

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 220030

Address: New Frogmore, Blagrove Lane, Caversham RG4 7DZ

Applicant: David Atherton

Proposal: Construction of a contemporary timber clad garden building

Target date: 7/3/2022

Case officer: Marcelina Rejwerska

1. Site Description and Surrounding Area:

The proposal site is a detached dwelling on Blagrove Lane in Caversham. At the rear of the property there is a generous garden. Blagrove Lane is a residential road characterised by large detached properties which vary in design and style. The property is not listed nor in a conservation area. There are 2 TPO trees at the site - 1 at the rear and 1 at the front of the property.

2. Proposal:

Planning permission is sought for an outbuilding to be situated in the rear garden. The outbuilding would measure 6.2m in width and 4.3m in depth. The building would have a flat roof sloping downwards at the rear, measuring 2.7m at the highest point at the front and 2.43m at the rear. The building will have two high level obscure glazed windows at the east elevation, and bifold doors at the front and west elevation. The outbuilding is situated near the property boundary in the rear, with a 0.4m gap between the proposed building and the property boundary. The outbuilding will be clad in timber.

2.1. Plans Considered:

Floor Plan and Elevations

Location Plan

Block Plan

Received 10/1/2022

3. Relevant Planning History:

020891 - Application for outline approval for the demolition of existing bungalow and the erection of a two storey dwelling. - Application Permitted on 4/11/2002

031060 - Replacement dwelling - Application Permitted on 1/10/2003

041291 - Erection of a replacement dwelling incorporating amendments to planning consent

03/00885/FUL. - Application Permitted on 14/12/2004

4. Consultation Responses:

4.1. Internal Consultees

Trees - No response.

4.2. External Consultation

The following addresses were formally consulted via letter on 12/1/2022:

Wroxham, Blagrove Lane

Marsden, Blagrove Lane

Cherry Trees, Blagrove Lane

Finedon, Blagrove Lane
Ebor, Blagrove Lane

No responses received.

In addition, a site notice was sent to the applicant and displayed on site.

5. Discussions with applicant/agent

None.

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. Relevant Planning Policy and Guidance

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 Policy Guidance

Reading Borough Local Plan (2019)

CC8 Safeguarding Amenity
H9 House Extensions and Ancillary Accommodation
H10 Private and Communal Outdoor Space

Design Guide to House Extensions - Supplementary Planning Document (2021)

8. Appraisal

8.1. House Extensions and Ancillary Accommodation

In accordance with policy H9: House Extensions and Ancillary Accommodation, house extension proposals and other householder developments are acceptable where it:

- *Respects the character and appearance of the house in terms of scale, location, materials and design*
 - The proposed outbuilding is considered acceptable in terms of scale. A footprint of 26.66m² in a garden of over 900m² is considered modest. The height is also considered acceptable, measuring just 0.2m over the limitation of permitted development.

- Although not matching in design of the main dwelling, the proposed outbuilding is considered acceptable in design. The contemporary timber cladding will complement the main dwelling.
- Fenestration is considered acceptable in terms of design and layout.
- *Respects the character and pattern of neighbouring properties and appearance of the street as a whole in terms of scale, location, materials and design, the arrangement of doors, windows and other principal architectural features and any important existing building line.*
 - The proposal is located at the rear of the property and will not be visible from the street, therefore having no impact on the character and outlook of the wider street.
- *Does not result in a loss of biodiversity within gardens.*
 - Proposal is unlikely to have a significant impact on biodiversity within rear garden. No trees or shrubs will be affected by the proposal. A method statement and tree protection plan has been submitted to protect the existing trees within the garden.

8.2.Safeguarding Amenity

This proposal has also been assessed against Reading Borough Local Plan policy CC8: Safeguarding Amenity, which states that proposals are acceptable where they will not cause a detrimental impact on the living environment of existing residential properties with regard to:

- Privacy and overlooking
 - New windows are not considered to pose a risk of overlooking or loss of privacy to neighbouring properties.
- Access to sunlight and daylight
 - No identified risk.
- Visual dominance and overbearing effects of a development
 - Proposal is considered acceptable in terms of scale and therefore not overbearing.
- Harm to outlook
 - Proposal is considered acceptable in terms of scale and design and therefore does not pose a risk of harm to outlook.

8.3.Private and Communal Outdoor Space

This proposal has also been assessed against Reading Borough Local Plan policy H10: Private and Communal Outdoor Space, which states that:

- *Usable outdoor space for houses should be no less than the gross floor area of the dwelling to which it relates.*
 - It is considered that this proposal will not represent an unacceptable loss in private outdoor space.

9. Conclusion

The proposed development has been assessed and the proposed works are considered to be in accordance with the above relevant policies and planning permission can be granted.

RECOMMENDATION: GRANT PERMISSION

Conditions

TL1

AP1

M3

Ancillary Accommodation

Informatives