

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Peppard

App Ref: 220267/HOU

Address: 24 Eric Avenue, Reading, RG4 8QX

Proposals: Single storey side extension

Case Officer: Nathalie Weekes

Date received (valid from): 24 February 2022

Extended Target Decision date: 27 May 2022

PROPOSAL AND SUPPORTING INFORMATION

The application site is a detached property located around a small roundabout on the western side of Eric Avenue, in a predominantly residential area. The proposal is for a single storey side extension to enlarge the existing garage. The materials are proposed to match the existing building, with a flat roof element (GRP or single ply membrane in grey) set down and back from the public realm by an extended stretch tiled pitch garage roofline.

The property is not a listed building or in a conservation area.

Due to extenuating circumstances a site visit could not be conducted and the agent submitted photos of the site for consideration.

Photos provided by agent



Plans considered:

P2116-01 Rev A Location and Block plan

P2116-02 Rev A Existing plans and elevations

P2116-03 Rev A Proposed plans and elevations

Received 29 April 2022

Email from agent dated 18 May 2022 at 17:41 confirming materials

Received 18 May 2022

PLANNING HISTORY

None

CONSULTATIONS

Statutory or Internal consultations:

Transport

There are no objection to the application. The dimensions of the garage do not meet the dimension stated in the Councils current Parking Standards and Design SPD, however as a further off road parking can be accommodated on site the proposed garage can be accepted in this instance. No change to the existing dropped kerb is proposed.

Natural Environment

The natural environment team does not support the application in terms of trees or landscaping.

Three trees on the frontage must be removed to enable development. Although still young, these trees are beneficial to the street scene and their removal should either be avoided or replacement planting should be provided. The Proposed Ground Floor drawing indicates a significantly reduced planting bed which cannot accommodate new tree planting.

Public consultations:

The following addresses were consulted by letter. A site notice was sent to the agent to be displayed at the site.

22 Eric Avenue, Emmer Green, Reading, RG4 8QX
11 Old Barn Close, Emmer Green, Reading
24 St Barnabas Road, Emmer Green, Reading
26 Eric Avenue, Emmer Green, Reading, RG4 8QX
22 St Barnabas Road, Reading, RG2 8ED

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.

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)
EN14 (Trees, hedges and woodland)
TR3 (Access, Traffic and highway related matters)
TR5 (Car and cycle parking and electric vehicle charging)

SPG/SPD

- A Design Guide to House Extensions SPG (2021)

ASSESSMENT

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 due to the siting of the plots along Eric Avenue.

The proposed works include the removal of a small section of hedge along the boundary with 26 Eric Avenue, however due to the scale of proposed works and the angled siting of the properties, on balance the proposal for a single storey side extension is not considered to cause significant harm.

A condition for a small landscaping scheme was agreed with the agent to provide replacement planting for the three trees and vegetation removed due to the proposed works, to address concerns relating to the loss of existing trees and vegetation.

As such the proposal is found to be in accordance with Policies CC7 (Design and the Public Realm), CC8 (Safeguarding amenity), 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