

## DELEGATED HOUSEHOLDER APPLICATION REPORT

**Ward:** Emmer Green

**App Ref:** 230210/HOU

**Address:** 10 St Lukes Way, Emmer Green, Reading, RG4 8QB

**Proposals:** Single storey side extension

**Case Officer:** Ryan Allen

**Applicant:** Mr Di Pentima

**Date received (valid from):** 20 February 2023      **Target Decision date:** 22 May 2023

### 1. SITE DESCRIPTION

The application site is a two-storey dwellinghouse located on St. Lukes Way, Emmer Green. The surrounding area comprised of residential properties similar in character and appearance. The building itself is not listed, but is however situated within the Surley Row Conservation Area.

### 2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for the erection of a single-storey side extension. The proposal seeks to stand at approximately: 3m in depth, 6m in width, 2.4m in grounds to eaves height and 3.2m in total height.

#### Plans considered:

*Received 20/02/23*

Block/Site Plan - dated 20/02/23

Site Location Plan - dated 20/02/23

Existing Front Elevation

Existing Left Side Elevation

Existing Rear Elevation

Existing Right Side Elevation

Proposed Base Plan

Proposed Front Elevation

Proposed Floor Plan

Proposed Rear Elevation

Proposed Right Side Elevation

*Received 11/04/23*

Drawing No: Arbtech AIA 01 - Arboricultural Impact Assessment - dated 04/23

Drawing No: Arbtech TCP 01 - Tree Constraints Plan - dated 04/23

Drawing No: Arbtech TS 01 - Tree Survey - dated 10/04/23

### 3. RELEVANT PLANNING HISTORY

None.

#### 4. CONSULTATIONS

The following addresses were consulted by letter.

11 St Lukes Way, Emmer Green, Reading, RG4 8QB  
9 St Lukes Way, Emmer Green, Reading, RG4 8QB

Letters of representation have been received as follows:

None.

##### ***Internal***

##### ***Natural Environment***

A number of trees grow within and adjacent to the site, of which one Cherry tree at 14 Surley Row and is protected as T6 of TPO 34/07 (T1 of the Tree Survey). All trees are subject to Conservation Area status within the site and in properties to the west & south

With reference to the **Tree Survey** and the **Arboricultural Impact Assessment Ref. Arbtech AIA 01** dated 10 April 2023, the following are noted:

The AIA concludes that no tree protection measures are necessary as the extension itself does not overlap the Root Protection Area of the existing trees (albeit the Tree Constraints Plan does show some overlap of the crown extent).

However, it does not consider the potential damage to rooting environment or to the overhanging crown, both of which extend near the proposed footprint in the case of the protected off-site Cherry tree. Construction site operations (materials deposit, increased foot traffic, spills) which are expected to overlap the RPA can damage the roots by harming the rooting environment. Likewise, the overhanging crown can be damaged during construction operations, albeit the crown clearance (above ground level) is stated as 2.5m so there may be sufficient clearance.

A Construction Exclusion Zone should be provided around the RPAs of T1, as well as T3 Beech and T4 Holly to protect them during construction site operations - provision of a tree protection zone using builder's orange mesh fencing would be acceptable in this case.

I am confident the concerns with regards to the RPA and potential crown damage during construction operations can be addressed by appropriate tree protection measures (a tree schedule should be submitted if any pruning is necessary to provide clearance for works, fencing or ground protection provisioned over the RPA).

**In conclusion, the application is supported in terms of trees but a tree protection plan is required.** This should be fairly simple for Arbtech to do (we don't need a full AMS, just a TPP) and would avoid a pre-commencement condition if provided now. The TPP should show the position and specification of tree protection measures, note that they are to be erected prior to any works on site and retained until completion. A tree schedule could also be shown on the plan, again to avoid a written AMS document, which would be an acceptable approach given the scale of development. However, if you do not expect any future submissions and are minded granting planning permission, please attach condition L7 to secure tree protection measures.

##### **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.

Given the property's location within a conservation area, greater importance is considered with reference to the proposed materials. The materials used in the proposal would match those of the existing dwelling when referencing the dwarf wall, whereas the roof material used will be Ultraframe; both considered to be complimentary to the host dwelling and the surrounding area.

The scale of the proposal is considered minimal and proportionate to the host dwelling, with the proposed projection of 3m being under the recommended guidance in the Reading Borough Council Design Guide to House Extensions SPD (2021).

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 single-storey nature of the proposal, marrying with its positioning to the side of the property are considered to provide sufficient comfort to neighbouring properties, where a significant distance is established. This is considered to mitigate the potential for any detrimental overbearing or privacy issues. The application site also benefits from substantial garden space to the rear, not compromised when factoring in the proposal. As such, the proposal is compliant with policies CC8 & H9 of the Reading Borough Council Local Plan (2019).

### **Trees**

There are a number of trees within a 15m vicinity to the proposed development; one of which has a TPO attached. Given the application site's location within a Conservation Area, all trees in the area, even those without a TPO attached, are therefore subject to Conservation Area status. Both a Tree Survey and Arboricultural Impact Assessment were submitted as supporting documents and, having been assessed by NE officers, a further Tree Protection Plan was subsequently requested to demonstrate how saw trees will be protected once the development commences. It was agreed with the agent that this could be secured through the pre-commencement condition L7, to be submitted and ultimately discharged at a later date. As such, 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  
L7