

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Peppard

App Ref: 201492/HOU

Address: 16 Russet Glade, Emmer Green, Reading, RG4 8UJ

Proposals: First floor extension above existing single storey element.

Case Officer: Nathalie Weekes

Date received (valid from): 23 October 2020

Extended Target Decision date: 28 May 2021

PROPOSAL AND SUPPORTING INFORMATION

The application site contains a detached property. The surrounding area is residential in nature with similar detached dwellings. There are a number of trees nearby and in the garden. The site is within a green links and the rear of the garden is within TPO definitive lines. It is on contaminated land, historically a large clay pit.

The proposal is for a pitch roof first floor extension over the existing ground floor measuring 6.6m in width, 6.65 in depth 4.65m to the eaves and 6.7m to the ridge height, internal revisions and changes to fenestration including an additional first floor windows in the front and rear elevations. The proposed extension will be set down from the original roof by 0.28m.

Materials are proposed to match the existing property.

Due to extenuating circumstances a site visit could not be conducted and the agent submitted photos of the site for consideration.

Plans considered

AAN.20.759. 2 Existing elevations

AAN.20.759. 3 Rev A South west side elevation existing and proposed plus section

AAN.20.759. 5 Proposed elevations

Householder planning application enquiry for a first floor extension at 16 Russet Glade RG4 8UJ, AAN design & survey October 2020

Location plan

CIL form

As received 23 October 2020

AAN.20.759. 1 Rev B Existing plans ground and first floor

AAN.20.759. 4 Rev C Proposed ground and first floor plans

Proposed block plan

Photos

Fastgate conifer as shown on plan

Silver birch trees

Location for new steps outside any RPA

Silver birch on boundary as shown on plan

Area to side of house to be protected with rigid temporary boarding

As received on 22 December 2020

Tree protection notes

As received on 23 December 2020

HTS Ltd AMS V1 May 2021 Full arboricultural method statement, Heritage Tree Services Limited

HTS-TPP-01A TPP
As received 12 May 2021

Planning history
None

CONSULTATIONS

The following addresses were consulted by letter.

12 Russet Glade, Emmer Green, Reading, Berkshire, RG4 8UJ
20 Russet Glade, Emmer Green, Reading, RG4 8UJ
18 Russet Glade, Emmer Green, Reading, RG4 8UJ
22 Tower Close, Emmer Green, Reading, RG4 8UU

A site notice was displayed at the property on 4 November 2020. No letters of representation have been received.

Internal consultations

The tree officer requested additional information regarding trees.

16 Russet Glade (and 18 next door) are subject to TPO 20/02. Whilst none of the protected trees are adjacent to the proposal there are trees close to the proposed extension and therefore these need to be considered.

The Arboricultural Method Statement dated May 2021 and the accompanying Tree Protection Plan address our concerns hence both should be listed as approved documents:

Materials storage and contractor parking are provisioned on hard surfaced areas, no crown reductions are proposed and the root protection areas of all retained trees that overlap construction operations are provisioned with ground protection, therefore no harm to retained trees is demonstrated.

I note the Lawson Cypress (T1 on provided tree survey) is expected to grow and increase the shade on the proposed extension, but as we mentioned in our previous comments, this is a category C tree with few prospects for long term amenity value, therefore this will not form a basis for objection.

As the submission demonstrates lack of harm to retained trees, this application is now supported in terms of natural environment. In order to secure the tree retention and protection measures provisioned, please attach condition L7A to your decision.

The ecologist had no objections following the submission of a bat survey.

Communications with agent

The agent commissioned a bat survey in response to a request for more information by the ecologist. Following feedback additional tree protection information was submitted.

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 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)

EN12 (Biodiversity and the green network)

EN14 (Trees, hedges and woodland)

EN16 (Pollution and water resources)

SPG/SPD

- A Design Guide to House Extensions SPG

Assessment

Neighbouring properties are well screened by trees and the proposed development will not have a significant impact in terms of loss of light, overlooking or size. Trees will be protected by conditions and informatives.

The development is not harmful to the character or appearance of the site or its surroundings and does not have a detrimental impact on the original building or neighbouring properties. As such the proposal is considered to be in accordance with CC7 (Design and the Public Realm), CC8 (Safeguarding amenity) and H8 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (2019) and the Councils Supplementary Planning Guidance "A Design Guide to House Extensions" (2003).

RECOMMENDATION:

Grant