

## DELEGATED HOUSEHOLDER APPLICATION REPORT

**Ward:** Mapledurham

**App Ref:** 210589/HOU

**Address:** 36 Chazey Road, Reading, RG4 7DS

**Proposals:** Ground Floor Rear Extension and associated alterations (Amended Description).

**Case Officer:** Mr David Brett

**Applicant:** Mr Evans

**Date received (valid from):** 15/04/2021

**Target Decision date:** 18/08/2021, extension of time on decision agreed with agent to 10/06/2021.

### 1. INTRODUCTION

The proposal site a detached dwelling located on Chazey Road, Caversham. The surrounding area is predominantly residential and consists of largely detached dwellings with varying designs and scale. There is not a common character and appearance to the dwellinghouses within the surrounding area. One TPO tree is located to the south east corner of the proposal site, fronting the highway. The proposal site is also located within the Green Network.

A site visit for this application was not possible due to the Coronavirus lockdown. The agent supplied site photos on 11/05/2021. These photos were used for the purpose of determining this application.

### 2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks a single storey rear extension, and alterations to the front elevation between the ground floor and first floor, and alterations to the front entrance canopy. The application originally included a first-floor side extension above the existing attached garage, however, this aspect of the proposal was removed from the plans on 09/07/2021 as per the revisions received as detailed below.

Plans considered:

- Site Location Plan & Block Plan - A-1000 Rev A
- ~~Existing and Proposed Ground Floor Plan - A-1010 Rev A~~
- ~~Existing and Proposed First Floor Plan - A-1020 Rev A~~
- ~~Existing and Proposed Roof Plan - A-1030 Rev A~~
- ~~Existing and Proposed Front and Rear Elevations - A-1100 Rev A~~
- ~~Existing and Proposed Side Elevations - A-1110 Rev A~~

Received on 15/04/2021

- Existing and Proposed Ground Floor Plan - A-1010 Rev B
- Existing and Proposed First Floor Plan - A-1020 Rev B
- Existing and Proposed Roof Plan - A-1030 Rev B
- ~~Existing and Proposed Front and Rear Elevations - A-1100 Rev B~~
- ~~Existing and Proposed Side Elevations - A-1110 Rev B~~

Received on 09/07/2021

- ~~Tree Protection Measures - A-1001 Rev B~~
- ~~Method Statement for Loading and Unloading Materials~~

Received on 30/07/2021

- Tree Protection Measures - A-1001 Rev C
- ~~Method Statement for Loading and Unloading Materials~~

Received on 11/08/2021

- Method Statement for Loading and Unloading Materials

Received on 12/08/2021

- Existing and Proposed Front and Rear Elevations - A-1100 Rev C
- Existing and Proposed Side Elevations - A-1110 Rev C

Received on 16/08/2021

### 3. RELEVANT PLANNING HISTORY

None

### 4. CONSULTATIONS

#### 4.1 *The following addresses were consulted by letter.*

34 Chazey Road, Caversham, Reading, RG4 7DS - No response received.

38 Chazey Road, Caversham, Reading, RG4 7DS - No response received.

Reading Borough Council, Natural Environment - Response received on 12/05/2021

- Before this application can be fully supported in terms of natural environment a tree protection plan (showing accurate positioning of the trees, their canopies & RPAs) should be submitted demonstrating lack of harm to the high amenity frontage trees. The grass verge should be designated as Construction Exclusion Zone and ground protection should be provisioned for the driveway area, as per Section 6.2 of the above mentioned British Standard, along with physical protection for the trunk of the Pagoda tree as it is vulnerable to damage from large vehicles.
- Whilst it may be that the above can be resolved, I do have some concerns relating to future pressure to prune the TPO tree as a result of the new bedroom being in close proximity to its crown. Blockage of light concerns will be exacerbated by the tree being south of the building. However, I note that the bedroom is double aspect hence also has light coming in from the rear window, albeit this is north facing, so on balance it is acceptable. The applicant should not assume pruning of the tree will be allowed in the future if the additional bedroom is built.

Reading Borough Council, Natural Environment - Updated response received on 09/07/2021

- Concerns have been raised regarding the practicality of the tree protection proposed.
- Clarification required as to whether any pruning would be required of nearby Non-TPO and TPO.

Reading Borough Council, Natural Environment - Updated response received on 10/08/2021

- Specification for the ground protection is still required.
- Concerns remain with regards to the impact of the development on the grass verge during construction.

Reading Borough Council, Natural Environment - Updated response received on 12/08/2021

- Based on the revised Tree Protection Plan and Method Statement, the proposal is now supported in terms of trees and landscape subject to condition.

Reading Borough Council, Ecology - Response received on 12/05/2021

- The building may host roosting bats and to confirm whether this is the case, and if so how bats will be affected by the proposals, a bat survey will need to be carried out. The survey will need to be carried out prior to determination of the application or the application would need to be refused on the grounds that insufficient evidence had been provided to determine the likely impacts of the proposals on bats (which are a protected species and a material consideration in the planning process).

Reading Borough Council, Ecology - Updated response received on 12/07/2021

- As the proposal is no longer proceeding with the first floor extension, all of the features suitable for use by roosting bats will be retained, and there are therefore no objections to this application on ecology grounds.

A site notice was displayed on Monday 26<sup>th</sup> April 2021 for a period of 21 days, expiring on Monday 17<sup>th</sup> May 2021. No further consultation 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

H9 House Extensions and Ancillary Accommodation

H10 Private and Communal Outdoor Space

EN12 Biodiversity and The Green Network

EN14 Trees, Hedges and Woodland

### SPG/SPD

Design Guide to House Extensions SPD (Adopted March 2021)

## 7. APPRAISAL

### *7.1 House Extensions and Ancillary Accommodation*

In accordance with Reading Borough Local Plan 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 and locations.*
- *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.*

The proposed development as revised seeks the erection of a single storey rear extension. The depth of the proposed single storey rear extension is 4.34m as measured from the rear wall of the existing kitchen and has a width of 9.33m. The proposed rear extension has depth of 1.77m from the rear elevation of the existing larder and storage room. The rear extension features a flat roof with a maximum height of 2.83m. A projecting rooflight is also proposed, with the top of the rooflight being 3.54m from ground level. The proposed rear extension serves to create a dining room / family area. Bifold glazed patio doors are proposed to the rear elevation.

The walls of the proposed rear extension are to be brick to match existing, while the windows are to be white UPVC. While materials proposed for the walls are not identical to the brickwork of the main house, the render proposed is not considered harmful to the character and appearance of the main house. The relocation of the soil vent pipe is considered acceptable and not to harm the character and appearance of the main house.

The proposed rear extension is considered to be in line with guidance on rear extensions as outlined within the Design Guide to House Extensions SPD (March 2021). The ground floor rear extensions do not extend beyond the rear wall of the living room, whilst the flat roof proposed is

considered to respect the character and appearance of the main house due to the roof formations of the existing garage/utility room.

The proposed development is considered to sufficiently respect the character and appearance of the main house and surrounding area in accordance with policy H9 of the Reading Borough Local Plan. The size and scale of the proposed rear extension is considered subservient to the main house.

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 rear extensions and alterations to the front elevation 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 significantly detrimental impact on the living conditions at 34 Chazey Road. The proposed ground floor rear extension does not extend beyond the rear wall of number 34, therefore, the proposed extension (whilst set against the boundary is not of significant height, as detailed above) is not considered to result in a loss of light or appear overbearing. This also applies to number 38; where the size, scale, location and proximity of the proposed extensions in relation to number 38 are considered to have no harmful impact on the living conditions at the neighbouring property, as the works are away from the boundary and do not extend beyond the rear boundary line of the existing property at this point.

No other nearby occupier on Chazey Road 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 36 to the current and future occupants.

Notwithstanding the above, given a flat roof rear extension is proposed, it is considered necessary to include a condition preventing the use of the flat roof as a terrace (unless separate permission is granted in due course), to protect all nearby occupiers from noise, distance and overlooking into amenity areas from such a terrace.

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.

## 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. Therefore, the proposed extensions are considered in accordance with policy H10 of the Reading Borough Local Plan.

#### **7.4 Natural Environment**

A TPO (Pagoda Tree) is located to the south east corner of the proposal site, next to the driveway access to number 36, close to the highway. A mature Lime Tree is also located on the other side of the driveway, on the south boundary. Therefore, a Tree Protection Plan and Method Statement were requested to ensure that the TPO would not be harmed during construction of the proposed extensions. Clarification was also sought as to where materials for the extensions would be stored on site, in particular to ensure that no materials are stored within the root protection area of the TPO, or on the grass highway verge.

The agent has supplied a Tree Protection Plan and Method Statement that appropriately demonstrates a construction exclusion done around the highway verge, a material storage area outside the RPA of the Lime Tree and Pagoda Tree. Barriers will also be in place surrounding both mature trees, with a ground protection area designated across the driveway. The Tree Protection Plan and Method Statement appropriately address concerns regarding the impact of the proposed development during the construction of the proposed extensions. Therefore, the proposed development is considered in accordance with policy EN14 of the Reading Borough Local Plan subject to condition that the proposed works are carried out in accordance with the Tree Protection Plan and Method Statement.

#### **7.5 Ecology**

A first floor side extension was originally proposed as a part of this application. Therefore, it was recommended by Ecology that a bat survey be carried out prior to determination of this application. A bat survey was carried out with a report submitted for consideration. The bat survey was carried out on the basis that the works proposed were for ground floor extensions, and did not include a first floor side extension. The report concluded that there were no suitable features for use by bats on the section of the house that would be impacted by the proposals. Therefore, it was considered unlikely that the proposed works will have any impact on bats or their roosts.

The findings from the bat survey were agreed by Ecology, therefore, the proposed development is considered in accordance with policy EN12 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:

- Site Location Plan & Block Plan - A-1000 Rev A

Received on 15/04/2021

- Existing and Proposed Ground Floor Plan - A-1010 Rev B
- Existing and Proposed First Floor Plan - A-1020 Rev B
- Existing and Proposed Roof Plan - A-1030 Rev B

Received on 09/07/2021

- Tree Protection Measures - A-1001 Rev C

Received on 11/08/2021

- Method Statement for Loading and Unloading Materials

Received on 12/08/2021

- Existing and Proposed Front and Rear Elevations - A-1100 Rev C
- Existing and Proposed Side Elevations - A-1110 Rev C

Received on 16/08/2021

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.

#### **M1: Materials (To Match)**

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing building.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 and H9 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 and H9 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 Method statement for loading and unloading of Materials for 36 Chazey Road by BlueBird Design and Surveying as received 12/08/2021 and the Tree Protection Measures Plan Drg. No. A-1001 Rev C as received 11/08/2021. 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.

## **11. INFORMATIVES**

Standard Informatives

#### **I25: Ongoing information conditions**

You are advised that a record of adherence to the approved method statement and other required records are essential to allow the discharge of the condition at the end of the

development. Failure to provide periodic photographic evidence may prevent the discharge of the condition.