flat 2, 74 Elmhurst Road, Reading, RG1 5HY

Letters of representation have been received as follows:

None.

Internal

Natural Environment - *Site is within a CA and the AQMA (partly) - safe retention of trees is important. The extension seems minor - can I leave you to assess any vegetation to be removed and it's significance - do send me photos if you want to check. I think it's reasonable to ask for a simple Tree Protection Plan given the trees on site (one TPO, the rest conservation area status), showing the position & specification of the fencing (builders orange mesh fencing will do in this case) and stating that it will be erected prior to commencement and retained until completion. This will avoid condition L7. The fencing position should aim to allow for access and construction but protecting as much of the garden and vegetation as feasible. (23/06/23)*

It would seem that the small (Cherry I think) in the attached photos won't be affected and will be outside the line of protective fencing proposed.

The agent's email of 14/8/23 states that 'The protective fence referred to on drawing 1228/01A would be "builders orange mesh fencing" and erected prior to commencement of building works and retained until completion'. Ideally (as per my email below), that would be added to the tree protection plan, however condition L7A could be worded appropriately to deal with this. My query below about the fencing and high hedge (not shown on the TPP - see 3rd photo attached) has not really been answered but I take my assumption to be correct given the agent's comment that: 'All shrubs and plants will be retained and maintained particularly the high cypresses hedge which separates the recreational family garden from the garage and back yard...' In conclusion, I have no objections subject to condition L7A, amended as below:

L7A ARBORICULTURAL METHOD STATEMENT (AS SPECIFIED)

Builders orange mesh fencing shall be erected in the locations shown on annotated Site Plan 1228/01A, received on 27 June 2023, prior to any works on site and retained until completion. Any deviation from these tree protective measures will require prior written approval from the Local Planning Authority.

REASON: *In order to ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself in accordance with Policy EN14 of the Reading Borough Local Plan 2019. (31/08/23)*

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)
EN3 (Enhancement of Conservation Areas)
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.

The proposal is considered to be minimal in scale and proportionate to the hostdwelling. Materials used are to match those of the existing, on the whole, with matching brickwork proposed, as well as the introduction of French doors to the proposal. The design of the extension, marrying with the intention of matching materials is of particular importance due to the application site's location within the Redlands Conservation area. Overall, the proposal is compliant with policies CC7, EN3 & 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 detached dwellinghouse site benefits from a large curtilage to the front and rear of the property, with neighbouring residences being located a significant distance from the proposal. This, alongside the single-story nature of the property itself to the considered to mitigate the potential for any detrimental harm to neighbouring properties. As such, the proposal is compliant with policies CC8 & H9 of the Reading Borough Council Local Plan (2019).

Trees

The application site being situated within a conservation area and a TPO being present to the front of the property meant tree protection was paramount when considering the proposal. A TPP as received in support of the application and, after some revisions, NE colleagues deemed the protection measures sufficient as the proposal is minimal. Condition L7A is recommended to ensure the TPP is implemented throughout development. Over all, the proposal is compliant 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
AP1
M3
L7A