

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Tilehurst

App Ref: 220662/HOU

Address: 2 Ogmore Close, Tilehurst, Reading, RG30 4SX

Proposals: Retrospective 1.8m Fence and addition of outbuilding to rear garden

Case Officer: Marcie Rejwerska

Applicant: Ms Johanne Andersen

Date received (valid from): 17 May 2022 **Target Decision date:** 27 January 2023 (ext.)

1. SITE DESCRIPTION

The application site comprises a two storey end-terrace dwelling on the corner of Ogmore Close and Corwen Close. The rear/side garden was originally divided by a timber fence to separate the rear and side gardens. The original side garden had a low brick wall boundary.

The surrounding area is characterised by low or lack of front boundary fences, especially the corner plots which contribute to the open character of the area.

The property is not listed nor in a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for the retrospective erection of a 1.8m timber fence on the boundary of the application site in order to connect the side and rear garden.

Plans considered

OCR02:001, Block and location plan, dated May 2022, received 18 May 2022

OCR02:002, Plan and elevations, dated May 2022, received 18 May 2022

OCR02:003, Site plan, dated May 2022, received 18 May 2022

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

Internal consultations:

Transport - It is noted that comments have been received from the adjacent property on Corwen Road, however it is deemed that there is adequate footway width which conforms to MfS and therefore there are no Transport objections to this application.

External consultations:

The following addresses were consulted by letter.

4 Ogmore Close, Tilehurst, Reading, RG30 4SX

94 Corwen Road, Tilehurst, Reading, RG30 4SU

Letters of representation have been received as follows:

1 objection citing obscured view in driveway created by the new fence.

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)

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 timber fence is generally considered out of character for the property and its location which is characterised by low or minimal plot boundaries facing the street. The corner plots in the surrounding area follow this pattern and contribute to an open green character of the area. There are however, other instances in the surrounding area of similar tall boundary fences such as no.70 Corwen Road.

The need for the fence is considered to outweigh the concerns of appearance, as the applicant has noted that the fence is required to protect the privacy of children playing in the rear garden, which is next to a busy bus stop on Corwen Road.

The proposed outbuilding is considered acceptable in terms of scale and character. Although the roof of the outbuilding is visible over the fencing, this is not considered harmful to the outlook of the property nor the wider street.

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;
 - No identified risk.
- Overbearing effects;
 - Considered to obscure the open nature of the surrounding area
- Sunlight and daylight;
 - No identified risk

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 PERMISSION

Recommended Conditions:

AP1