

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Redlands

App Ref: 211387/HOU

Address: 12 Wellwood Gardens, Reading, RG1 5BF

Proposals: Single storey rear extension

Case Officer: Tom Hughes

Applicant: Mr & Mrs Foster

Date received (valid from): 20 August 2021

Target Decision date: 15 October 2021

1. INTRODUCTION

The application site comprises a two storey detached dwelling, within a modern residential development. The surrounding area is residential in character.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for a single storey rear extension of 4m depth.

The agent supplied the following, received on 23/08/21:

Drawing No: 21/13/01 - Site Location, Existing Floor Plans and Elevations

Drawing No: 21/13/02 - Block Plan, Proposed Floor Plan and Elevations

3. RELEVANT PLANNING HISTORY

121820/OUT - Outline application (access only) for the demolition of all existing buildings, halls of residence and associated buildings and the redevelopment of the site to provide 34 dwellings, open space, landscaping, accesses to Upper Redlands Road and all associated works - Permitted 22/02/13

140428/REM - Application for approval of reserved matters following outline approval (121820/OUT) - Permitted 16/10/14

4. CONSULTATIONS

4.1 The following addresses were consulted by letter:

5 Avebury Square, Reading, RG1 5JH

14 Wellwood Gardens, Reading, RG1 5BF

10 Wellwood Gardens, Reading, RG1 5BF

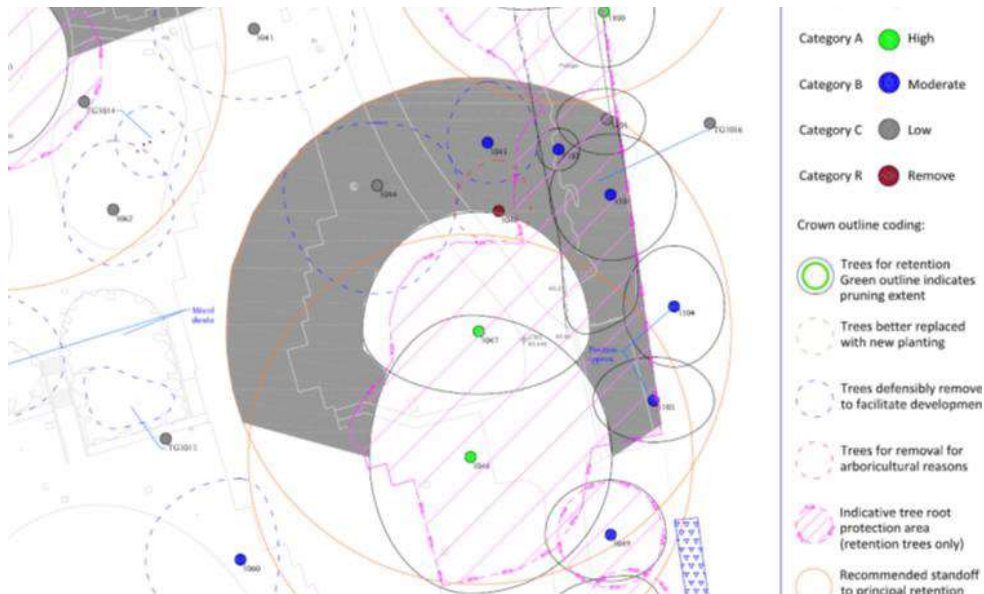
4.2 Letters of representation have been received as follows:

None.

Reading Borough Natural Environment

Wellwood Gardens is subject to Area TPO 16/12, which includes two large Oak trees, the trunks of which are situated in the rear gardens of no's. 6&8, with the canopies extending up to the boundary between no's. 10&12 - as confirmed on Drawing No: 21/13/02 and the Natural Environment Officer tree survey in 2019.

Below is an extract from a tree survey undertaken circa 2012 (tree 3047):



The orange circle is not the RPA but a recommended 'stand-off distance' between the tree and building. The grey shading is the shadow/pattern created by the tree.

The RPA (which is a critical matter) has not been plotted on the supplied drawings (and the above extract does not show the existing houses). The radius of the RPA (using the trunk diameter at the time of the 2012 survey) would be between 8.7-9m. A rough measurement of the distance between the trunk and existing rear elevation of no. 12 is around 20m. Whilst the RPA will (due to nearly 10 years growth) have increased since 2012, it will not be to the extent that the construction of the extension is a concern.

In relation to shading, it can be seen that probably the entire garden of no. 12 will experience shading from the tree to some extent already. The proposal will be unlikely to create such a significant difference in pressure to prune that an objection on tree grounds is justified. The garden is free from the tree's canopy and only contains one other tree (Cypress near the rear boundary). There are no objections to the proposal on this basis.

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.

5. 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

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

Policy EN12 - Biodiversity and the Green Network

Policy EN14 - Trees, Hedges and Woodland

H9 (House Extensions and Ancillary Accommodation)

A Design Guide to House Extensions SPD (2021)

6. APPRAISAL

H9 states: An extension to a house will be acceptable where it:

A. Respects the character of the house in terms of scale, location, materials and design;

To assess this, the following has been considered - would the proposal:

- detract from the appearance of the original building through the use of ill-matching materials and by not fitting in with the design, scale and proportions of the original building; **No, the proposal is sufficient in its design and proportion that it would not significantly detract from the original buildings appearance. The overall design accords with the principles established in the SPD**
- reduce the amount of usable amenity space for the property to an unacceptable degree; **No, the dwelling benefits from a sizeable rear garden**
- require the loss of trees in the garden or put significant trees at risk; **No, see above consultation response**

B. Respects the character and pattern of neighbouring properties and the street as a whole in terms of scale, location, materials and design, and any important existing building line; Respects neighbour's amenities and does not present a large blank façade to public areas.

To assess this, the following has been considered - would the proposal:

- significantly reduce the amount of daylight and sunlight enjoyed by neighbouring properties; **No, the proposal would be located a sufficient distance from neighbouring properties**
- invade the privacy of neighbouring properties through overlooking from windows or balconies; **No, the proposal would cause no greater degree of overlooking than existing**
- detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; **No, the proposal accords with basic design principles and would not be clearly visible from public realm. No. 12 is a large dwelling set within a sizeable plot, considered capable of accommodating an extension of the scale proposed. There are no concerns held with regard to inconsistent design on this basis**
- detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; **No, the extension would be of a similar appearance to the existing dwelling**

CC8: Safeguarding Amenity 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.

To assess this, the following has been considered - would the proposal cause a significant detrimental impact to the living environment of existing or new residential properties in terms of:

- Privacy and overlooking; **No, see above**
- Access to sunlight and daylight; **No, see above**
- Visual dominance and overbearing effects of a development; **No, the extension would be located a sufficient distance from adjacent properties, and no significant visual dominance or overbearing effects would be caused**
- Noise and disturbance; **No**
- Artificial lighting; **No**
- Vibration; **No**
- Dust and fumes; **No**
- Smell; **No**
- Crime and safety. **No**

7. 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.

8.0 RECOMMENDATION

Application Permitted