

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 200616/HOU

Address: 19 Parkside Road

Applicant: Mr Richard Stimpson

Proposal: Proposed Replacement Access Gates and Adjacent Boundary Treatment to Rear Garden Entrance (Off Kearsley Road), to no 19 Parkside Road, Reading RG30 2BT

Extended Target Date: 12/08/20

Case officer: Connie Davis

Site Description and Surrounding Area:

The application site is a two-storey semi-detached property located in a large plot. The site has access from both Parkside Road and Kearsley Road which are both residential areas.

The site is not listed, nor in a conservation area. However, a TPO is located in close proximity to the site's Kearsley Road entrance.

Proposal:

The rear access to the site, the subject of the application, is located directly adjacent to no 16 Kearsley Road eastern boundary, with a shared dropped kerb to the road edge serving both no 16 Kearsley Road and the rear garden access to no 19 Parkside Road.

Planning permission is sought to replace the access gates to the rear entrance of the site. The gates are proposed to be electronically operated. In addition, the timber fence to the east of the entrance is to be replaced like-for like (2m in height) and brick work on the shared boundary with no 16 Kearsley Road is proposed to be upgraded.

Plans Considered:

2001-111 Rev A - Existing Location Plan

2001-110 Rev A - Existing Block Plan

2001 - Existing Location Plan

2001-007 Rev P2 - Kearsley Road Elevation as Proposed Option 6

Design Statement

Received 30th April 2020

2001-006 Rev P3 - Kearsley Road Entrance Plan as Proposed Option 6

Received 25th June 2020

Tree Survey and Arboricultural Method Statement for 19 Parkside Road, Reading

Received 4th August 2020

Relevant Planning History:

None.

Consultation Responses:

Internal Consultees

Natural Environment: No objections, subject to condition

Transport: No objections

External Consultation

The following addresses were formally consulted via letter on 05/05/20:

1-8 Shireshead Close
16, 21 Kearsley Road
26, 28, 30, 111 Ashdene Gardens
17a, 17b, 17c, 23 Parkside Road

In addition, a site notice was displayed between 5th - 26th May 2020.

No responses have been received.

Discussions with applicant/ agent

The agent was advised that a Tree Survey and Arboricultural Method Statement were required to be submitted to the LPA prior to the application being determined.

An amended plan was also provided illustrating that the fence to the would be replaced with like-for-like timber in response to the Natural Environment Officers concerns about replacing this with a brick wall due to being within the protected tree's RPA.

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 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

National Planning Policy Framework;
National Planning Policy Guidance;

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
TR3 Traffic, Access and Highway-Related Matters

Supplementary Planning Guidance - A Design Guide to House Extensions (2003)

Appraisal Checklist

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**
 - Reduce the amount of usable amenity space for the property to an unacceptable degree; **NO**
 - Require the loss of trees in the garden or put significant trees at risk; **NO, as confirmed by the Natural Environment Officer, subject to condition.**
- B. 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;
- & C. Does not present an overbearing impact on neighbours or 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**
 - Invade the privacy of neighbouring properties through overlooking from windows or balconies; **NO**
 - Detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; **NO, materials are considered acceptable given the modest scale of the proposal.**
 - Detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; **NO**
- D. Does not result in a loss of biodiversity within garden - NO

- E. Ancillary accommodation, such as granny annexes, will be acceptable where it would not be capable of operating as a separate dwelling which could be let or sold separately - **NO**

CC8: states: Development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, in terms of:

- Privacy and overlooking; **No**
- Access to sunlight and daylight; **No**
- Visual dominance and overbearing effects of a development; **No**
- Harm to outlook; **No**
- Noise and disturbance; **No**
- Artificial lighting; **No**
- Vibration; **No**
- Dust and fumes; **No**
- Smell; **No**
- Crime and safety; **No** or
- Wind, where the proposals involve new development of more than 8 storeys - **N/A.**

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 CC7 (Design and the Public Realm), CC8 (Safeguarding Amenity) and H9 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (2019) along with the Councils Supplementary Planning Guidance A Design Guide to House Extensions (2003).

Natural Environment

As noted earlier in the report, the required information was submitted as part of the application to assess the impact the proposal would have on the protected Lime tree. This was considered acceptable, subject to condition, and as such the proposal is considered acceptable in relation to Policy EN14 of the Reading Borough Local Plan 2019.

RECOMMENDATION: GRANT PERMISSION

Conditions

1. TL1 - 3 year time limit.
2. Approved plans
3. Materials as specified
4. Arboricultural Method Statement as specified

Informatives

1. Terms
2. Building Control
3. Construction & Demolition

4. Encroachment
5. Highways
6. Access Construction
7. Positive and Proactive

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