

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Thames

App Ref: 210926/HOU

Address: 2 Ashcroft Close, Caversham, Reading, RG4 7NU

Proposals: Single story rear extension

Case Officer: Nathalie Weekes

Date received (valid from): 6 June 2021 **Extended Target Decision date:** 9 August 2021

PROPOSAL AND SUPPORTING INFORMATION

The application site features a semi-detached dwellinghouse on the corner of Kidmore Road and Ashcroft Close. The surrounding area is predominantly residential, with a variety of detached and semi-detached dwellings.

A TPO tree was felled from the front garden in 2019. It is not clear whether a replacement tree has yet been planted as required by the Town & Country Act 1990.

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

The proposal relates to a rear single storey extension. The proposed extension replaces two existing structures: a ground-floor bathroom and a ground-floor conservatory; increasing the footprint of the building by 6m². Materials are proposed to match the existing dwelling.

Plans considered:

Application statement

Location plan

Proposed block plan

Proposed ground floor plan

Proposed first floor plan

Proposed second floor plan

Proposed elevations

Existing elevations

Existing ground floor plan

Existing first floor plan

Existing second floor plan

As received on 6 June 2021

PLANNING HISTORY

190742 Loft conversion consisting of flat roof dormer to rear elevation and rooflight to front elevation Granted 2/07/2019

181273 Single storey rear and side extension Granted 20/09/2018

180312 Side and rear extension - refused due to inaccurate plans 21 May 2018

172149 Two storey side extension - withdrawn

CONSULTATIONS

Public consultations:

The following addresses were consulted by letter.

111 Kidmore Road, Caversham, Reading, RG4 7NH

4 Ashcroft Close, Caversham, Reading, RG4 7NU

A site notice was sent to the applicant and displayed at the site on 7/7/2019. No letters of representation have been received.

Natural Environment:

Permission to fell was given for the TPO Cedar tree on the frontage in November 2019 as it had died. The tree surgeon and owner at the time (which seems to be the current owner) were advised of the duty to replant - as far as I know this is still outstanding (no trees are indicated on the plans for this application) and therefore the replacement needs to be planted.

Having now had a look at the proposals and given that the TPO tree is no longer in place, there are no objections.

Please could you add the following informative:

The applicant is reminded that there is an outstanding duty to plant a replacement tree for the protected Cedar whose removal was agreed under the 'dead, dangerous' exemption in November 2019. Any queries relating to this matter can be addressed to the Natural Environment Team: planning.naturalenvironment@reading.gov.uk

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)

SPG/SPD

- A Design Guide to House Extensions SPG (2021)

ASSESSMENT

The proposed single storey rear 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) of the Reading Borough Local Plan (2019) and the Council's Supplementary Planning Guidance "A Design Guide to House Extensions" (2021).

The applicant is reminded that there is an outstanding duty under the Town & Country Planning Act 1990 to plant a replacement tree for the protected Cedar whose removal was agreed under the 'dead, dangerous' exemption in November 2019. Failure to do so may

result in a Tree Replacement Notice being served. Any queries relating to this matter can be addressed to the Natural Environment Team: planning.naturalenvironment@reading.gov.uk

RECOMMENDATION: Grant