

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 220010

Address: 46 Tredegar Road, Emmer Green, Reading RG4 8QF

Applicant: Mr and Mrs Steven and Rachel Kelly

Proposal: Landscaping Work in Rear Garden to Include Cantilevered Rear Deck

Target date: 25/03/2022 (extended)

Case officer: Marcelina Rejwerska

1. Site Description and Surrounding Area:

The proposal site is a detached two storey dwelling on Tredegar Road in Emmer Green. The property is set back from the street with a paved driveway and a detached double garage. The ground level in the rear and on the side of the property slopes down into Bugs Bottom. A short picket fence separates the flat area of the rear garden from the slope, which is also fenced off below at the property boundary. The land between the fences is an area of identified biodiversity interest in the Reading Borough Local Plan (2019). Tredegar Road is a residential road comprised of detached and semi-detached properties in similar style and design. The application site, together with the neighbouring no.44 Tredegar Road are the only properties on the east side of Tredegar Road which border the slope down to Bugs Bottom. The property is not listed nor in a conservation area.

2. Proposal:

Planning permission is sought for a cantilevered deck as part of wider landscaping work to be carried out in the rear garden. The deck will be set down approx. 0.3m below the current flat ground level and will extend approx. 2.3m above the sloping land in a south-westerly direction. Proposed materials for the decking are composite material in a pale grey stone colour.

2.1. Plans Considered:

Location Plan
Block Plan
Existing Plan
Proposed Plan
Proposed Details
Proposed Section

Received 06/01/2022

3. Relevant Planning History:

None.

4. Consultation Responses:

4.1. Internal Consultees

Trees - Application supported subject to conditions.

4.2. External Consultation

The following addresses were formally consulted via letter on 11/01/2022:
44 Tredegar Road

No responses received.

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

5. Discussions with applicant/agent

16/03/2022 - The applicant provided additional information to clarify that the sloping land falls within the domestic curtilage of the property and therefore the proposal does not constitute a change of land use.

21/04/2022 - Applicant supplied Tree Protection Plan

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

EN12 Biodiversity and the Green Network

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 decking will extend from the flat ground level at the top of the garden at an angle, measuring 1.49m depth on one side and 2.3m on the

other, with a width of approx. 3m. This modest size is considered acceptable in terms of scale of the proposal.

- The proposed materials will complement the main dwelling and the other proposed landscaping work in the rear garden and are therefore considered acceptable.
- *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.*
 - Although the proposal is uncommon, its modest scale and sympathetic design is considered acceptable. The position of the property is unique as it is one of two properties on Tredegar Road which have rear gardens sloping down into Bugs Bottom.
 - The rear garden is already exposed to views from both Tredegar Road and the footpaths below in Bugs Bottom. The addition of a deck will therefore be clearly visible to the public; however, this is not considered harmful.
- *Does not result in a loss of biodiversity within gardens.*
 - Proposal is unlikely to have a significant impact on biodiversity within rear garden. The proposed additional planting and landscaping work will likely improve biodiversity in the rear garden.
 - The cantilevered design means that the ground in the strip of land in the rear garden which has been identified as an area of biodiversity interest will remain undisturbed. The proposal is not considered to have harmful impact on the biodiversity of the area and is therefore acceptable under policy EN12 of the Reading Borough Local Plan (2019).

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
 - The rear garden is already exposed to views both from Tredegar Road and from the footpaths below in Bugs Bottom. The proposal is not considered to create new views which might increase risk of overlooking.
 - The privacy of the occupants at the application site is protected to an extent by the existing mature trees at the bottom of the slope, as well as the proposed trees to be planted around the decking.
- Access to sunlight and daylight
 - No identified risk of overshadowing.
- Visual dominance and overbearing effects of a development
- Harm to outlook
 - Although the proposal is uncommon for the local area, its scale and design mean that the proposal will not look imposing on the area and is therefore considered acceptable.

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 a loss in private outdoor space. The proposal will increase the area within the existing rear garden which is accessible to the occupants.

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

L7a

L4a

Informatives

I23