

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Heights

App Ref: 230360/HOU

Address: 20a St Peters Hill, Caversham, Reading, RG4 7AX

Proposals: Proposed front porch and Garage conversion.

Case Officer: Ryan Allen

Applicant: SK Design consultants

Date received (valid from): 20 March 2023 **Target Decision date:** 9 June 2023

1. SITE DESCRIPTION

The application site is a two-storey, detached dwellinghouse located on St. Peters Hill, Caversham.

2. PROPOSAL AND SUPPORTING INFORMATION

Proposed front porch and Garage conversion.

Plans considered:

Received 20/03/23

Drawing No: B1392 -01 - Location and Block Plan - dated 03/23

Drawing No: P1392 -02 - Existing Plans and Elevations - dated 03/23

Drawing No: P1392 -03 - Proposed Plans and Elevations - dated 03/23

Received 22/05/23

Drawing No: P1392B-04 rev. 3 - Tree Protection - dated 04/23

Received 25/05/23

Drawing No: P1392B-04 rev. 4 - Tree Protection - dated 04/23

Received 22/06/23

Drawing No: P1392 -03 rev. 2 - Proposed Plans and Elevations - dated 03/23

3. RELEVANT PLANNING HISTORY

20/09/18 - 181657/TPO - T3 & T4 Pollard back to old pollard points - Permitted

4. CONSULTATIONS

The following addresses were consulted by letter.

20 St Peters Hill, Caversham, Reading, RG4 7AX

22 St Peters Hill, Caversham, Reading, RG4 7AX

20a St Peters Hill, Caversham, Reading, RG4 7AX

19 Copperfields, Caversham, Reading, RG4 7PQ

17 Copperfields, Caversham, Reading, RG4 7PQ

Letters of representation have been received as follows:

Comments

Would like to know more about the proposed Balcony. This follows previous work where removal of large Walnut tree and lack of any planting has reduced privacy. Do not want to be any further overlooked given the lack of compensatory screen planting.

Internal

Transport

The loss of the double garage will result in the loss of parking, plans have not been submitted illustrating a revised parking layout.

Aerial images indicate the property is served via a shared access and there is ample space on the front drive to accommodate 2 vehicles, therefore there are no Transport objections to this application.

Natural Environment

There is a protected Lime tree (subject to TPO 127/08) in the front garden, adjacent to the vehicular access, despite the application form stating that there are no trees within falling distance of the proposals. Whilst I have no concerns about direct impact on this tree from the proposals, it is vulnerable to construction related activity. As such, a brief Tree Protection Plan should be submitted, fencing off the lawn area to protect the Root Protection Area from construction related activity - the fencing should incorporate the tree trunk in order to protect the tree from accidental damage from vehicles.

The plan (probably an amended version of the Block Plan) should show the position of the fencing in relation to the grass area (not shown on the Block Plan), the fencing specification (Heras type fencing) and should confirm that it will be erected prior to commencement and retained until completion... I would suggest that, given the scale of development, the TPP should be provided prior to a decision in order to avoid a pre-commencement condition for this.

Subject to an appropriate plan being provided, condition L7A would then be recommended.

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)
TR5 (Car and Cycle Parking)
EN14 (Trees, Hedges and Woodlands)

SPG/SPD

A Design Guide to House Extensions SPG
Revised Parking Standards and Design SPD 2011
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 seeks to project 1.2m from the front of the property. Materials to be used seek to match those of the existing property, as does the roof design within the proposal. Overall, the property is 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.

Initial plans illustrated a balcony atop the proposed front porch. It was considered that the balcony addition of the proposal would serve as a vantage point where neighbouring property 20 St Peters Hill's private amenity space would be compromised, alongside a door and side window at the aforementioned neighbouring property. Discussions with the agent meant that revisions were submitted that demonstrated the removal of the balcony aspect of the proposal, mitigating any privacy/overlooking concerns previously held. As such, the proposal is compliant with policies CC8 & H9 of the Reading Borough Council Local Plan (2019).

Trees

A protected Lime tree (subject to TPO 127/08) is present in the front garden of the application site and comments from NE colleagues determined a TPP would be required to ensure a CEZ would be erected prior to commencement and retained until completion. A TPP was submitted illustrating the required details and, 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

PD5

L7A