

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Whitley

App Ref: 201652/HOU

Address: 22 Brayford Road, Reading, RG2 8LT

Proposals: Erection of single-storey rear extension and rebuild/extension of side ground-floor utility/toilet/storage area.

Case Officer: Mr David Brett

Applicant: Mr Thomas Riches

Date received (valid from): 21/11/2020

Target Decision date: 12/03/2021, decision date extended from 16/01/2021.

1. INTRODUCTION

The proposal site is a two-storey semi-detached dwelling located on Brayford Road, Whitley. The surrounding area is considered predominantly residential with similarly designed two storey semi-detached dwellings and terraced rows.



1. Front of 22 Brayford Road. Photo provided by the agent on 21/11/2020.



2. Rear and side of 22 Brayford Road. Photo provided by the agent on 28/11/2020.

A site visit for this application was not possible due to the Coronavirus lockdown. The applicant supplied site photos on 21/11/2020 as part of the submission of the application, with further photos on 28/11/2020. These photos were used for the purpose of determining this application.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks the demolition of the existing side extension, with the erection of single-storey rear and side extension.

Plans considered:

- ~~Location and Block Plans - R20-LBP~~
- Existing Ground Floor Plan - R20-EX01
- Existing Front Elevation - R20-EX02
- Existing Side Elevation - R20-EX03
- Existing Rear Elevation - R20-EX04
- ~~Proposed Ground Floor Plan and Site Photos - R20-P01~~
- ~~Proposed Front Elevation - R20-P02~~
- ~~Proposed Side Elevation - R20-P03~~
- ~~Proposed Rear Elevation - R20-P04~~

Received on 21/11/2020

- ~~Location and Block Plans - R20-LBP Rev A~~

- Existing Landscaping and Trees - Rear Garden - R20-EX05
- ~~Proposed Ground Floor Plan and Site Photos - R20-P01 Rev A~~
- ~~Proposed Landscaping and Tree Protection Plan - Rear Garden - R20-P05~~
- Existing and Proposed Landscaping and Tree Protection Plan - Front Garden - R20-P06

Received on 26/01/2021

- Location and Block Plans - R20-LBP Rev B
- Proposed Ground Floor Plan and Site Photos - R20-P01 Rev B
- Proposed Front Elevation - R20-P02
- Proposed Southwest Facing Side Elevation - R20-P03
- Proposed Northeast Facing Side Elevation - R20-P03 Rev B
- Proposed Rear Elevation - R20-P04 Rev B
- Proposed Landscaping and Tree Protection Plan - Rear Garden - R20-P05 Rev B

Received on 02/03/2021

Revised plans were submitted during the course of the application to address initial planning officer and natural environment officer concerns.

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

18a Brayford Road, Reading, RG2 8LT - No response received.

18b Brayford Road, Reading, RG2 8LT - No response received.

20 Brayford Road, Reading, RG2 8LT - No response received.

24 Brayford Road, Reading, RG2 8LT - No response received.

Reading Borough Council, Transport - Response received on 13/01/2021

- *The proposals includes dropping the kerb to the front of the property and providing a vehicle parking space, in a similar arrangement to neighbouring properties. It should be noted that the Council's Highway department has a dropped crossing policy which outlines the requirements for introducing a new access onto the highway. In situations where a neighbouring property already has an established historical/legal vehicle crossing, it may be necessary to extend the existing dropped kerb from the neighbouring property effectively creating a shared vehicle crossing rather than two separately defined vehicle crossings. This will be at the Council's discretion.*
- *From a transport perspective, there are no objection to this application as the proposals include an off-street parking space. A separate application must be to the Highway department for a vehicle crossing. Applications for a vehicle crossing can be made on-line by visiting <https://www.reading.gov.uk/transport/traffic-roads/maintenance-and-roadworks>*

Reading Borough Council, Trees - Response received on 07/12/2020

- No objection with this proposal in principle. A Tree Protection Plan is required for further consideration.
- An approval should include a condition securing appropriate landscaping.

Reading Borough Council, Trees - Response received on 16/02/2021 upon review of arboricultural information submitted on 26/01/2021

- *All the retained vegetation is now appropriately considered by the Tree Protection Plan and there is no longer ground for objection in this regard.*
- Condition is necessary to secure tree protection measures, as per plans.
- Landscaping details regarding species and size specifications, establishment and maintenance of the provisioned planting must be secured via condition.
- Asked if service connections will be from the existing dwelling or outside the proposed footprint.

Reading Borough Council, Trees - Response received on 02/03/2021 upon review of amended plans and arboricultural information submitted on 02/03/2021

- *In view of the amended plans, condition L7A remains necessary to a positive decision.*
- Landscape details should be suitably secured via condition.

Reading Borough Council, Trees - Response received on 09/03/2021

- Confirmed that condition L1 would be appropriate, having received confirmation from the applicant that the services proposed would be connected to existing services within the main house and not outside the proposed footprint.

A site notice was displayed by the applicant from Tuesday 1st December 2020, expiring on Tuesday 22nd December 2020. No responses have been received.

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

EN14 Trees, Hedges and Woodland

H9 House Extensions and Ancillary Accommodation

H10 Private and Communal Outdoor Space

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 (2003)

Revised Parking Standards and Design SPD (2011)

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.*

The proposed development seeks the demolition of the existing single storey side extension, with a proposed single storey side and rear extension.

The front elevation of the proposed side extension is set back from the front elevation of the main house by 0.25m. The ground to eaves height of the proposed side extension is 2.14m and features a pitched roof with a maximum height of 3.1m. The proposed side extension features two roof lights, while the side elevation features three windows and an access door. The proposed ground floor rear extension has a width of 2.45m, and extends to the existing rear elevation.

The proposed side elevation of the proposed rear extension extends beyond the side elevation of the proposed side extension. The depth of the proposed rear extension is 4.5m and is set from the side boundary to number 20 by 2.5m. The proposed rear extension has a ground to eaves height of 2.4m, features a pitched roof with two roof lights, with a maximum height of 3.7m.

The materials used in the construction of the extensions proposed have been specified to match the existing dwelling throughout.

Overall, the proposed development is considered to sufficiently respect the character and appearance of the main house and the surrounding area. The proposed development is considered sufficiently subservient to the main house in terms of size, scale and appearance, therefore, the proposed development is considered in accordance with policy H9 of the Reading Borough Local Plan. While the proposed side and rear extensions would be visible from the highway, the proposed extensions are considered subservient in appearance and not harmful to the character and appearance of the surrounding area.

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 to the point of refusal for this application.

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:

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

The proposed development is not considered to have a detrimental impact on the living conditions at 24 Brayford Road. This is due to the angle of the plots at number 22 and 24, and the situation of the proposed development in relation to habitable rooms at number 24. The proposed development is not considered to result in a harmful loss of light to habitable rooms at number 24, or appear overbearing. The proposed development is not considered to harm number 24 with respect to any other criteria listed under policy CC8 of the Reading Borough Local Plan.

The proposed development is not considered to harm the living conditions at 20 Brayford Road. The side elevation of the proposed rear extension has been brought in from the side boundary to number 20 (during the course of the application) to address initial officer concerns that the side elevation of the rear extension would appear overbearing to number 20. The side elevation of the proposed rear extension is now set from the side boundary to number 20 by 2.5m rather than 0.4m. The proposed development as revised is not considered to harm the living conditions at number 20 with regards to an overbearing impact or any of the other criteria under policy CC8 of the Reading Borough Local Plan.

No other nearby occupier is considered to be significantly impinged by the proposed development in relation to any amenity consideration.

Overall, the proposed single storey rear 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 policy 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. The proposed extensions are considered to allow for an appropriate amount of private outdoor space in the rear garden.

7.4 Transport

The proposed development is considered acceptable by Reading Borough Council Transport as the proposed development would include provision for an off-street parking space. Reading Borough Council Transport have advised that the Council's Highways section will need to be contacted to agree access construction details with a view to granting a licence. The proposed development is considered in accordance with policies TR3 and TR5 of the Reading Borough Local Plan.

7.5 Landscaping

To allow for the proposed development, the following trees and planting are proposed to be removed:

- x1 Hawthorn Tree in the rear garden to facilitate rear extension
- x1 Hedging - Yew (approx. 1.3m²) in the front garden to facilitate proposed driveway
- x1 Hedging - Forsythia (approx. 2m²) in the front garden to facilitate proposed driveway
- x1 Grass area (approx. 10m²) in the front garden to facilitate proposed driveway
- Flower beds in the front garden (combined approx. 4.7m²)

The applicant has demonstrated that the trees and planting to be removed is to be compensated through existing planting on site, as well as new planting. This includes the planting of a new tree to the front garden, and mixed hedge species to the front garden. Saplings have also been proposed to the rear garden to compensate for the above loss. The Reading Borough Council Natural Environment Officer has confirmed that the existing and proposed planting on site has helped maintain a balance between soft and hard landscaping on site. The Tree Protection Plan submitted ensures that trees to be retained (such as the apple tree and Leylandi in the rear garden) are sufficiently protected during construction. A condition ensuring that the development follows the Tree Protection Plan is considered necessary to ensure that the landscaping of the development enhances the visual local environment and in accordance with Policy CC7 of the Reading Borough Local Plan.

While the proposed landscaping plan is considered to address the concerns raised by officers regarding the loss of soft landscaping with proposed new soft landscaping in accordance with policy EN14 of the Reading Borough Local Plan, the plan lacks full detail such as specifying sapling and hedge species and planting sizes. These details are to be secured via a pre-occupation planning condition. The applicant has confirmed that the services proposed are to be connected to the existing services within the main house and not outside the proposed footprint. Therefore, it was agreed with Reading Borough Council Natural Environment that the requirements of condition L1 - Landscaping Small Scale (To Be Approved) would be suitable to attach to any approval of this application.

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 subject to conditions.

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 Plans - R20-LBP Rev B
- Proposed Ground Floor Plan and Site Photos - R20-P01 Rev B
- Proposed Front Elevation - R20-P02
- Proposed Southwest Facing Side Elevation - R20-P03
- Proposed Northeast Facing Side Elevation - R20-P03 Rev B
- Proposed Rear Elevation - R20-P04 Rev B
- Proposed Landscaping and Tree Protection Plan - Rear Garden - R20-P05 Rev B

Received on 02/03/2021

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.

L1: Landscaping Small Scale (To Be Approved)

Prior to first occupation/use of the extension hereby approved, a scheme of hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall specify means of treatment for hard surfaced areas, means of enclosure including mammal gaps where appropriate, specify species, planting sizes, spacing and numbers of trees/shrubs to be planted (including replacement trees and tree pit specifications where appropriate, and must include a maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s) or in accordance with a timetable agreed in writing with the Local Planning Authority. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

REASON: In the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CC7 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 Tree Protection Plan prepared by Thomas Riches received on 26/01/2021. 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.

DC1: Vehicle Parking (As Specified)

The extensions hereby permitted shall not be occupied until all vehicle parking space(s) have been provided in accordance with the plans hereby approved. The space(s) shall be kept available for parking at all times thereafter.

REASON: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

DC3: Vehicle Access (As Specified)

No extensions hereby permitted shall be occupied until the vehicle access serving it has been constructed in accordance with the plans hereby approved.

REASON: In the interests of road safety in accordance with Policy TR1 and TR3 of the Reading Local Plan 2019.

11. INFORMATIVES

Standard Informatives

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