

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Kentwood

App Ref: 220518/HOU

Address: 113 Oak Tree Road, Tilehurst, Reading, RG31 6LA

Proposals: Two storey side extension, single storey rear extension and internal alterations.

Case Officer: Julie Williams

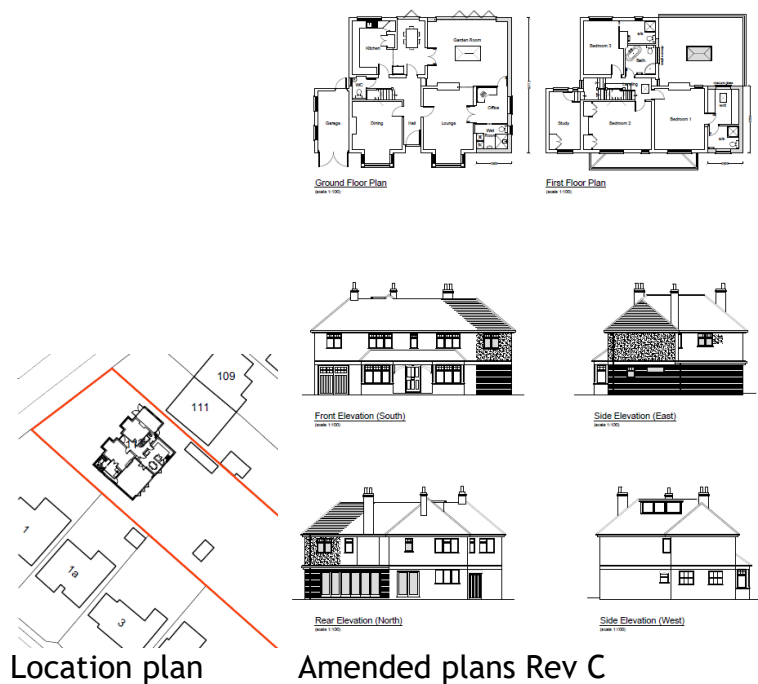
Date received (valid from): 22 June 2022 Target Decision date: 17 August 2022

PROPOSAL AND SUPPORTING INFORMATION

Plans considered:

AD02 Rev B - Proposed Plans & Elevations - received 1 April 2022

AD02 Rev C - Proposed Plans & Elevations - received 1 August 2022



PLANNING HISTORY

CONSULTATIONS

Statutory or Internal consultations:

Natural environment:

With reference to the Tree Survey from Urban Tree Experts Ref: SN/5837-22/25.05, dated 19 June 2022 and to Proposed Plans AD/02 B:

The mature Beech tree on the frontage is subject to TPO 29/07 and there should be a replacement (for the other Beech that was felled) of a Norway maple in the rear garden. OFFICER NOTE - Tree has been replaced but still needing care to establish.

The application is fundamentally acceptable in relation to trees. Unfortunately, the Tree Survey, which is effectively also an Arb Impact Assessment, falls short of providing a Tree Protection Plan (TPP) despite discussing tree protection and giving the specification. A Tree Protection Plan is required to protect the hedge on the east boundary as it appears the extension will come closer to this than the existing lean-

to. In addition, I note that the driveway is currently gravel, hence porous and offers little anti-compaction function, therefore some ground protection needs to be specified within the RPA of the Beech or it's RPA needs to be designated on the TPP as a Construction Exclusion Zone (CEZ), i.e. so that no development related activity takes place within it.

In this case it is not suitable to secure a TPP via condition (L7) due to the standard wording of this condition referring to vegetation 'shown to be retained on plans' - the submitted plans do not show any vegetation. It should be a simple matter to provide the TPP, clearly showing (and labelling) trees & vegetation to be retained, along with the position and specification of tree protection measures. If the applicant wishes to secure a TPP via a pre-commencement condition instead, they will need to provide a Proposed Plan clearly showing all vegetation to be retained. I note that no tree work is recommended to the TPO Beech, hence ultimately Informative I15 will be required.

Public consultations:

The following addresses were consulted by letter and a site notice displayed.

3A Armour Hill, Tilehurst, Reading, Berkshire, RG31 6JS
14 The Cedars, Tilehurst, Reading, RG31 6JW
114 Oak Tree Road, Tilehurst, Reading, RG31 6JY
112 Oak Tree Road, Tilehurst, Reading, RG31 6JY
5 Armour Hill, Tilehurst, Reading, RG31 6JS
1b Armour Hill, Tilehurst, Reading, RG31 6JS
3 Armour Hill, Tilehurst, Reading, RG31 6JS
The Beeches, 1A Armour Hill, Tilehurst, Reading, RG31 6JS
111 Oak Tree Road, Tilehurst, Reading, RG31 6LA

Letters of representation have been received with concerns for potential loss of privacy and disturbance arising from use of proposed sitting out area on roof of ground floor rear extension.

These concerns were shared by officers and raised with applicant. The agent responded:

I have discussed the potential overlooking issue with the applicant, and he has agreed to omit the balcony and French doors at first floor level. I have therefore amended the proposed plan (dwg. No. AD/03 revision C). I have indicated on the plan that both the new bathroom and walk-in wardrobe windows be fitted with obscure glass to prevent any overlooking. Please substitute the proposed plan for the attached revised version. On the basis that there is no potential for overlooking, the imposition of a condition relating to the maintenance of the hedge as a screen will be unnecessary.

With regards to the tree protection plan, I have requested that the appointed tree consultant provide this as soon as possible but with holidays, etc, this may not be for a couple of weeks or so. Is it therefore possible to deal with this by way of a pre-commencement condition? I appreciate that the condition will need to be discharged formally and that there will be a fee of £34 for the associated application to discharge the condition.

Officer note: as the changes respond positively to comments received and do not have an adverse impact on neighbours it was decided that re-consultation on the amended plans was not required.

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)

SPG/SPD

- A Design Guide to House Extensions SPG (2021)

ASSESSMENT

The proposed development, as amended to mitigate concerns regarding the roof top amenity space, 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.

The changes remove the need to condition that the hedge is maintained to allow permission to be granted. Indeed, the hedge, which is on the application site, serves to protect the occupiers of the application site from overlooking so would be in their interest to retain it.

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