

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Peppard

App Ref: 210029/HOU

Address: 149 Chiltern Road, Caversham, Reading, RG4 5JG

Proposals: Construction of a new outbuilding.

Case Officer: Nathalie Weekes

Date received (valid from): 7 January 2021

Target Decision date: 12 March 2021

PROPOSAL AND SUPPORTING INFORMATION

The site relates to a triangular piece of land which consists of an existing residential bungalow located at the western end of Chiltern Road. The site is located within a predominantly residential area and is surrounded by a mix of housing styles. There is a public right of way adjacent to the property. Planning permission has been granted for extensions and alterations to existing bungalow to form an enlarged two storey dwelling, with alterations to the existing garage and construction of a carport in planning permission 200610 granted on 23 July 2020, which removed Class E development rights.

The site is not listed, nor in a conservation area.

Planning permission is sought for a new proposed outbuilding at the southwestern corner of the rear garden, measuring approximately 3.5m in width 3.5m in depth and 2.3m in height to the canopy roof with a corner entrance. The proposed roof canopy measures the same size area as the outbuilding on each front side and is approximately 1.2m in length above the corner entrance.

The proposed materials are timber with flat roof felting and glazed windows. The outbuilding is proposed as a home office, ancillary to the main dwelling. It will be screened by mature planting in a large garden and it is more than 18m away from neighbouring houses. There are a number of trees in the vicinity of the proposed outbuilding.

Plans considered

18.14-182 Proposed plans and elevations

18.14-180 Location plan

CIL

JCGS/18.14/3.1 Application letter from Spires architects dated 6 January 2021

As received 8 January 2021

Site Photographs Showing Existing Trees

18.14-181 Rev A Proposed Site Plan

As received on 24 February 2021

18.14-183 Rev A Foundation Slab Section

As received 2 March 2021

Planning history

200610 Extensions and alterations to existing bungalow to form an enlarged two storey dwelling, alterations to existing garage and construction of a carport. Granted 23 July 2021

181869 Erection of a new 3 bedroom two storey detached house with garage and extensions and alterations to the existing bungalow to form an enlarged two storey dwelling. Refused 23 January 2019, Appeal dismissed 25 July 2019

CONSULTATIONS

External consultation

The following addresses were consulted by letter.

31 Greystoke Road, Caversham, Reading, Berkshire, RG4 5EL
11 The Rise, Caversham, Reading, Berkshire, RG4 8NZ
64A Peppard Road, Emmer Green, Reading, Berkshire, RG4 8TL
33 Greystoke Road, Caversham, Reading
32 Greystoke Road, Caversham, Reading, RG4 5EL

A site notice was emailed to the agent and displayed on 15 January 2021 at the site. No letters of representation have been received.

Internal consultations

Trees

The RBC Natural Environment officer had no objections to this application subject to a condition on the following approved plans: Site Photographs Showing Existing Trees dated 24th February 2021, Proposed Site Plan No. 18.14-181 Rev A dated 6th January 2021 and Foundation Slab Section No. 18.14-183 Rev A dated 2nd March 2021.

Communications with agent

Additional information on trees and the construction of the outbuilding was provided following discussions with the agent.

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 and 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)
EN12 (Biodiversity and the Green Network)
EN14 (Trees, Hedges and Woodland)

SPG/SPD

- A Design Guide to House Extensions SPG

Assessment

The development is not harmful to the character or appearance of the site or its surroundings and does not have a detrimental impact on the original building or neighbouring properties. As such the proposal is considered to be in accordance with CC7 (Design and the Public Realm), CC8 (Safeguarding amenity) and H8 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (2019) and the Councils Supplementary Planning Guidance "A Design Guide to House Extensions" (2003).

RECOMMENDATION:

Grant