

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Mapledurham

App Ref: 210910/HOU

Address: 45 Conisboro Avenue, Caversham, Reading, RG4 7JF

Proposals: Single storey side extension to form a garage

Case Officer: Nathalie Weekes

Date received (valid from): 18 June 2021 **Target Decision date:** 13 August 2021

PROPOSAL AND SUPPORTING INFORMATION

The application site contains a semi-detached dwelling on the western side of Conisboro Avenue.

The proposal is for a single storey side extension to form a garage with front open canopy set back from the front elevation of the dwelling, 3m in width and 7m in depth 2.4m to eaves rising to 4m at a front hip with the remaining rear flat roof ridge height approximately 2.7m. The materials proposed are to match and complement the existing dwelling, with grey slate roof tiles, white UPVC window and garage roller door. The Laurel hedge on the boundary with 43 Conisboro Avenue is to be retained.

Due to unforeseen circumstances a site visit cannot be undertaken however the applicant has provided photographs of the property.



Plans considered:

CIL

As received on 3 June 2021

Arboricultural Impact Assessment Method Statement & Tree Protection Plan ref. TH 2924 dated 18th June 2021

As received on 18 June 2021

211006/01 Rev A Site & location plan

211006/02 Rev A Plans & elevations

Email from agent on 22/06/2021 10:20 to confirm the hedge is to be cut back but will not be removed.

As received on 22 June 2021

PLANNING HISTORY

10/01833 APPCON Conditions discharged 06/10/2010

10/00787 FUL Two storey and single storey rear extensions. New porch to front of property. (Resubmission of 10/00135 FUL) Permitted 17/06/2010

10/00135 FUL Two storey and single storey rear extensions. New porch to front of property. Not determined.

CONSULTATIONS

Statutory or Internal consultations:

Public consultations:

The following addresses were consulted by letter.

41 Carlton Road, Caversham, Reading
43 Conisboro Avenue, Caversham, Reading, RG4 7JF
35 Carlton Road, Caversham, Reading, RG4 7NT
39 Carlton Road, Caversham, Reading, RG4 7NT
47 Conisboro Avenue, Caversham, Reading, RG4 7JF
37 Carlton Road, Caversham, Reading, RG4 7NT

A site notice was displayed at the site on 7 July 2021. A letter of objection to the proposed removal of the laurel hedge on the boundary with 43 Conisboro Avenue. *Case officer - concerns were addressed with the submission of amended plans 211006/01 Rev A and 211006/02 Rev A.*

Transport - There are no transport objections to the proposed single storey side extension as this will not impact on the parking for the site. The submitted Site/Location Plan 211006/02 illustrates 4 parking spaces which exceeds the requirement as set out in the Councils current Parking Standards and Design SPD. The enlarged parking area will be constructed in permeable materials so not to increase the surface water run-off from the site.

Therefore, there are no transport objections subject to the conditions and informatives; DC1 Vehicle parking as specified, IF3 Protection of highways

Natural environment officer - One small flowering Cherry tree is located on the frontage adjacent to the driveway and is subject to TPO 47/06, standing as a replacement for the Oak tree felled back in 2014.

The Laurel hedge growing along the boundary with no. 43 is in keeping with the character of the street and is also in close proximity with the proposed extension and both removal and cutting it back options have so far been explored by this application - a decision was made to retain and cut it back hard.

The other trees on the property or adjacent at no. 43 are not within the influence zone of the proposed construction works.

With reference to the Arboricultural Impact Assessment Method Statement & Tree Protection Plan ref. TH 2924 dated 18th June 2021 and the Site and Location Plans Drg. No. 211006/02 Rev A dated 2nd June 2021, the following are noted:

The TPO Cherry tree has been given appropriate protection with a Construction Exclusion Zone being provisioned around it. As per the AMS, this must be installed prior to any construction works begin and removed only when development is completed. Photographic evidence of the temporary fencing forming the CEZ must be sent to the LPA after installation.

At the time the AMS and TPP were issued, the proposal implied complete removal of the Laurel hedge, thus no protection is provisioned for it. Temporary protective fencing must be provisioned for the entire length of this hedge if it is to be retained - even more so as it is not within the site's boundary. Public consultations record show that the owner of no. 43, where

the hedge is located, is keen to retain it, which increases the importance of protective measures. Amendments of the AMS and TPP to include hedge protection are necessary. Please add condition L7 to secure temporary fencing for the hedge.

Communications with agent

Amended plans were submitted to propose the retention of the existing laurel hedge on the boundary with 43 Conisboro Avenue and to build within the site boundary.

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)

TR3 (Access, Traffic and Highway-Related Matters)

TR5 (Car and Cycle parking and Electric Vehicle Crossing)

SPG/SPD

- A Design Guide to House Extensions SPG (2021)

ASSESSMENT

Due to the small scale development proposed, it is not detrimental to neighbouring properties. TPO tree protection is required during the proposed works subject to conditions. It does not appear possible for fencing to be placed around the hedge during construction however, an informative has been added advising the applicant that care should be taken during construction to avoid damage to the hedge on the boundary with 43 Conisboro Avenue.

The proposed development 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. 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), EN14 (Trees, Hedges and Woodland) TR3 (Access, Traffic and Highway-Related Matters), TR5 (Car and Cycle parking and Electric Vehicle Crossing) of the Reading Borough Local Plan (2019) and the Council's Supplementary Planning Guidance "A Design Guide to House Extensions" (2021).

RECOMMENDATION:

Grant