

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Park

App Ref: 221801/HOU

Address: 23 Whiteknights Road, Reading, RG6 7BY

Proposals: Proposed outbuilding in side garden

Case Officer: Marcie Rejwerska

Applicant: Craig Patchett

Date received (valid from): 2 December 2022
(ext.)

Target Decision date: 24 February 2023

1. SITE DESCRIPTION

The application site comprises a two storey detached dwelling on the corner of Whiteknights Road and Hamilton Road. The property is set back from the road and largely obscured from view by way of tall boundary walls, hedges and some smaller trees. The property has a side garden. The surrounding area is residential, comprised of detached properties in similar style. The property is not listed nor in a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for an outbuilding in the side garden, to measure 5.2m width x 2.7m depth x 2.5m height. The proposed outbuilding is to be used as an art studio. The outbuilding will have a flat roof angled to be lower at the rear. The proposed materials are timber cladding.

Plans considered:

TQRQM22336131626641, Location plan, dated 2 December 2022, received 2 December 2022

TQRQM22336133318569, Block plan, dated 2 December 2022, received 2 December 2022

220900556GSunderfined1, Proposed plan and elevations, dated 21 October 2022, received 2 December 2022

3. RELEVANT PLANNING HISTORY

070471 - Single storey side extension, single storey rear extension and new conservatory. - Application permitted on 1/5/2007 but not implemented

071266 - Side extension with loft room over, single story rear extension, and new conservatory - Application permitted on 10/1/2008 but not implemented

4. CONSULTATIONS

Internal consultations:

Trees - I note the removal of the Willow and cypress stump identified in the arb report attached hence there are no tree concerns in relation to the installation of the outbuilding.

I note from the photo of T3 in the arb report (page 11) that there is no hedgerow in that location (as the email below indicates). The Proposed plan shows a hedgerow along the Whiteknights

Road boundary which from Google St View would appear to be outside the fenced garden and (with ref to iShare) on a thin strip of RBC Highways land - this is indicated in the email below. I'm not concerned about the installation in relation to this hedge.

I note that the outbuilding will be taller than the fence and is located directly adjacent to it, hence the top section of the building will be visible along Whiteknights Road. However, the existing RBC hedgerow will soften that to some extent.

In conclusion I have no objections and don't think any conditions are necessary.

WBC - No objections.

Transport - There are no Transport objections to this application as the proposed works do not change the existing access or parking arrangements.

External consultations:

The following addresses were consulted by letter.

144 Hamilton Road, Reading, RG1 5RE

No responses 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)

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.

The proposed outbuilding is acceptable in terms of scale and is not considered to result in unreasonable loss of private outdoor space. Although differing from the main dwelling in appearance, the contemporary design of the outbuilding complements the dwelling and is not considered to pose a risk of harm to the outlook of the site. The application site is largely obscured from view from the street by way of boundary walls and hedges, measuring just over 2m in height. The proposed outbuilding is therefore expected to be only minimally visible from the street, which is not considered harmful. As such the proposal is not likely to cause harm to outlook of the street scene.

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

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

M3

PD6