

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Redlands

App Ref: 220418/HOU

Address: 53a Christchurch Road, Reading, RG2 7AT

Proposals: Erection of 1 storey extension, new bi-fold doors and 5 skylights to existing house.
Change of roof on garage.

Case Officer: Marcie Rejwerska

Applicant: Mr Peter Ormrod

Date received (valid from): 23 March 2022 **Target Decision date:** 18 November 2022
(ext.)

1. SITE DESCRIPTION

The application site is a semi-detached dwelling on Christchurch Road. The property is set back from the road by way of a gravel driveway and is largely obscured from view of the street due to trees and tall hedges. The property also has an existing single storey side extension and a standalone garage on site. Christchurch Road is comprised of a mixture of residential and commercial properties. The property is identified locally as a dwelling of townscape merit and is located within The Mount conservation area. The site is also located in the Air Quality Management Area although none of the trees on site are protected by TPO.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a single storey extension to the existing single storey element, to measure 5.78m width x 7.45m depth. The proposed extension will have two sets of bifold doors and a glass bridge connecting the new extension to the existing single storey side element. An overhang patio roof is also proposed, extending an addition 3.15m to the side.

The proposal also includes a new back and front hard surface patio and improvements to the existing single storey element with the addition of sliding doors. New roof lights are proposed throughout.

A new replacement roof is proposed for the existing garage.

Plans considered:

784-02-00 Location plan

784-02-01 Existing block plan

784-05-00 Existing elevations

784-03-00 Existing ground floor

784-03-01 Existing first floor

784-03-03 Proposed garage elevations

784-03-10 Proposed ground floor

Received 23/03/2022

748-03-11 Rev B Site plan

748-05-11 Rev B Proposed elevations

748-05-10 Rev B Proposed elevations
Received 12/10/2022

748-02-10 Rev C Proposed block plan

Received 3/11/2022

3. RELEVANT PLANNING HISTORY

930677 - New detached one bedroom dwelling. - Application refused on 23/09/1993; Dismissed at appeal.

171557 - Single storey side extension and new basement - Application permitted on 26/10/2017 but not implemented

4. CONSULTATIONS

The following addresses were consulted by letter.

53 Christchurch Road, Reading, Berkshire, RG2 7AT
10 Lancaster Close, Reading, RG1 5HB
53a Christchurch Road, Reading, RG2 7AT
Linden Mews, The Mount, Reading, Berkshire, RG1 5HL

No letters 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)

SPG/SPD

A Design Guide to House Extensions SPG
The Mount Conservation Area Appraisal (2009)

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.

In addition, Policy EN3 states that the special interest, character and architecture of Conservation Areas will be conserved and enhanced. Development proposals within Conservation Areas must make a positive contribution to local character and distinctiveness.

The proposed extension although large, is considered proportional to the dwelling and the site. The property has been identified as having townscape value due to its commanding presence despite being largely obscured from view from Christchurch Road. The proposed development is situated far enough from the main dwelling to avoid obscuring the unique features which should be protected from alteration. The proposed flat roof design also minimises the scale of the proposal, and the open nature of the canopy makes it less visually dominant. The proposed materials have been amended to match the main dwelling to respect its character. The proposal is not considered to cause an unreasonable loss in outdoor space; together with the proposed hard surface patio the garden space is reduced by less than 50% of the original garden.

In summary, the proposed development is considered acceptable in terms of scale and design and is not considered to harm the character of the 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
- Overbearing effects;
 - No identified risk
- Sunlight and daylight;
 - No identified risk.

Trees

Policies CC7 and EN14 of the Reading Borough Local Plan 2019 make provisions for the protection of individual trees, groups of trees, hedges and woodlands from damage or removal where they are of importance.

The trees identified on site are not protected by TPO but are given additional protections due to their location within a conservation area and the AQMA.

A construction exclusion zone is to be erected around the root protection area of the 2x trees by the property boundary with Christchurch Road.

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

Application Permitted

Recommended Conditions:

TL1

AP1

M1

L6