

DELEGATED HOUSEHOLDER APPLICATION REPORT

App Ref: 220138/HOU

Address: Chestnuts, 2c Coley Avenue, Reading, RG1 6LG

Proposals: Single storey rear extension

Case Officer: Nathalie Weekes

Date received (valid from): 31 January 2022

Extended Target Decision date: 24 May 2022

PROPOSAL AND SUPPORTING INFORMATION

The proposal is for a link attached single storey rear extension to a modern detached property built in the 1980s, located to the west of Coley Avenue. An existing conservatory is to be removed and replaced with a single storey wooden boarded extension measuring 10m in depth, 6m in width, 2.4m to the eaves along the neighbouring side boundary and 2.85m to the eaves in the garden, with UPVC windows to match the existing dwelling, sliding doors opening into the garden and a flat roof system. The extension will be inset by 4m from the rear northern boundary and 1.5m with new hedging from the western boundary adjacent to the Berkley Court flats. Berkley Court is set back approximately 4.9m from the boundary.

It is not a listed building but the site is within the Russell Street/Castle Hill Conservation area.

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

Front of 2c Coley Avenue



Rear of 2c Coley Avenue



Plans considered:

Location plan

2277/03 Rev A Existing floor plan and elevation, block plan

2277/04 Rev A Proposed floor plan and elevation, site plan

Received 01/02/2022

Heritage Impact Assessment, March 2022

Received 28 March 2022

Tree Protection Plan and proposed siting on new trees document submitted on 26 April 2022.

Received 26 April 2022

PLANNING HISTORY

None

CONSULTATIONS

Statutory or Internal consultations:

Conservation officer

Reading Borough Council, Conservation & Urban Design Officer - No objections have been received at the time of writing the recommendation for approval. Verbal approval was sought.

Natural environment

There are no objections subject to conditions for tree protection - protective measures and small scale landscaping.

Public consultations:

The following addresses were consulted by letter. A site notice was also displayed at the site for a period of 21 days, with comments to be made by 3 March 2022.

2a Coley Avenue, Reading, RG1 6LG
24 Berkeley Court, Coley Avenue, Reading, RG1 6LH
26 Berkeley Court, Coley Avenue, Reading, RG1 6LH
28 Berkeley Court, Coley Avenue, Reading, RG1 6LH
32 Berkeley Court, Coley Avenue, Reading, RG1 6LH
34 Berkeley Court, Coley Avenue, Reading, RG1 6LH
30 Berkeley Court, Coley Avenue, Reading, RG1 6LH
24 Berkeley Court, Coley Avenue, RG1 6LH
Reading CAAC
28 Berkeley Court, Reading, RG1 6LH

No letters of representation have been received.

Communications with the agent

Additional information was submitted, including site photos, a heritage statement and tree protection plan.

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 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'.

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving a listed building or its setting or any features of special interest which it possesses.

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.

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)

EN1 (Protection and enhancement of the historic environment)

EN3 (Enhancement of conservation areas)

EN6 (New Development in a Historic Context)

EN14 (Trees, hedges and woodland)

SPG/SPD

- A Design Guide to House Extensions SPG (2021)

Other

Russell Street/Castle Hill Conservation Area Appraisal (April 2004)

ASSESSMENT

Design

The proposed rear extension will not be seen within the public realm as it is set to the rear of the existing dwelling. Despite the proposed size of the extension, it is on balance considered subservient to the existing building, with a sufficient amount of garden amenity.

Amenity

The rear extension has been designed to have a minimal impact on the Berkley flats to the rear with a low height to the eaves along the boundary and with new proposed hedging. It is not considered to have a detrimental impact on garden amenity to the north or east of the site and will provide greater privacy for the occupants of 2c Coley Avenue.

Materials

The agent agreed to a condition for materials to be specified, as the exact material specifications are yet to be decided. It is important for materials to be approved to avoid any significant harm to the conservation area.

Trees

Protective measures have been submitted for trees in the vicinity, with replacement trees proposed to be planted and a condition for small scale landscaping. As such the proposal is not considered to have a significant impact on trees in the vicinity.

Heritage

Policy EN1 of the Reading Borough Local Plan requires development not to have an adverse impact on a conservation area. The proposed development, is considered minor in scale which will not be seen from the public realm and is not considered to harm the character and appearance of conservation area.

In accordance with policies EN1, the proposed development is considered to avoid harm to the character and appearance of the conservation area.

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), EN1 (Protection and Enhancement of the Historic Environment) 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