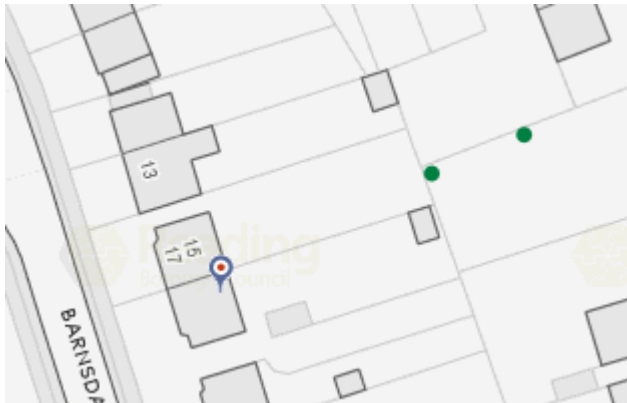


DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Church
App Ref: 220027/FUL
Address: 19 Barnsdale Road, Reading, RG2 7JG
Proposals: Removal of shed and construction of Summer House.
Case Officer: James Schofield
Date received (valid from): 10th of January 2022
Target Decision date: 7th of March 2022 Extension sought.

1. SITE DESCRIPTION AND CONTEXT

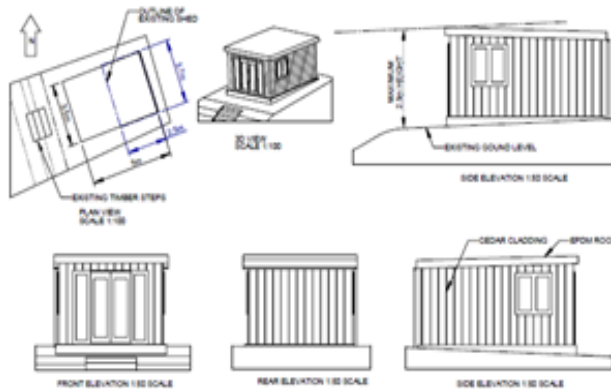
The development site relates to a suburban two-storey dwelling on the eastern side of Barnsdale Road. The easternmost part of the site is adjacent to a nearby tree which enjoys a tree protection order (TPO).



Extract showing position of TPO trees.

2. PROPOSAL

The application seeks planning permission to demolish an existing shed and erect a summer house (outbuilding) in its place measuring 3.5m by 5m and 2.5m high at the highest point of the slightly sloping roof.



Proposed Plans

3. CONSULTATION

Neighbours

A site notice was displayed on the 8th of March 2022 receiving no comments in relation to the application.

4. PLANS/DOCUMENTS CONSIDERED

The applicant supplied the following:

Drawing No: SITEPP-10481216 Site Plan
Drawing No: BLOCKPP-10481216 Block Plan
Drawing No: new_outbuilding_REV1 Proposed Plans and Elevations
As received on the 10th of January 2022

Also photographs provided on 29 April 2022.

5. RELEVANT PLANNING HISTORY

None applicable.

6. 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.

7. 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:

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 (2021)

8. ASSESSMENT

The proposed outbuilding would not be harmful to the character or appearance of the site or its surroundings and would not have a significantly worse detrimental impact on the amenities of the original building or those of neighbouring properties, due to the slope on the site and possible overlooking of the low boundary fences on either side, than that experienced presently. The nearest TPO trees are also sufficiently distant to not raise a concern although an informative should be used to make the applicant aware.

As such the proposal is found to be in accordance with Policies CC7 (Design and the Public Realm), CC8 (Safeguarding amenity) and H9 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (2019) and the Council's Supplementary Planning Guidance "A Design Guide to House Extensions" (2021).

RECOMMENDATION: Grant - Standard conditions and informatives plus TPO advice.