

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Mapledurham

App Ref: 211417/HOU

Address: 41 Conisboro Avenue, Caversham, Reading, RG4 7JF

Proposals: Demolish existing garage and single storey side extension. Construct new 2 storey side extension.

Case Officer: James Schofield

Date received (valid from): 26 August 2021 **Target Decision date:** 29 November 2021

1. INTRODUCTION

The application relates to a two-storey detached dwelling and two detached garages located on the western side of Conisboro Avenue. The dwelling has a gable ended roof in an L-shape. The elevations are in Tudor Revival style, where the lower floors in red brick and upper floors half-timbered with black beams and white render. The first floor is inset from the ground floor in the front and rear elevations. A mono-pitch roof bridges the gap. The site includes several notable trees; some of which are covered by a Tree Protection Order.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for the demolition of one of the detached garages and construction of a two-storey side extension. Plans considered:

Tree Survey

Dwg No. Arbtech AIA 01 - Arboricultural Impact Assessment

Block Plan

Site Location Plan

Dwg No. 02 Existing Plans & Elevations

Dwg No. 03B Proposed Plans & Elevations

As received 26th of August 2021

Bat Survey

As received 15th of October 2021

Tree Protection Plan

Tree Mitigation Plan

As received 22nd of November 2021

3. RELEVANT PLANNING HISTORY

None applicable.

4. CONSULTATIONS

4.1 Neighbours

The following addresses were consulted by letter.

39 Conisboro Avenue, Caversham, Reading, RG4 7JF

41 Carlton Road, Caversham, Reading

45 Carlton Road, Caversham, Reading, RG4 7NT

43 Carlton Road, Caversham, Reading, RG4 7NT

43 Conisboro Avenue, Caversham, Reading, RG4 7JF

No letters of representation have been received. The applicant and/or their agent submitted a form indicating that a Site Notice was displayed on the 3rd of September 2021.

4.2 Transport

No objections. Recommended condition DC1 to require the site to keep the proposed parking plan and informative IF3 about damage to highways resulting from works.

4.3 Ecology

No objections further to the bat survey which indicated there was no meaningful risk of harm to protected species of bats.

4.3 Trees

No objections further to condition L7A requiring the implementation of the Arboricultural Impact Statement to be carried out as specified.

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 Planning Policy

National Planning Policy Framework (2019)

National Planning Practice Guidance

Reading Borough Local Plan (adopted 2019)

CC7 Design and the Public Realm

CC8 Safeguarding Amenity

EN12 Biodiversity and the Green Network

H9 House Extensions and Ancillary Accommodation

H10 Private and Communal Outdoor Space

SPG/SPD

Design Guide to House Extensions SPD (adopted 2021)

Paragraph 99 of the government Circular 06/05: Biodiversity and Geological Conservation - Statutory Obligations and Their Impact Within The Planning System

7. APPRAISAL

7.1 Principle of Development

The application seeks permission to demolish an existing detached garage and build a two-storey side extension. Such domestic works are supported in principle by Policy H9 (House Extensions and Ancillary Accommodation) of the Local Plan (2019) subject to a number of criteria ensuring the effects of such extensions and alterations respect its context and are not harmful. These considerations will be examined in more detail in the following sections.

7.2 Character, scale and siting

Local Policy CC7 states that, development must be of a high design quality that maintains and enhances the character and appearance of the area in Reading in which it is located. Policy H9 states that an extension will be acceptable where it: respects the character of the house, respects the pattern of neighbouring properties, and does not present a large blank façade to public areas.

The proposed two-storey side extension is not set back or down from the main dwelling and instead attempts to blend into the architectural language of the dwelling. Labels on the proposed plans indicate that the ground floor is to be in matching red brick while the upper floor is to be in matching half-timber. The proposed roof would be gable-ended transforming the L-shape footprint into a T-shaped one. While the proposal is not subordinate, counter to the Design Guide, the design detail and materials proposed appear to be in keeping with that of the original dwelling are not harmful to the character of the dwelling or the wider context.

As such, the proposal accords with the aims of policies CC7 and H9 of the Local Plan (2019) with respect to character, scale and siting.

7.3 Amenity

Policy CC8 states an extension to a house will be acceptable where it will not cause a significant detrimental impact to the living environment of existing or new residential properties. Policy H10 aims to ensure suitable outdoor private and communal outdoor amenity space is prioritised in development decision. The proposal includes a single-storey rear extension. The SPD 'Design Guide to House Extensions' provides guidance on design considerations for single-storey rear extensions, which outlines that the design should not detract from the existing dwelling, not encroach on a line taken 45 degrees from the mid-point of the nearest neighbouring habitable room, should avoid reducing back-to-back distance for dwellings like these to less than 20 meters, and should not harm common building lines or positive repeating design features.

The extension would by virtue of its siting and scale not impede upon on any 45-degree line of sight from neighbouring windows or create any significant overshadowing for neighbouring sites. The proposal includes two small first-floor windows serving a room labelled 'master bedroom' on the plans. This room would include a much larger window facing the rear garden. As such, a condition requiring these side-facing windows and the front-facing ones serving the new first floor bathrooms can be obscure-glazed without harming the outlook of any habitable rooms. Such a measure would help to protect the privacy amenity of the dwelling and neighbouring sites. Over half of the existing private outdoor amenity space would be maintained if the proposal were to be built.

Further to this analysis, the proposal is considered to accord with the aims of policy CC8 and H10 of the Local Plan (2019).

7.4 Biodiversity and sustainability

Part 'b' of Policy EN12 indicates that all development sites should not result in a net loss of biodiversity or geodiversity. These aims are supported by Policy H9 which states that an extension will only be acceptable where it does not result in the loss of biodiversity within gardens. *Paragraph 99 of the government Circular 06/05: Biodiversity and Geological Conservation - Statutory Obligations and Their Impact Within The Planning System* requires the establishment of the presence or otherwise of protected species prior to the granting of planning permission.

A Bat Survey has been conducted and the resulting report has been reviewed by the Ecology Officer who has indicated there is no meaningful risk of harm to any protected species of Bats.

The site includes several noteworthy trees. However, the tree officer is of the opinion that the proposed Tree Protection and Mitigation Plans are sufficient in order to protect the trees.

As such, the proposal is not considered likely to result in a net loss of biodiversity or geodiversity and the proposal accords with the biodiversity and sustainability considerations of Policies H9 and EN12 of the local plan, and to accord with the requirements of Paragraph 99 of the government Circular 06/05.

7.5 Transport

The transport officer recommends a condition to require the site to maintain the proposed parking plan unless planning permission is sought. However, the site is noted as relatively large and capable of providing parking well in excess of any lost by the proposal. It is also noted that the council has a parking space maximum rather than a minimum while encouraging more active travel and use of public transport.

8. CONCLUSION

The proposed development has been assessed and the proposed works are in accordance with the above relevant policies and planning permission can be granted.

9. RECOMMENDATION

GRANT

10. CONDITIONS

1. Standard time limit [TL1]
2. Standard approved plans [AP1]
3. Materials as specified [M3]
4. Obscure glazed window [PD3]
5. Arboricultural Method Statement (as specified) [L7A]