

## DELEGATED HOUSEHOLDER APPLICATION REPORT

**Application No:** 211598

**Address:** 31 The Grove, Reading RG1 4RB

**Applicant:** Mr Castro Harman

**Proposal:** Construction of home office / shed garden outbuilding.

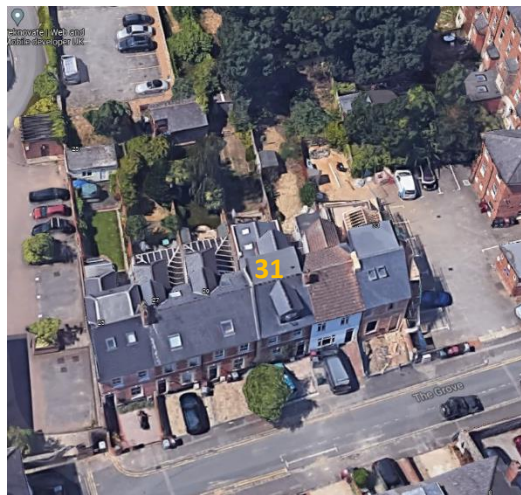
**Target date:** 22/11/2021

**Case officer:** Marcelina Rejwerska

### 1. Site Description and Surrounding Area:

The proposal site is a mid-terrace two storey Victorian brick dwelling located on The Grove in Reading. The rear of the property has been extended from its original 'L' shape, which projects approx. 8m from the main dwelling. The rear garden has an area of approx. 55.9m<sup>2</sup>.

The Grove consists of two short terraces, one on either side of the road. The property is not listed nor in a conservation area.



*1Google Maps image demonstrating the location of 31 The Grove. Image retrieved on 10/10/2021*

### 2. Proposal:

Planning permission is sought for construction of an office/shed outbuilding at the end of the rear garden. This would involve removal of vegetation and modification to the ground line to create a level foundation. The proposed outbuilding would measure 2.92m in height, 4.86m in width, with an area of 18.63m<sup>2</sup>. The outbuilding would have a single ply roof membrane in a lead grey colour, finished in fibre-cement cladding boards to external walls in a grey colour.

#### 2.1. Plans Considered:

21007-PL-01 Location & Proposed Block Plan

21007-PL-02 Existing Plan & Elevations

Received 27/09/2021.

21007-PL-03 Rev.A - Proposed Plan & Elevations

Received 16/11/2021.

### **3. Relevant Planning History:**

151987 - Rear/ side extension, dormer windows and Velux rooflights to 2nd floor. - Application Permitted 4/1/2016

### **4. Consultation Responses:**

#### **4.1. Internal Consultees**

Trees - no objection; request that the applicant is encouraged to replace the trees lost in line with the Tree Strategy.

#### **4.2. External Consultation**

The following addresses were formally consulted via letter on 8/10/2021:

29 and 33 The Grove

17 and 19 Sidmouth Street

No responses received.

In addition, a site notice was sent to the applicant to be displayed on site.

### **5. Discussions with applicant/agent**

Agent confirmed via email that two trees in the rear garden are going to be removed ahead of validation of the application as they are not subject to a TPO or located within a Conservation Area. This has been indicated on the amended proposed plans. Officer encouraged applicant to replace removed trees.

### **6. 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.

### **7. Relevant Planning Policy and Guidance**

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 Policy Guidance

#### **Reading Borough Local Plan (2019)**

**Design Guide to House Extensions Supplementary Planning Document (2021)**

**8. Appraisal**

**8.1. House Extensions and Ancillary Accommodation**

In accordance with 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, location, materials and design*
  - The size and scale of the proposed outbuilding is considered acceptable.
  - Materials will not match the main dwelling although this is not necessarily required; the proposed materials will complement the existing dwelling.
- *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.*
  - Modifying the ground level will prevent potential for the proposal to be overbearing on neighbouring properties, which is considered acceptable.
- *Does not result in a loss of biodiversity within gardens.*
  - Proposal is unlikely to have a significant impact on biodiversity within rear garden.
  - The applicant has removed 2 non-TPO trees prior to decision notice being issued. The applicant has been advised and encouraged to replace the trees on site.

**8.2. 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
  - Proposed outbuilding is considered acceptable in size and scale, no identified harm to outlook or amenity to neighbouring properties.

**8.3. 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.*
  - This proposal will not represent an unacceptable loss in private outdoor space.

## **9. Conclusion**

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 original building or neighbouring properties. As such the proposed works are considered to be in accordance with CC8 (Safeguarding Amenity), H9 (House Extensions and Ancillary Accommodation) and H10 (Private and Communal Outdoor Space) of the Reading Borough Local Plan (2019) along with the Councils Supplementary Planning Guidance A Design Guide to House Extensions (2021).

## **RECOMMENDATION: GRANT PERMISSION**

### **Conditions**

TL1

AP1

M3

### **Informatives**