

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Church

App Ref: 221351/HOU

Address: 53 Brixham Road, Reading, RG2 7RA

Proposals: Single storey rear extension

Case Officer: Gary Miles

Applicant: Mr Toseef Yusuf

Date received (valid from): 12 September 2022 **Target Decision date:** 8 February 2023

1. SITE DESCRIPTION

The application site is a two-storey 1930's end of terrace dwelling-house located in a row of four properties on the eastern side of Brixham Road. The properties are constructed using red brick and red tiled roofs. The properties have average sized rear gardens. Many properties in the street including both neighbours have been subject to ground floor rear extensions of differing styles. The property is not listed, nor within a conservation area.

Site visit date: 30th September 2022



Site visit photos: rear elevation and adjoining boundary of 51 Brixham Road

2. PROPOSAL AND SUPPORTING INFORMATION

Single storey rear extension, 4m projection with pitched roof, new white upvc double glazed window units and double doors to the garden. The proposal will adjoining the existing side extension. Existing door and window in existing side extension to be bricked up and replaced with new white upvc double glazed window to front.

Plans considered

Drawing no: AS00622-SP01 - Site Plan - dated July 22

Drawing no: AS00622-BP01 - Block Plan - dated July 22

Drawing no: AS00622-01 - Existing Floor Plan and Elevations - dated Aug 22

Drawing no: AS00622-02 - Proposed Ground Floor Plan - dated Aug 22

Drawing no: AS00622-03 - Proposed Elevations - dated Aug 22

Received by the Local Planning Authority on 13th September 2022

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following addresses were consulted by letter.

51 Brixham Road, Reading, RG2 7RA

55 Brixham Road, Reading, RG2 7RA

No letters of representation have been 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:

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)

EN14 (Trees, Hedges and Woodlands)

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.

It is not considered the proposed rear extension and amendments to the front elevation of the existing side extension will harm the character of the adjoining or neighbouring properties or the wider streetscene. The proposal therefore complies with policy H9 and CC7 of the Reading Borough 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 proposal is for a single storey rear extension only, so it is not considered that the extension will compromise privacy, nor will it be overbearing in scale. A number of trees are present in the rear garden of 55 Brixham Road which are already reducing light - it is not considered that the proposed extension to 53 Brixham Road will reduce daylight to neighbouring properties on either side. A large amount of outdoor amenity space will remain as part of the proposal and therefore the proposal complies with policy H9 and CC8 of the Reading Borough Local Plan 2019.

Trees

Due to a number of mature trees in the neighbouring rear garden of 55 Brixham Road abutting the application site and within 15m of the proposal. An Arboricultural Impact Assessment and Tree Survey were requested from the agent. The agent supplied the requested documents received on 19th December 2022.

The Natural Environment Officer reviewed the documents:

Thanks for the attached which I've now digested. I've also now looked at the file to familiarise myself with the proposal.

I note all trees are off-site and based on the AIA, I can confirm I have no objections. I note that the AIA recommends certain tree protection measures in sections 8.2 & 8.3 but doesn't provide a tree protection plan (TPP) as would be expected. Given the trees are offsite here, a single & simple TPP would be sufficient for the purposes of securing identified protection measures, i.e to protect the small areas of RPAs of the off-site trees that extent into the site. Can this be provided now?

I note reference to measures during installation of boundary fencing in 8.4 - is new fencing proposed along the southern boundary?

The planning officer requested a TPP from the agent which was subsequently received from the agent on 13th January 2023.

The Natural Environment Officer reviewed the documents:

This is fine.

Standard condition L7A is therefore required citing: BS5837:2012 Tree Survey and Arboricultural Impact Assessment dated 19th December 2022, ref GHA/DS 162280:22 and Tree Protection Plan dated Jan 2023 from GHA Trees Arboricultural Consultancy.

Both should also be listed as approved documents.

Re new fencing, I assume you have details of that on a plan somewhere so you'll be happy with what is being erected. The arb doc covers the installation of this.

The Natural Environment Office has reviewed the additional documents and has no objections. 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:

AP1

TL1

M1

L7A