

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Park

App Ref: 211284/HOU

Address: 82 Crescent Road, Reading, RG1 5SP

Proposals: Demolition of existing single storey garage and replacement with 2-storey side extension including an external store and workshop. Existing entrance porch to be extended with replacement external steps.

Case Officer: Mr David Brett

Applicant: Mr & Mrs Jepson

Date received (valid from): 04/08/2021

Target Decision date: 29/09/2021

1. INTRODUCTION

The site relates to 82 Crescent Road, a three-storey semi-detached dwelling with basement and attached garage located on the north side of Crescent Road, close to the junction with Bulmershe Road. The Maiden Erleigh School is located opposite the site. The surrounding is considered predominantly residential, with a mix of detached, semis and terraced houses, many of which have been extended.

The site is located in the South Park Conservation Area, a mid to late Victorian and Edwardian suburb of Reading, comprising a variety of architectural styles. It also falls within an Article 4 area which removes permitted development rights for changes from C3 dwellinghouses to C4 small HMOs.

Whilst not listed, the site is a building of Townscape Merit as identified in the South Park Conservation Area Appraisal, described as:

"82-84 Crescent Road: (82, "Baytree House", formerly "Park View"; 84 originally "Chewla"). Similar to 47 Eastern Avenue. Pair of semis in classical style. Three and a half storeys with semi-basement. Two and a half storey side additions. Stucco treatment to both. String courses and quoins picked out. 82 light lime/lime. 84 cream/white."

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks the following:

- Demolition of the existing single storey garage.
- Two storey side extension.
- Porch extension.
- External alterations to the existing single store rear extension.

Plans considered:

- Location Plan - PL.1200
- Existing Block Plan - PL.1201
- Proposed Block Plan - PL.1210
- Existing and Proposed Parking - PL.1211
- Existing Lower and Upper Ground Floor Plans - PL.1300
- ~~Proposed Floor Plans - PL.1310~~
- Proposed Roof Plan - PL.1311
- Existing Elevations Sheet 1 of 2 - PL.1500
- Existing Elevations Sheet 2 of 2 - PL.1501
- Proposed Elevations - PL.1510
- ~~Proposed Elevations - PL.1511~~
- Existing Street Elevation - PL.1512
- Proposed Street Elevation - PL.1513
- ~~Arboricultural Survey and Impact Assessment~~
- Design & Access Statement

- Environmental Protection Statement
- Heritage Statement
- Initial Bat Survey & Preliminary Roost Assessment

Received on 04/08/2021

- Arboricultural Survey and Impact Assessment Rev A

Received on 27/09/2021

- Proposed Floor Plans - PL.1310 Rev A
- Proposed Elevations - PL.1511 Rev A

Received on 28/09/2021

3. RELEVANT PLANNING HISTORY

120672/CLP - Certificate of lawfulness for proposed single storey rear extension - Application Permitted on 03/08/2012

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

80a Crescent Road, Reading, RG1 5SP - No response received.
 84 Crescent Road, Reading, RG1 5SP - No response received.
 65 Bulmershe Road, Reading, RG1 5RH - No response received.

Reading Conservation Area Advisory Committee - No response received.

Reading Borough Council, Transport - Response received on 02/09/2021

- The loss of the garage will result in the loss of parking spaces; however, submitted plans illustrate that 4 parking spaces can be accommodated on the driveway at the front of the property by setting back the building line of the extension. No changes to the access are proposed, existing gates are to be replaced with electric gates that open in to property.
- There are no Transport objections to this application.

Reading Borough Council, Natural Environment - Response received on 21/09/2021

- With reference to the Arboricultural Survey and Impact Assessment from LandArb Solutions, dated July 2021, this is sufficient to demonstrate that the extension itself is acceptable in relation to trees - subject to securing an Arb Method Statement via condition.
- However, there is one element missing. Section 6.4 'Landscaping & Access' of the DAS states: 'The existing highways access is to be retained, with the existing single 5 bar gate to be replaced with a set of electric double gates in timber. This is to improve ease of access'. This implies that these new gates will require a new electricity cable route, I assume from the house. This is not mentioned in the Arb document hence the potential impact not covered. The preliminary Tree Protection Plan shows that there is room outside the RPA of T10 to run this cable along the east boundary to the gates, however as one half of the gates is within the RPA, if the cable is required across the whole access, then this has the potential to harm the root system of T10. In addition, the gates themselves (posts) are likely to require excavation, the western element of which is very close to T10.

Reading Borough Council, Natural Environment - Further response received on 28/09/2021 upon consideration of revised Arboricultural Impact Assessment.

- I can confirm that the Arb Method Statement within the attached Arboricultural Survey and Impact Assessment Rev A dated 24.09.21 is now acceptable as the electric gate installation is covered. Therefore, please list this as an approved document and attach a condition requiring compliance with this document.

Reading Borough Council, Ecology - Response received on 02/09/2021

- A Preliminary Roost Assessment (Windrush Ecology, June 2021) has been undertaken to the appropriate standard and concludes that the house and garage are unlikely to host roosting bats. As such, since the proposals are unlikely to impact on bats (or other protected species) there are no objections to this application on ecological grounds.

Reading Borough Council, Conservation & Urban Design - No response received, however, a response was provided for the pre-application advice sought prior to the submission of this application. The plans submitted within this application are considered identical to those submitted for pre-application consideration. Therefore, the following comments provided for the pre-application advice are considered relevant.

- The proposed side extension is considered subservient the main host building and has been carefully designed to complement, the host building.
- The works are considered neutral, an enhancement of the host building and comply with the policies and planning constraints.

The site notice for this application displayed from Thursday 12th August 2021, expiring on Thursday 2nd September 2021. A press notice was published on Thursday 26th August 2021, expiring on Thursday 16th September 2021. 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

EN1 Protection and Enhancement of the Historic Environment

EN3 Enhancement of Conservation Areas

EN4 Locally Important Heritage Assets

EN6 New Development in a Historic Context

H9 House Extensions and Ancillary Accommodation

H10 Private and Communal Outdoor Space

EN12 Biodiversity and The Green Network

EN14 Trees, Hedges and Woodland

TR3 Access, Traffic and Highway-Related Matters

TR5 Car and Cycle Parking and Electric Vehicle Charging

SPG/SPD

Design Guide to House Extensions SPD (Adopted March 2021)

Revised Parking Standards and Design SPD (2011)

South Park Conservation Area Appraisal (2008)

7. APPRAISAL

7.1 Design

It is firstly stated that the demolition of the existing garage raises no design-based concerns, as it is not considered to be of any specific architectural interest which necessitates its retention. The existing garage is not considered integral to the overall character and appearance of the existing dwelling or the surrounding area.

The proposed two storey side extension is set back from the front elevation of the existing dwelling and appears subservient to the existing dwelling in terms of size and scale. It is considered that the extensions have been designed to compliment the existing appearance of the main house. The windows to the two-storey side extension have been specified on the plans as painted timber.

The Heritage Statement refers to the two-storey side extension addressing the needs of the existing residents, providing improvements to the layout and facilities of the main house. The statement supports the application in stating that the design of the extensions is in keeping with and sympathetic to the form of the original house but does not seek to mimic.

It is considered that the proposed extensions would have minimal overall impact on the South Park Conservation Area, not least due to the fact that 82 Crescent Road is very much on the periphery of the Conservation Area. The Conservation & Urban Design Officer (CUDO) provided feedback on the design of the extension within the pre-application enquiry. The extensions were considered by the CUDO to be subservient the main host building and has been carefully designed to complement, the host building. The works are considered neutral and an enhancement of the host building and comply with the policies and planning constraints.

In accordance with Policy EN1 and EN3 of the Reading Borough Local Plan; the proposed extensions and alterations to the main house are considered to make a positive contribution to the character and appearance of the Conservation Area. The extensions and alterations are considered pensively designed and conserves and enhances the architectural significance of the Building of Townscape Merit in accordance with Policies EN4 and EN6 of the Reading Borough Local Plan.

The proposed porch extension is considered minor in scale in relation to the existing dwelling and is considered to enhance the existing architectural features of the main house. The porch extension serves to create an extended hallway at the upper ground level, with a store off the WC at the lower ground level.

The alterations to the existing single storey rear extension to the main house are considered minor in scale and would not be visible from the street scene. The existing rear extension has been redesigned to compliment the appearance of the existing dwelling and two storey side extension.

The size, scale and appearance of the proposed development is considered sufficiently subservient to the existing dwelling and make a positive contribution to the character and appearance of the surrounding area. Therefore, the proposed development is considered acceptable in accordance with Policies CC7 and H9 of the Reading Borough Local Plan.

Owing to the proposed layout, as a result of the extensions proposed, it is considered necessary in this instance to condition the proposed development as ancillary to 82 Crescent Road. This is to ensure that the proposed extensions do not become a self-contained dwelling through internal alterations. This is to ensure that separate occupation of the extensions would not detract from the amenities or living conditions of neighbouring residential properties in accordance with policy H9 of the Reading Borough Local Plan.

The materials as demonstrated on the plans are considered high quality and would likely contribute positively to the varying scales and appearances of the developments within the surrounding area. For the avoidance of doubt, however, and to ensure the quality of the build in practice, material details will be secured via condition. These details are required in the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 of the Reading Borough Local Plan 2019

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. The extensions to the main house are to be constructed upon an already developed part of the site, so there will not be a harmful loss of existing green landscaping.

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 84 Crescent Road. It is considered that the proposed development would not be harmful to 84 Crescent Road in terms of loss of light, privacy or appearing overbearing. It is considered unlikely that the proposed two storey side extension would harm the living conditions at 84 Crescent Road due to the location of the extensions in relation to habitable rooms and amenity space at number 84.

With regard to the impact of the proposal to 80a Crescent Road; the proposed two storey side extension is set sufficiently from the main house at number 80a. This is in large part due to the generous plot at 80a Crescent Road to which the dwelling house is situated to the east of, and the access road between 82 and 80a Crescent Road, which serves the garages to the rear of 80a Crescent Road. It is considered that the living conditions at numbers 80a would not be harmed by the proposed development at number 82 due to the size and scale of the development proposed and its siting in relation to habitable rooms and the garden at numbers 80a. One side facing window is proposed to the two storey side extension serving the hallway, however, this would overlook the access road rather than harmfully overlook habitable rooms or the amenity space at 80a.

It is considered necessary, however, to restrict the insertion of new openings to the first-floor side elevation of the two-storey side extension as any potential openings towards the rear of the extensions could present opportunities for harmful overlooking to the rear garden at 80a Crescent Road. This is to safeguard the amenity of number 80a from overlooking and loss of privacy in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

No other nearby occupier is considered to be significantly impinged by the proposed development in relation to any amenity consideration. It is considered that the proposed development is appropriate in size and scale and would improve the living conditions at number 82 to the current and future occupants.

Overall, the proposed extensions are not considered to significantly harm the living conditions to neighbouring properties or the surrounding area. Therefore, the proposed development is considered in accordance with policies CC7 and CC8 of the Reading Borough Local Plan. Due to the demolition works proposed within the development; conditions concerning hours of

construction and demolition and the disposal of waste will be included to protect neighbouring properties from harmful noise and disturbance during the development in accordance with Policy CC8.

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 depth of the extensions are considered to allow for an appropriate amount of private outdoor space in the rear garden. Therefore, the proposed extensions are considered in accordance with policy H10 of the Reading Borough Local Plan.

7.4 Ecology

It was advised within the pre-application response prior to the submission of this application that a bat survey would likely be required due to the close proximity of the development to nearby mature trees, and the fact that the proposal site is within the Green Network, where development is monitored under Policy EN12.

Accordingly, an Initial Bat Survey & Preliminary Roost Assessment has been submitted for consideration. The report concludes that there is no evidence that the existing dwelling, or the existing garage to be demolished host roosting bats. No evidence has also been found of nesting birds within the existing dwelling or the existing garage. Therefore, the recommendation in the report is that no further surveys are required.

The Initial Bat Survey & Preliminary Roost Assessment report has been assessed by the Reading Borough Council Ecology consultant. The outcomes of the report and recommendations have been agreed by the Ecology consultant and states no objections to this application on ecological grounds. Therefore, the proposed development is considered acceptable in accordance with Policy EN12.

7.5 Natural Environment

An Arboricultural Survey and Impact Assessment was submitted to support this application given the close proximity of trees within the proposal site to the existing garage. The AIA submitted was reviewed by the Reading Borough Council Natural Environment Officer, with the document sufficiently demonstrating that the development would not be harmful to the nearby trees. There were concerns raised, however, regarding the service routes required in order to provide power to the proposed electric access gate to the front of the property. An amended AIA was submitted by the agent, which suitably addressed this issue. Therefore, the proposed development is supported from a Natural Environment perspective, subject to the development being carried out in accordance with the approved AIA. Therefore, subject to condition the proposed development is considered in accordance with Policy EN14 of the Reading Borough Local Plan.

7.6 Transport

The proposed development has demonstrated four on site vehicle parking spaces utilising the existing access. This is above the requirements of the Revised Parking Standards and Design SPD (2011). Therefore, the proposed development is considered in accordance with policies TR3 and TR5 of the Reading Borough Local Plan.

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.

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 Plan - PL.1200
- Proposed Block Plan - PL.1210
- Existing and Proposed Parking - PL.1211
- Proposed Roof Plan - PL.1311
- Proposed Elevations - PL.1510
- Proposed Street Elevation - PL.1513
- Initial Bat Survey & Preliminary Roost Assessment

Received on 04/08/2021

- Arboricultural Survey and Impact Assessment Rev A

Received on 27/09/2021

- Proposed Floor Plans - PL.1310 Rev A
- Proposed Elevations - PL.1511 Rev A

Received on 28/09/2021

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.

M2: Materials (To Be Approved)

No development shall commence beyond foundation level until a schedule of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the details approved unless otherwise agreed in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and in the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 of the Reading Borough Local Plan 2019

PD5: Use of Roof Restricted

The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific planning permission from the Local Planning Authority.

REASON: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

PD6: Ancillary Domestic Use

The extensions hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling known as 82 Crescent Road, Reading, RG1 5SP.

REASON: To accord with the terms of the application, and to ensure that separate occupation of the extension/building would not detract from the amenities or living conditions of neighbouring residential properties (or the character of the locality) in accordance with Policy H9 of the Reading Borough Local Plan 2019.

PD2: No New Openings

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) no windows/doors/dormers/openings, other than those shown on the approved plans shall at any time be placed in the first floor side (east) elevation of the extension hereby permitted without the grant of a separate planning permission from the Local Planning Authority.

REASON: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy CC8 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 Arboricultural Survey and Impact Assessment Rev A prepared by Michael Paginton Tech.Arbor.A dated 24/09/2021. 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.

C1: Hours of Construction/Demolition

No construction, demolition or associated deliveries shall take place outside the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0900hrs to 1300hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior written approval from the Local Planning Authority.

REASON: In order to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

C4: No Bonfires

No materials or green waste produced as a result of the clearance of the site, demolition works or construction works associated with the development hereby approved shall be burnt on site.

REASON: In the interests of air quality, the amenity of neighbours, and to promote more sustainable approaches to waste management in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

11. INFORMATIVES

Standard Informatives