

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Church

App Ref: 220919/HOU

Address: 59 Northcourt Avenue, Reading, RG2 7HE

Proposals: Erection of a single storey outbuilding at the back of the plot.

Case Officer: Marcie Rejwerska

Applicant: Shavinda Bains

Date received (valid from): 22 June 2022 **Target Decision date:** 13 January 2023 (ext.)

1. SITE DESCRIPTION

The application site is at the rear of 59 Northcourt Avenue which is a two storey detached dwelling. The property has a rear garden similar in size to other properties on Northcourt Avenue. There are a number of trees at the rear, none of which are protected by TPO. The application site is within an Air Quality Management Area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a single storey outbuilding at the back of the rear garden, to measure 8m width x 6m depth. The outbuilding will have a pitched roof at a total height of 3.5m. The outbuilding has windows proposed at the front and side elevations and double French doors at the front elevation. Materials proposed for the outbuilding will match the main dwelling. The proposed use is listed as a gym/office and includes bathroom facilities. The outbuilding is set off the boundaries at each side by 1m.

Plans considered:

Drwg no. 1, Site location plan, dated 6 April 2022, received 23 June 2022

Drwg no. 2, Existing block plan, dated 6 April 2022, received 23 June 2022

Drwg no. 3, Existing elevations, dated 6 April 2022, received 23 June 2022

Drwg no. 4, Proposed block plan, dated 6 April 2022, received 23 June 2022

Drwg no. 5, Proposed ground floor plan, dated 25 May 2022, received 23 June 2022

Drwg no. 6, Proposed roof plan, dated 16 May 2022, received 23 June 2022

Drwg no. 7, Proposed elevations, dated 25 May 2022, received 23 June 2022

Arboricultural Impact Assessment, Protection Plan and Method Statement, dated 2 December 2022, received 5 December 2022

3. RELEVANT PLANNING HISTORY

920392 - Erection of single storey rear extension - Application permitted on 22/01/1993

4. CONSULTATIONS

Internal consultations:

Trees - Previous Natural Environment comments raised concerns with the lack of details regarding trees within falling distance of the proposed development and requested that at least a Tree Survey and an Arboricultural Impact Assessment are submitted to demonstrate lack of harm to trees following development.

With reference to the Arboricultural Impact Assessment, Protection Plan and Method Statement Ref 514-1768-10/10/2022 dated 15 November 2022, the following are noted:

One tree (T6 Elder) must be removed and one off-site tree (T7 Pear) must be pruned back to the boundary line in order to enable development. If replacement planting for the tree to be removed is secured, the tree works necessary to enable development are agreeable.

The Arboricultural Method Statement (preliminary) at page 15 and the accompanying Tree Protection Plan Ref. 514-1768-10/10/2022 TPP provision measures that mitigate harm to the retained trees during construction site operations.

However, some amendments are necessary to the AMS and TPP:

- The AMS does not provide any details on the type of protection barriers and temporary ground protection specifications as it should - these are provided within the AIA at pages 11 and 12 of the AIA and should be shuffled to the AMS
- Temporary ground protection is provisioned for T7 and some symbol for it appears to be provisioned on the TPP. However, this symbol is not included in the Legend as it should be.

The comments above should be addressed prior to a decision to avoid a pre-commencement condition. If the amendments are not submitted prior to a decision, please add condition L7 to secure tree protection measures.

Landscaping.

The rear garden on this site is part of the Air Quality Management Area (ref policy EN15). In addition, the Local Plan (EN12) and Tree Strategy designate a Green Link in an area between Shinfield Road and Northcourt Avenue (just north of the site), as such replacement tree planting should be an important factor in assessing this application.

One tree (T6 Elder) will be removed to enable development. In line with our Tree Strategy's objectives 4 and 11, and with the Local Plan's policies EN12, EN14 and EN15, replacement planting with a ratio ideally of 2:1 should be secured via condition.

In addition, as the TPP indicates, service runs locations should be appropriately considered in relation to the retained trees' Root Protection Areas. Details for these should be secured too.

In conclusion, the application is supported in terms of trees and landscaping subject to conditions L7 (see suggestion to avoid pre-commencement condition above - if comments are addressed, L7A will suffice) and L2 to secure tree protection during development and appropriate replacement planting.

External consultations:

The following addresses were consulted by letter.

6 Wellington Avenue, Reading, Berkshire, RG2 7BP
57 Northcourt Avenue, Reading, Berkshire, RG2 7HE
50 Shinfield Road, Reading, RG2 7BW
4 Wellington Avenue, Reading, RG2 7BP
52 Shinfield Road, Reading, RG2 7BW

Letters of representation have been received as follows:

3 objections received citing concerns of the scale of the structure, biodiversity concerns and the proposed use. These have been addressed within this 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)

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 outbuilding is considered acceptable in terms of scale; a number of properties in the immediate have similar outbuildings and the size of the outbuilding is considered proportional to the site and location. There are no concerns of the structure appearing overbearing. The proposed roof is considered tall, however this will be largely obscured from view by existing mature trees on the north and west sides, and the existing garage at 4 Wellington Avenue. The design of the outbuilding complements the main dwelling with materials to match, and is therefore considered acceptable.

Although there are minimal concerns of the structure being used as a separate dwelling, a condition is recommended to restrict the use to ancillary.

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;
 - The proposed fenestration layout is not considered to cause any potential harm. The proposed side elevation windows are not considered to pose a risk due to their siting at the rear of the plot and the presence of a tall boundary fence.
- Overbearing effects;
 - No identified risk.

- Sunlight and daylight;
 - No identified risk.

Trees

The proposed development is not considered to cause an unacceptable loss in outdoor space/biodiversity. A tree survey and arboricultural method statement have been submitted as part of the application which identify construction exclusion zones to protect the existing tree on site and adjacent to the site. This is considered acceptable.

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

PD6

L7A

L2