

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham

App Ref: 221898/HOU

Address: 18 Grosvenor Road, Caversham, Reading, RG4 5EJ

Proposals: Greenhouse in rear garden

Case Officer: Ryan Allen

Applicant: Mr Matthew Bolton

Date received (valid from): 19 December 2022 **Target Decision date:** 13 February 2023

1. SITE DESCRIPTION

Site visit date: 09/02/23

The application site is a detached, two-storey dwellinghouse, located on the private road of Grosvenor Road, Caversham. The immediate streetscene is wholly residential and comprises of properties differing in character and scale. The site is not a listed building, nor is it situated within a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for the erection of a greenhouse in the rear garden, to be built upon already established concrete foundation. The greenhouse would measure at 3.24m in depth, 2.72m in width, 1.73m in ground to eaves height and 2.66m in total height. A dwarf wall is to be included at the base of the proposal, measuring at a maximum height of 0.607m.

Plans considered:

Received 19/12/22

Base Plan

Drawing No: BOLTON 12-22-01 - Block & Location Plans

Drawing No: BOLTON-12-22-02 - Plan Elevation

Drawing No: BOLTON-12-22-03 - Side & Front Elevations

3. RELEVANT PLANNING HISTORY

04/02/19 - 190187/HOU - Two storey side extension to replace existing flat roof garage and single-storey rear extension. - Permitted

4. CONSULTATIONS

The following addresses were consulted by letter.

20 Grosvenor Road, Caversham, Reading, Berkshire, RG4 5EJ

12 Cedarwood Crescent, Caversham, Reading, RG4 8NW

16 Grosvenor Road, Caversham, Reading, RG4 5EJ

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)

SPD

Design Guide to House Extensions (2021)

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 materials to be used in the proposal are typical for a greenhouse; oak structure with glazing. The minimal scale, nature and location of the proposal mitigates any potential for harm in terms of detracting from the character and pattern of neighbouring properties. As such, the proposal complies 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.

The proposal is not considered to pose harm to residential amenity due to the substantial garden space at the host dwelling and surrounding properties. The minimal scale and location of the proposal towards the end of the rear garden allows the retention of significant garden space at

the property, in line with policies CC8, H9 & H10 of the Reading Borough Council Local Plan (2019).

Trees

As illustrated on the block plan provided, two trees are in the vicinity of the proposed development. However, as the proposal is to be built upon an existing concrete foundation and the proposals minimal scale, no harm to said trees is considered. Overall, the proposal is compliant with policies CC7 & H10 of the Reading Borough Council 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