

DELEGATED HOUSEHOLDER APPLICATION REPORT

App Ref: 220164/HOU

Address: 22 Evesham Road, Emmer Green, Reading, RG4 8RL

Proposals: Two storey side extension

Case Officer: Nathalie Weekes

Date received (valid from): 25 February 2022

Extended Target Decision date: 25 May 2022

PROPOSAL AND SUPPORTING INFORMATION

The application property is a two storey, semi-detached property with a 'jerkin head' roof form, orientated in such a way that the gable of the roof forms part of the side elevation of the property. It is situated opposite the end of Southdown road, adjacent to woodland along Evesham Road.

The proposal is for a two storey side extension set down from the 'jerkin head' roof form and back from the front elevation, adjacent to neighbouring woodland. Materials are proposed to match the existing property.

Plans considered:

SCD 05746/2022 BS5837 Arboricultural Report from Duckworths Arboriculture dated February 2022

Tree Protection Plan

Received 25 February 2022

TOMALA-0222-01 Rev B Proposed Ground floor plan

TOMALA-0222-02 Rev B Proposed First floor plan

TOMALA-0222-04 Rev B Proposed elevations

TOMALA-0222-05 Rev B Existing plans and elevations

TOMALA-0222-08 Rev B Location Plan

Received 19 April 2022

TOMALA-0222-09 Rev D Block Plan

Received 24 May 2022

PLANNING HISTORY

None

CONSULTATIONS

Statutory or Internal consultations:

Ecology - Consultation originally required a bat survey but following the submission of amended plans, ecology had no objections and a survey was no longer required.

Natural Environment - Trees

No objections subject to a condition on tree protection measures and boundary treatment, with an advisory informative regarding soil type.

Public consultations:

The following addresses were consulted by letter. A site notice was displayed at the site on 1 March 2022 for a consultation period of 21 days. Amended plans were also re-consulted by letter for a 2 week period.

24 Evesham Road, Emmer Green, Reading, RG4 8RL

2 Knights Way, Emmer Green, Reading, RG4 8RH

No letters of representation have been received.

Communication with applicant

Concerns regarding the original design proposed were discussed with the applicant. Amended plans and additional information were provided to overcome the issue raised.

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.

RELEVANT PLANNING POLICY & GUIDANCE

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with policies in 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 current development plan is:

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

H9 (House Extensions and Ancillary Accommodation)

EN12 (Biodiversity and the Green Network)

EN14 (Trees, Hedges and Woodland)

SPG/SPD

- A Design Guide to House Extensions SPG (2021)

ASSESSMENT

The design is considered to integrate with the original house and will be similar to other side extension designs in the vicinity. The proposed siting of the two storey extension is not considered to have a detrimental impact on the amenity of neighbouring properties as it is located away from the neighbouring properties and next to an area of woodland.

An arboricultural report and tree protection plan were submitted outlining acceptable tree protection measures on site and are proposed as a condition to protect trees in the vicinity from harm. A replacement wooden fence to match the existing fence was noted on the proposed plans and confirmed as the replacement boundary treatment.

The proposed development would not be harmful to the character or appearance of the site or its surroundings and would not have a detrimental impact on the amenities of the original building or those of neighbouring properties. 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) and EN14 (Trees, Hedges and Woodland) of the Reading Borough Local Plan (2019) and the Council's Supplementary Planning Guidance "A Design Guide to House Extensions" (2021).

RECOMMENDATION:

Grant

