

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Kentwood

App Ref: 221208/HOU

Address: 19 Holkham Close, Tilehurst, Reading, RG30 6BZ

Proposals: Erection of a single-storey garden outbuilding

Case Officer: Beatrice Malama

Applicant: Mr Konrad Pacula

Date received (valid from): 15 August 2022

Agreed Decision date: 9 November 2022

1. SITE DESCRIPTION

The application site is 19 Holkham Close a residential property. The area is characterised by two storey detached and semi-detached residential dwellings of similar design and style. Extensions to properties have become part of the character of the area. The site is within an area classified as contaminated land.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for the erection of a single-storey timber outbuilding measuring 4m wide by 5m deep (including a veranda) with a maximum height of 2.87m and 2.35m up to the eaves. The proposed outbuilding would have a pitched roof.

Plans considered

Drawing No: TQRQM22227123513068 - Location Plan

Drawing No: TQRQM22227110124227 - 19 Holkam Close - Garden Office site plan

Received on 15th August 2022

Drawing No: TQRQM22227140122326 - Proposed Site Plan - Tree Location

Drawing No: A-01 - Proposed Floor Plan and Front Elevation

Received on 16th August 2022

3. RELEVANT PLANNING HISTORY

No Planning History

4. CONSULTATIONS

Internal Consultation

RBC Natural Environment Comment

"I note from submissions that the development has already commenced with the building framework, including base, in place. Any potential damage to the roots of the Ash tree next door (canopy just visible in application photo and tree plotted on Tree plan) will have been done already hence requesting the RPA and foundations details now seems pointless. I therefore have no objections."

Given the proposed use as a home office, it is likely to have some services - electricity and broadband at least. The following informative would therefore be prudent:

134 - Advice about installation of underground services

You are advised that installation of underground services should follow the guidance within National Joint Utilities Group Volume 4: Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees. Issue 2 (NJUG 4) in order to avoid root damage to adjacent trees during installation."

Neighbour Consultation

The following addresses were consulted by letter.

18 Holkham Close, Tilehurst, Reading, RG30 6BZ

20 Holkham Close, Tilehurst, Reading, RG30 6BZ

4 Dartington Close, Tilehurst, Reading, RG30 6DG

A letter of representation has been received from the adjoining neighbour at 4 Dartington Close as follows:

- Our main concern is the roof design will mean rain water falls down onto the grass area next to our fence and risks damage - are suitable drainage systems going to be added to the structure and if so what?
- Overshadowing due to the proposed pitched roof, a flat roof would have been ideal in this instance.

Officer comment: *The above concerns have been discussed later in the report under "appraisal section" of the report.*

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)

EN14 (Trees, Hedges and Woodlands)

EN16: (Pollution and Water Resources)

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 outbuilding would have a pitched roof with grey and green exterior finishes. Given the scale, location (within the property's rear garden) materials and design, the proposal is not considered to harm the character and appearance of the host house and the surrounding area. The proposal therefore complies with the relevant policies as identified above.

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. 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 proposal is a single storey outbuilding and would not have any side facing windows. In addition, there is an existing boundary fencing around the rear garden of the property as such the proposal is not considered to cause loss of privacy to the neighbouring properties. Furthermore, the proposal would not likely have any overbearing effects on the neighbouring properties due to its size and location in relation to the neighbouring properties. Similarly, given the scale of the proposed development, it is not considered likely that the proposal would cause harm to the amount of natural light neighbouring properties enjoy.

The occupiers of No 4 Dartington Close have raised a concern regarding the potential for the proposal to overshadow part of their back garden. The proposal is a single storey building and is set from the property boundary shared with No 4 Dartington Close by at least 2m as such it is unlikely that the proposal would result in any harmful overshadowing of neighbouring properties. In addition, there is an existing tall tree with a wider canopy located in the north-eastern corner of No 4 Dartington Close garden which currently causes significant levels of shading to both gardens of the application site and No 4 Dartington Close. The proposal therefore is not likely to result in any harmful shading to any neighbouring property than the present situation. The proposed outbuilding however would likely experience some level of shadowing from the neighbouring tree and the amount of light to the building would somewhat be affected. Nevertheless, as the building is to be used as an office and the openings would be west facing, this is not considered to adversely impact future occupiers/users of the building. The proposal therefore complies with the above policies as identified.

Policy H10 seeks to ensure that the amenity of gardens and other outdoor areas are not compromised. The property has a narrow and long garden measuring approximately 17m long with a minimum and maximum widths of approximately 4.6m and 6.8m respectively. The proposed outbuilding measures 4m wide by 5m deep (including veranda). The proposal therefore

would not result in a significant reduction in the amount of outdoor amenity space and thus complies with Policy H10.

Contaminated Land

Policy EN16: Pollution and Water Resources states that *“Development will only be permitted on land affected by contamination where it is demonstrated that the contamination and land gas can be satisfactorily managed or remediated so that it is suitable for the proposed end use and will not impact on the groundwater environment, human health, buildings and the wider environment, during demolition and construction phases as well as during the future use of the site.”*

Given the size of the scheme and the type of construction proposed which would have very minimal ground disturbance, the proposal is not considered likely to result in any harmful impact to the environment, buildings or human health and thus would comply with Policy EN16 of the Reading Borough Local Plan.

Other matters

- Risk of rainwater damaging the neighbouring fence:

The applicant (via email received on 14th September 2022) proposes to harvest rainwater by using pvc guttering and large collection tank to be located to the rear side of the proposed outbuilding and thus any risk of harming the fence is reduced.

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:

Time Limit (Standard) TL1

Approved Plans AP1

Materials (As Specified)

Informatives

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