

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Redlands

App Ref: 220292/HOU

Address: 20 Lancaster Close, Reading, RG1 5HB

Proposals: Single storey side and rear extension

Case Officer: Mr David Brett

Applicant: Mr RK Varma

Date received: 01/03/2022

Valid from: 15/03/2022

Target Decision date: 17/06/2022, extension of time on decision agreed from 10/05/2022.

1. INTRODUCTION

The proposal site is a two-storey detached dwelling located on Lancaster Close. The surrounding area consists of a mix of two storey detached dwellings and bungalows. The surrounding area is considered largely residential, and is located between The Mount Conservation Area and Christchurch Conservation Area. At the proposal site itself there is one tree preservation order (TPO) designated trees. The neighbouring property at 19 Lancaster Close contains two TPO trees.



Fig 1. Front of 20 Lancaster Close. Photo taken by case officer on 20/04/2022.



Fig 2. Rear and side of 20 Lancaster Close. Photo taken by case officer on 20/04/2022.

A site visit was carried out on 20/04/2022.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks:

- A single storey rear side and rear extension.

Plans considered:

- Location and Block Plan
- Existing Ground Floor Plan - EA/AS/20/03/01
- ~~- Proposed Ground Floor Plan - EA/AS/20/03/02~~
- Existing Elevations - EA/AS/20/03/03
- ~~- Proposed Elevations - EA/AS/20/03/04~~
- ~~- Tree Protection Statement~~

Received on 01/03/2022

- Proposed Ground Floor Plan - EA/AS/20/03/02 A
- Proposed Elevations - EA/AS/20/03/04 A

Received on 05/05/2022

- ~~Arboricultural Impact Assessment and Method Statement~~

Received on 10/05/2022

- ~~Arboricultural Impact Assessment and Method Statement - Rev 2~~

Received on 23/05/2022

- ~~Arboricultural Impact Assessment and Method Statement - Rev 3~~

Received on 31/05/2022

- ~~Arboricultural Impact Assessment and Method Statement - Rev 4~~

Received on 09/06/2022

- ~~Arboricultural Impact Assessment and Method Statement - Rev 4~~

Received on 10/06/2022

- Arboricultural Impact Assessment and Method Statement - Rev 5

Received on 13/06/2022

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

19 Lancaster Close, Reading, RG1 5HB - No response received.

1a Whitby Drive, Reading, RG1 5HW - No response received.

The Cottage, White Gables, Sutherlands Avenue, Reading, RG2 7AS - No response received.

White Gables, Sutherlands Avenue, Reading, RG2 7AS - No response received.

Reading Borough Council, Natural Environment - First response received on 11/05/2022. Summary of comments following the submission of Arboricultural Impact Assessment and Method Statement - Rev 5 on 13/06/2022 are as follows.

- I can confirm this is now acceptable so can be listed as an approved document.
- I therefore have no objections subject to the following condition and informatives

Officer Note: The decision date of this application was extended in order for the applicant to suitably address concerns from the Natural Environment Officer that the proposed development would harm the root protection areas of the nearby TPO trees.

5. 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.

6. 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 (Adopted November 2019)

CC7 Design and the Public Realm
CC8 Safeguarding Amenity
H9 House Extensions and Ancillary Accommodation
H10 Private and Communal Outdoor Space
EN1 Protection and Enhancement Of The Historic Environment
EN3 Enhancement of Conservation Areas
EN14 Trees, Hedges and Woodland
EN15 Air Quality

SPG/SPD

Design Guide to House Extensions SPD (Adopted March 2021)

Other Documents

Christchurch Conservation Area Appraisal (September 2010)
The Mount Conservation Area Appraisal (April 2009)

7. APPRAISAL

7.1 House Extensions and Ancillary Accommodation

In accordance with Reading Borough Local Plan policy H9: House Extensions and Ancillary Accommodation, house extension proposals are acceptable where it:

- *Respects the character and appearance of the house in terms of scale and locations.*
- *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.*

Policy CC7 of the Reading Borough Local Plan requires all development to be of high quality design and maintain and enhance the character and appearance of the surrounding area. In this specific case, this concerns the following components:

- Layout
- Landscape
- Scale: height and massing; and
- Architectural detail and materials

The proposed single storey side and rear extension is set back from the front elevation by 3.5m and has a width of 4.2m. The proposed single store extension features a pitched roof with side gable, the ground to eaves height is 2.6m, whilst the maximum height is 3.9m. The use of the proposed side and rear extension is as a family room. The side extension extends beyond the rear wall of the existing dwelling by 3m. In terms of size and scale, the proposed development is considered subservient in appearance appropriate in relation to the existing dwelling and the surrounding area. The proposed development is considered to respect the character and appearance of neighbouring properties in accordance with policy H9 of the Reading Borough Local Plan.

The proposed single storey side extension originally had a width of 4.6m, however, it was requested by officers that the development be set off the boundary wall (see figure 2) to retain the appearance of the boundary wall and its contribution to the public realm. Setting the proposed development slightly off the boundary wall has therefore retained the appearance of

the boundary wall and also reduced the overall visual impact of the development on the street scene, especially on the approach from Whitby Drive.

With regards to materials; these have been specified on the application form to match the existing dwelling throughout. The materials of the proposed rear and side extension will be conditioned to match the existing dwelling. This is in the interests of visual amenity and ensuring the proposed rear extension responds positively to the local context and character in accordance with Policies CC7 and H9 of the Reading Borough Local Plan 2019.

Overall, the proposed development is considered in accordance with Policies H9 and CC7 of the Reading Borough Local Plan. The proposed development is considered to respect the character and appearance of 20 Lancaster Close and the surrounding area. The proposed development is also not considered harmful to the character and appearance of the nearby Conservation Areas due to the size, scale and location of the proposed development.

In accordance with Reading Borough Local Plan policy H9: House Extensions and Ancillary Accommodation, house extension proposals are acceptable where it:

- *Does not result in a loss of biodiversity within gardens.*

It is not considered that the proposal would result in a loss of biodiversity within the garden.

7.2 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 (amongst other matters):

- *Privacy and overlooking*
- *Access to sunlight and daylight*
- *Visual dominance and overbearing effects of a development*
- *Harm to outlook*

No nearby occupiers are considered to be significantly impinged by the proposed development in relation to any amenity consideration. For existing and future occupiers of 20 Lancaster Close, the proposed development is considered to improve the standard of accommodation at the site.

Overall, the proposed extension is not considered to harm the living conditions to neighbouring properties or the surrounding area. Therefore, the proposed development is considered in accordance with policies CC7 and CC8 of the Reading Borough Local Plan.

7.3 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.

7.4 Natural Environment

Initial concerns were raised by the Natural Environment Team concerning this application as the submission was not accompanied by a tree survey, arboricultural impact assessment and method statement. Based on this feedback, the agent subsequently provided arboricultural information where it was further identified that the development may result in harm to the root protection areas (RPA) of TPOs both within the site to the northeast corner, and outside of the site to the south east. To determine the impact of the development on the RPA of the nearby TPOs, it was recommended that a trial excavation be carried out on site to determine the impact of the development.

The final submission of an arboricultural impact assessment and method statement, received on 13/06/2022, stated that the proposed development would have little or negligible impact on the retained trees or their wider contribution to the character of the surrounding area, provided that the methods detailed within the method statement are carried out during construction.

The details within the arboricultural information submitted have been reviewed and agreed by the Natural Environment Team. Therefore, the proposed development is considered in accordance with Policy EN14 of the Reading Borough Local Plan. The details within the arboricultural information submitted will be secured via condition in order to ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself.

7.5 Air Quality

This proposal has been considered against Reading Borough Local Plan policy EN15, as the proposal site is within an Air Quality Management Area (AQMA). As demonstrated in the policy, this proposal does not meet the requirements for an Air Quality Assessment (AQA) and is considered not enough of a detrimental impact air quality to warrant such an assessment due to the size and scale of the proposal.

8. 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.

9. RECOMMENDATION

GRANT

10. CONDITIONS

TL1: Time Limit (Standard)

The development hereby permitted shall begin no later than three years from the date of this planning permission.

REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

AP1: Approved Plans

The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

- Location and Block Plan

Received on 01/03/2022

- Proposed Ground Floor Plan - EA/AS/20/03/02 A
- Proposed Elevations - EA/AS/20/03/04 A

Received on 05/05/2022

- Arboricultural Impact Assessment and Method Statement - Rev 5

Received on 13/06/2022

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

M1: Materials (To Match)

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing building.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policies CC7 and H9 of the Reading Borough Local Plan 2019.

L7A: Arboricultural Method Statement (As Specified)

Protective measures, including fencing, ground protection, supervision and working procedures shall be carried out in accordance with the Arboricultural Impact Assessment and Method Statement Rev 5 dated 6/13/22 prepared by MM Arboriculture Ltd, received on 13 June 2022. Any deviation from the works prescribed or methods agreed in the report will require prior written approval from the Local Planning Authority.

REASON: In order to ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

11. INFORMATIVES

Standard Informatives

I15 Advice about TPO.d trees and trees in Conservation Areas

You are advised that no tree works are approved by virtue of this consent. Any works to trees subject to a Tree Preservation Order will require submission of a tree works application.

I25 Ongoing information conditions

You are advised that a record of adherence to the approved method statement and other required records are essential to allow the discharge of the condition at the end of the development. Failure to provide periodic photographic evidence may prevent the discharge of the condition.