

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Park

App Ref: 230349/HOU

Address: 50 Hamilton Road, Reading, RG1 5RD

Proposals: Proposed outbuilding to rear garden.

Case Officer: Marcie Rejwerska

Applicant: Peter Morris

Date received (valid from): 28 March 2023 **Target Decision date:** 26 May 2023 (ext.)

1. SITE DESCRIPTION

The application site comprises a two storey semi-detached dwelling on the west side of Hamilton Road. The dwelling is set back from the road and has an existing single storey side extension which obscures the rear garden from view. At the rear, there is an existing conservatory. The garden contains a number of non-TPO trees.

The surrounding area is residential, comprised of detached and semi-detached properties in varied character. The application site is within the South Park conservation area which is characterised by Victorian and Edwardian brick residential properties.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a timber outbuilding in the rear garden. The proposed outbuilding will measure 12.87m² (3.3m width x 3.9m depth). The outbuilding will have a flat roof sloping upwards at the front, with a total height of 2.85m. French doors and two full length windows are proposed at the front elevation.

At the time of the site visit on 18 May 2023 the applicant had begun construction of the proposal.

Plans considered:

TQRQM23075214113424 Location plan, dated 16 March 2023, received 21 March 2023

TQRQM23081171006656 Block plan, dated 26 March 2023, received 28 March 2023

Proposed floor plan, received 28 March 2023

Proposed elevations, received 19 May 2023

3. RELEVANT PLANNING HISTORY

031053 - Erection of a single storey side extension to dwelling. - Application permitted on 19/08/2003

080194 - Demolition of 2 out buildings and erection of conservatory - Application permitted on 13/08/2008

4. CONSULTATIONS

Internal consultations:

Trees - In terms of impact on RPAs then it looks fine in terms of foundation design. Incredibly close to that tree (Ash I think) though, giving it no room to grow so I expect they'll be wanting to remove that in due course. Trunk is practically touching the roof now.

External consultations:

The following addresses were consulted by letter.

Flat 1, 29 Eastern Avenue, Reading, Berkshire, RG1 5RU
Flat 2, 29 Eastern Avenue, Reading, Berkshire, RG1 5RU
Flat 3, 29 Eastern Avenue, Reading, Berkshire, RG1 5RU
Flat 5, 29 Eastern Avenue, Reading, RG1 5RU
Flat 4, 29 Eastern Avenue, Reading, RG1 5RU
Flat 6, 29 Eastern Avenue, Reading, RG1 5RU
Flat 8, 29 Eastern Avenue, Reading, RG1 5RU
Flat 10, 29 Eastern Avenue, Reading, RG1 5RU
Flat 9, 29 Eastern Avenue, Reading, RG1 5RU
48 Hamilton Road, Reading, RG1 5RD

No letters of representation received.

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
South Park Conservation Area Appraisal (2008)

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 modest in terms of scale and therefore has minimal impact on the application site. The timber design with a flat sloped roof are not considered at odds with the main dwelling and therefore acceptable.

Policy EN3 additionally states that the special interest, character and architecture of Conservation Areas will be conserved and enhanced.

The proposal is situated in the rear garden and therefore not visible from the street. The South Park Conservation area appraisal makes no mention of outbuildings in rear gardens. The proposal is therefore considered to have no negative impact on the South Park Conservation Area.

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; the proposed new windows are not considered to pose a risk of harm.
- Overbearing effects;
 - No identified risk; the scale of the proposal is considered acceptable. The proposal is adequately located away from the boundary on either side.
- Sunlight and daylight;
 - No identified risk; the proposal is not within overbearing distance of residential properties.

Trees

Policies CC7 and EN14 of the Reading Borough Local Plan 2019 state that individual trees, groups of trees, hedges and woodlands will be protected from damage or removal where they are of importance.

The trees on site are not protected by TPO but have Conservation Area status and therefore are afforded additional protection.

The proposal has no foundations in the ground; the outbuilding is a timber structure supported by breezeblocks placed on a waterproof membrane. As such, the proposal poses minimal risk of harm to the Root Protection Areas of the surrounding trees.

However, the proximity of the proposal to the trees within the application site raises concern about future pressure to prune or remove the trees. Any future pruning will require a Tree Works Site Notice which will be assessed on its own merit by the Natural Environment team. As such, the proposal 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

GRANT PERMISSION

Recommended Conditions:

TL1

AP1

M3

PD6