

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Heights

App Ref: 230672/HOU

Address: Crawfordjohn, Upper Warren Avenue, Caversham, Reading, RG4 7EB

Proposals: First floor extension over existing single storey, Rear canopy. Detached double garage

Case Officer: Mr Ryan Allen

Applicant: Mr & Mrs J. Okten

Date received (valid from): 16 May 2023 **Target Decision date:** 18 August 2023

1. SITE DESCRIPTION

Site visit date: 15/06/23

The application site is a two storey detached dwelling located in a spacious plot. The surrounding area is residential, comprising of large plots with varying styles and sizes of dwellings; a mixture of two storey dwellings and bungalows. The property is not listed, nor is it situated within a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a first floor extension to be situated over an existing single storey to the side of the property's east. The side extension would measure approximately 5.8m in width, 10.7m in depth, and 5m in ground to eaves height and 7.6m in total height. A detached double garage is also proposed to be situated adjacent to the property, on the west of the plot. The garage is to measure at approximately: 6.8m in width, 6.8m in depth, 2.4m in ground to eaves height & 4.9m in total height.

Plans considered:

Received 16/05/23

Drawing No: 3818/151 - Existing Ground Floor Plan - dated 04/23

Drawing No: 3818/152 - Existing First Floor Plan - dated 04/23

Drawing No: 3818/153 - Existing Roof Plan - dated 04/23

Drawing No: 3818/154 - Existing Elevations 1of2 - dated 04/23

Drawing No: 3818/155 - Existing Elevations 2of2 - dated 04/23

Drawing No: 3818/245 rev. B - Block & Location Plan - dated 11/22

Drawing No: 3818/251 rev. B - Proposed Ground Floor Plan - dated 04/23

Drawing No: 3818/252 rev. B - Proposed First Floor Plan - dated 04/23

Drawing No: 3818/253 rev. B - Proposed Roof Plan - dated 04/23

Drawing No: 3818/254 rev. B - Elevations 1of2 - dated 04/23

Drawing No: 3818/255 - Elevations 2of2 - dated 04/23

Drawing No: 3818/256 - Proposed Tree Protection Plan - dated 04/23

Drawing No: MW.22.0103.TS - Tree Survey - 12/01/22

Received 17/07/23

Drawing No: 3818/245 rev. C - Block & Location Plan - dated 11/22

Drawing No: 3818/256 rev. A - Proposed Tree Protection Plan - dated 04/23

Received 25/07/23

Drawing No: MW.22.0103.AIA rev. B - Tree Survey - 25/07/23

3. RELEVANT PLANNING HISTORY

29/04/22 - 220642/HOU - Proposed extensions and alterations to existing dwelling - Withdrawn

20/08/22 - 221245/FUL - Demolition of existing dwelling and erection of replacement dwelling with garage - Permitted

15/12/22 - 221878/HOU - Proposed single storey rear extension and alterations with rooflights to existing dwelling - Permitted

05/04/23 - 230451/NMA - Non-Material Amendment to Permitted Application 221878 - Condition 2 - Change wall materials on existing and proposed from facing brickwork to painted render. Change existing plain clay roof tiles to slate roof tiles - Agree

4. CONSULTATIONS

External

The following addresses were consulted by letter.

Tonilla, Upper Warren Avenue, Caversham, Reading, Berkshire, RG4 7EB

Outlands, Upper Warren Avenue, Caversham, Reading, Berkshire, RG4 7EB

73 Chazey Road, Caversham, Reading, Berkshire, RG4 7DU

71 Chazey Road, Caversham, RG4 7DU

Letters of representation have been received as follows:

None.

Internal

Ecology - *The application site is a detached house located in a residential area of Caversham, Reading. It is proposed to add a first-floor extension and build a detached double garage.*

*The Bat Survey report (Arbtech, August 2021) submitted for application 220642 [Proposed Extensions and alterations to existing dwelling] concluded that the house is unlikely to host roosting bats. As such, there are no objections to this application on ecological grounds however, the report found evidence of birds having used the house in the past and as such a condition is recommended to ensure that nesting or roosting birds are not harmed by the development. **Condition:** All trees, hedges and shrubs or similar vegetation where birds may nest which are to be removed as part of the development, are to be cleared outside the bird-nesting season (mid-March to August inclusive) or if clearance during the bird-nesting season cannot reasonably be avoided, a suitably qualified ecologist will check the areas to be removed immediately prior to clearance and advise whether nesting birds are present. If active nests are recorded no works that may disturb active nests shall proceed until the nest(s) are no longer in use. **Reason:** To ensure that wildlife is not adversely affected by the proposed development.*

Transport - *While the width of the proposed double garage exceeds the recommended dimension as detailed in the Councils Parking Standards and Design SPD, the length falls short of the recommended 7m, however there is additional space available on the front drive. The property would appear to be currently served by 2 accesses, however the submitted block plan only illustrates one. If any changes are proposed, then this will need to be illustrated on plans. Any unrequired accesses will need to be reinstated and will require a license from the Highways Department. There are no Transport objections to this application, however clarification should*

be sought with regards to the access and if appropriate, consultation with Natural Environment Officer regarding the tree located in the grass verge adjacent to the vehicle crossing.

Officer Comments: Clarity was sought via the agent regarding apparent changes to the property's access as illustrated in proposed plans, to which a revised block and location plan was received illustrating the retention of existing access.

Natural Environment - The site is subject to TPO 66/07 which includes 2 individual trees and 1 group of trees. As you will be aware, approval has already been given (ref 221245) for demolition of the existing dwelling and a replacement dwelling with garage. I assume this current application is an alternative scheme, i.e. to retain the dwelling with the extensions proposed instead. A tree survey has been submitted in the form of a plan, ref MW.22.0103.TS, dated 12/1/22. Given its date, I assume it is the survey prepared to inform the AIA submitted for 221245, i.e. no updated survey has been carried out. To accompany this, a Tree Protection Plan has been provided, drawn up by the agent, not the arboricultural consultant. No Arb Impact Assessment (AIA) has been submitted explaining tree loss or methods of working within RPAs. Whilst the TPP provided refers to the use of no-dig surface areas, it refers to reader to 'Appendix 2' for details but there isn't a supporting document. A revised AIA is required to support the current proposals - I'm unclear why this has not been provided already.

Officer Comments: A revised and updated AIA was requested from the agent due to the comments received by Natural Environment consultees. Once received, NE officers issued the following assessment:

No objections.

I note the confirmation that two trees are to be removed - one Birch and one Hazel (both non-TPO) hence in accordance with EN14 and aims of Tree Strategy, securing replacement tree planting to provide a net gain would be appropriate. I've suggested L1, but if you need any/all the other elements covered by L2, feel free to use that instead. Also, if you're happy with just L1 and don't need the hard landscape element (if you already have those details) then feel free to delete the refs to hard landscaping. Conditions required:

L7A ARBORICULTURAL METHOD STATEMENT (AS SPECIFIED)

Protective measures, including fencing, ground protection, supervision and working procedures shall be carried out in accordance with the **Arboricultural Assessment and Method Statement Reference: MW.22.0103.AIA Revision B issued 25.07.2023 from Mark Welby Arboricultural Consultant**. Any deviation from the works prescribed or methods agreed in the report 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.

L1 LANDSCAPING SMALL SCALE (TO BE APPROVED)

Prior to first occupation/use of the building hereby approved, a scheme of hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall specify means of treatment for hard surfaced areas, means of enclosure including mammal gaps where appropriate, specify species, planting sizes, spacing and numbers of trees/shrubs to be planted (including replacement trees and tree pit specifications where appropriate, and must include a maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s) or in accordance with a timetable agreed in writing with the Local Planning Authority. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased

shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

REASON: *In the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CC7 of the Reading Borough Local Plan 2019.*

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 first-floor side extension would follow the existing building line at the property and maintain the set-back nature of the host dwelling. The site benefits from a spacious plot and the property itself sits comfortably, well within the plot and a substantial distance from the public highway. The surrounding area comprises of properties that vary in scale and design and it's considered the proposal would respect the host dwelling, as well not detracting from any prevailing design characteristics on the streetscene.

The detached garage included in the proposal's design is considered to complement that of the host dwelling by including similarities such as a hipped roof and matching materials; the latter of which will be secured via condition. Whilst its scale is large, other properties in the area have outbuilding of a similar scale and its location to the west of the property's rear mitigates harm to the detrimental harm to the streetscene. As such, the proposal is considered compliant with policies CC7 & 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.

Due to the nature of the large plot the property is situated on, it is considered that sufficient gaps between adjacent properties remains when considering the proposal. While both neighbouring dwellings are bungalows, the aforementioned reasoning prevails and any privacy and/or overbearing concerns are mitigated through this consideration. Overall, the proposal is compliant with policies CC8 & H9 of the Reading Borough Council Local Plan (2019).

Trees

The revised AIA submitted addressed previously held concerns regarding the proposal's relation to the trees present at the site. As such, conditions L7A & L1 are recommended; the latter of which is a pre-commencement condition, secured with agreement from the agent. As such, the proposal is compliant with policies CC7 and EN14 of the Reading Borough Local Plan (2019).

Ecology

The Preliminary Bat Roost Assessment submitted in support of previously permitted application, 220642, was determined by Ecology consultants to be acceptable and applicable to this current proposal. As such, a condition (as laid out in the '*External Consultants*' subheading above) is recommended to secure biodiversity protection. Therefore, the proposal is compliant with policies H9 and EN12 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

L1

C00 (Ecology Condition)