

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Kentwood

App Ref: 210996/HOU

Address: 25 Clevedon Road, Tilehurst, Reading, RG31 6RL

Proposals: Proposed single storey rear extension and internal link, and internal alterations

Case Officer: James Schofield

Date received (valid from): 17 June 2021 Target Decision date: 8th of October 2021

1. INTRODUCTION

The application relates to an early 20th century two-storey detached dwelling located on the southern side of Clevedon Road. OS Maps suggest the site was developed between 1900 and 1915. Other dwellings on the road were built later. The dwelling was built in the then fashionable Arts and Crafts style which sought to balance the use of romanticised Gothic and Tudor-revival ornamentation with functional design in elevations and roofs. Important components of the design for 25 Clevedon Road includes:

- Roofscape; ornamental roof trim, prominent chimneys with Edwardian chimney pots,
- Elevations; a half-timbered finishing on first floor elevations, rectangular hanging tiles beneath the bay windows, ground floor elevations in plain red brick.
- Doors & Fenestration; Georgian casement windows. Fenestration includes circular, half-moon, bays, and gable ended dormers placed with respect to symmetry and repeating patterns.

The site remains a good example in Reading of this architectural era. The site enjoys a generous garden. A detached garage was added sometime between the surveys for the 1930 and 1960 Ordnance Survey maps.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for replacement windows, a garage conversion, extension to the rear of the garage, a corridor connecting the dwelling to the converted garage, changes to the topographical elevations in landscaping immediately in the vicinity to the development and the rear patio. The proposal includes the removal of one silver birch tree and replacement planting of three new trees. Plans considered:

Dwg No. 390 001 Existing Location Plan
~~Dwg No. 390 002 Existing Site Plan~~ (Superseded)
Dwg No. 390 003 Existing Floor Plans
Dwg No. 390 004 Existing Floor Plans
Dwg No. 390 005 Existing Elevations
Dwg No. 390 006 Existing Elevations
~~Dwg No. 390 007A Proposed Site Plan~~ (Superseded)
Dwg No. 390 009A Proposed Ground Floor Plan
Dwg No. 390 010A Proposed First Floor Plan
Dwg No. 390 011A Proposed Second Floor & Roof Plan
Dwg No. 390 012A Proposed Elevations
Dwg No. 390 013A Proposed Elevations
Dwg No. 390 014A Proposed Elevations
As received 17th of June 2021

Dwg No. 390 002A Existing Site Plan
Dwg No. 390 007B Proposed Site Plan
As received 4th of October 2021

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

4.1 Neighbours

The following addresses were consulted by letter. The applicant and/or their agent submitted a form indicating that a Site Notice was displayed on the 22nd of July 2021.

23 Clevedon Road, Tilehurst, Reading, Berkshire, RG31 6RL
27 Clevedon Road, Tilehurst, Reading, Berkshire, RG31 6RL
5 Rissington Close, Reading
6 Rissington Close, Tilehurst, Reading, RG31 6NL

One letter of objection was received from a neighbour at 23 Clevedon Road. The objection was on two grounds, one suggesting the window facing their site (south-east) serving the landing is currently obscure-glazed and requesting a condition to ensure it stays as such. This window is discussed further in section 7.3 *Amenity*. The second grounds is voicing concerns about the potential for the removal of a yew tree between number 25 and 23 Clevedon Road. However, the landscaping plans only demonstrate the removal of a silver birch tree on the border with 27 Clevedon Road and include the planting of three new trees along the border with number 23.

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 Planning Policy

National Planning Policy Framework (2019)

National Planning Practice Guidance

Reading Borough Local Plan (adopted 2019)

CC7 Design and the Public Realm
CC8 Safeguarding Amenity
EN12 Biodiversity and the Green Network
EN14 Trees, Hedges and Woodlands
H9 House Extensions and Ancillary Accommodation
H10 Private and Communal Outdoor Space
TR3 Access, Traffic and Highway-related Matters

SPD

A Design Guide to House Extensions SPG (adopted 2021)

7. APPRAISAL

7.1 Principle of Development

The application seeks permission for a garage conversion, rear extension to the garage, and side extension to form a corridor between the garage and the main dwelling. Such domestic works are supported in principle by Policy H9 (House Extensions and Ancillary Accommodation) of the Local Plan (2019) subject to a number of criteria ensuring the effects of such extensions and alterations respect its context and are not harmful. These considerations will be examined in more detail in the following sections.

7.2 Character, scale and siting

Local Policy CC7 states that, development must be of a high design quality that maintains and enhances the character and appearance of the area in Reading in which it is located. Policy H9 states that an extension will be acceptable where it: respects the character of the house, respects the pattern of neighbouring properties, and does not present a large blank façade to public areas. The SPD 'A design guide to house extensions' provides guidance on design considerations for single-storey front extensions, which outlines that the design should not detract from the existing dwelling, not encroach on a line taken 45 degrees from the mid-point of the nearest neighbouring habitable room, and should not harm common building lines or positive repeating design features.

The proposal includes the removal and replacement of the existing original leadwork windows with new painted timber windows. The existing leadwork windows are over a century old and add a great deal to the charm of this arts and crafts style dwelling. However, the applicant was keen to replace the windows with painted timber frame windows; a feature seen originally in some arts and crafts dwellings, including others in the immediate vicinity of the dwelling. While a very unfortunate loss in terms of the existing character of the dwelling, the proposed change is not deemed harmful as the proposed changes are an authentic viable alternative in the architectural language of the dwelling. Furthermore, the dwelling is neither listed or in a conservation area. As such, there are few policy tools available to control the replacement of these windows at this time.

The other extensions and alterations make an effort to preserve special elements of the existing historic character of the dwelling. The design of the converted garage and corridor connecting it to the dwelling include design elements seen elsewhere in the main dwelling including; a chimney with clay pot, various roof pitches and materials including the use of red brick and clay roof tiles. A faux garage door is utilised to retain the existing character of the garage, and an original round window in the south eastern gable is retained while being blocked up internally. The rooflights proposed are conservation rooflights.

The scale and siting of the corridor and garage extension/conversion are limited, subordinate and in proportion to the original dwelling.

The proposed landscaping changes including enlarged patio including a 0.5 meter retaining wall, removal of silver birch tree and planting of three new trees are not considered harmful.

On balance, the proposed changes to the external elevations of the dwelling are not harmful to the character of the dwelling or the wider area. The development proposal accords with the aims of policies CC7 and H9 of the Local Plan (2019) with respect to character, scale and siting.

7.3 Amenity

Policy CC8 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. Policy H10 aims to ensure suitable outdoor private and communal outdoor amenity space is prioritised in development decision. The proposal includes a single-storey rear extension.

The massing of the extension would not impose on any 45-degree lines of sight due to siting and scale.

The new and altered windows would not cause significant overlooking or overshadowing issues for neighbouring properties provided a condition is included requiring the currently obscure glazed first floor window in the south east facing side elevation (serving the landing) is included in any planning permission.

Over half the garden remains undeveloped, and the proposal would not harm the quality of outdoor amenity spaces for the site or neighbouring sites.

Further to this analysis, the proposal is considered to accord with the aims of policy CC8 and H10 of the Local Plan (2019).

7.4 Biodiversity and sustainability

Part 'b' of Policy EN12 indicates that all development sites should not result in a net loss of biodiversity or geodiversity, and should provide a net gain for biodiversity wherever possible through new tree planting, wildlife friendly landscaping and other ecological enhancements. These aims are supported by Policy H9 which states that an extension will only be acceptable where it does not result in the loss of biodiversity within gardens.

The proposal includes the remove of one silver birch tree and the planting of three new trees. The proposal is considered unlikely to result in a net loss of biodiversity or geodiversity. As such it accords with the biodiversity and sustainability considerations of Policies H9, EN12 and EN14 of the local plan.

7.5 Transport

Policy TR3 indicates proposed development will accord with the most up-to-date objectives of the Local Transport Plan, comply with the adopted standards of the Transport Authority and refrain from having a material detrimental impact on the function of the transport network.

The proposed plans include four parking spaces comprising the garage and three off street parking spaces near and on the driveway. The proposed parking plan does not change the existing parking plan with the exception of the loss of the garage. The retention of the existing parking plan places it outside of the scope of the application. As such, the proposal meets the requirements of Policies TR1 and TR3 of the Local Plan (2019).

8. CONCLUSION

The proposed development has been assessed and the proposed works are in accordance with the above relevant policies and planning permission can be granted.

9. RECOMMENDATION

GRANT

10. CONDITIONS & INFORMATIVES

1. Standard time limit (TL1)
2. Standard approved plans (AP1)
3. Materials as specified (M3)
4. Obscure glazing (PD3)

1. Tree nesting informative

APPENDIX

Site photographs provided by agent.



