

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Thames

App Ref: 210241/HOU

Address: 12 Chaucer Close, Emmer Green, Reading, RG4 8PA

Proposals: Erection of single storey rear extension, Removal of existing entrance canopy, Erection of porch, Replacement windows, New door (replacing window) to provide access into front garden, New cladding to ground floors southern elevation providing insulated walls.

Case Officer: Nathalie Weekes

Date received (valid from): 15 February 2021

PROPOSAL AND SUPPORTING INFORMATION

The application site contains an end of terrace two storey property adjacent to a public footpath and group of trees. The gradient of the land rises along the side of the property. The surrounding area is predominantly residential with similar styles of terraced housing.

A certificate B declaration has been signed and Reading Council have been given 21 days' notice of the proposed porch development. Land on which the porch is located is currently undergoing a title deed land regularisation by the Reading Council legal and housing teams and will transfer to the ownership of the applicant.

The application building is not listed, nor is it located in a conservation area.

The proposal is for a single storey rear extension measuring approximately 3m in depth, 5.15m in width, 2.24m to the eaves and 3.14m to roof ridge, with 2 rooflight windows. The existing canopy is proposed to be removed and replaced by a porch approximately 1.8m in width, 4m in depth, 2.4m to the eaves and 3.4m to the roof ridge, with a side window and new entrance, with 2 steps to access. Changes to the front elevation fenestration include a new patio door, replacing a window, to provide access into the front garden. New cladding to the ground floor and southern elevations to provide insulated walls.

The materials are proposed to match or be similar the existing building. The development is not considered to obstruct the public footpath.

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

Front elevation of 12 Chaucer Close



Rear elevation of 12 Chaucer Close



Side elevation of 12 Chaucer Close



Plans considered:

2047 005 Existing ground floor & roof plan

2047 006 Existing elevations

CIL

As received 15 February 2021

Photos of site

8 April 2021

2047 12 Chaucer Close Trees

As received 12 April 2021

Arboricultural Impact Assessment, Method Statement & Tree Protection Plan Ref. TH2842/B prepared by Trevor Heaps Arboricultural Consultancy Ltd. dated 12th May 2021.

As received 14 May 2021

2047 010 Rev 01 Proposed plans ground floor and roof

As received 14 June 2021

2047 011 Rev 02 Proposed elevations

As received 15 June 2021

2047 001 Rev 01 Location plan

2047 002 Rev 02 Block plan

2047 007 Rev 01 Existing and proposed site plans

Drawing issue sheet project 2047

As received 27 July 2021

CONSULTATIONS

Public consultations:

The following addresses were consulted by letter.

11 Chaucer Close, Emmer Green, Reading, Berkshire, RG4 8PA
10 Chaucer Close, Emmer Green, RG4 8PA
14 Chaucer Close, Emmer Green, Reading, RG4 8PA

No letters of representation have been received. A site notice was sent to the agent to be displayed.

Internal consultations:

Natural environment team - No objections were provided subject to a condition for works to be completed as specified in the aboricultural method statement, with an informative. Concerns were raised by the natural environment team about the soil conditions and the location of the trees off site.

Communications with the agent:

Land ownership was discussed and internal discussions were entered into by the Reading Council valuations and housing team with the applicants. Revised plans excluding the porch were considered however following confirmation of the regularisation of land the original plans were retained. There is a proposed public right of way through the land, no proposed development should block a public footpath. Additional tree information was provided in response to concerns by the natural environment team.

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

Development should not detract from the appearance of the original building or character of the area. The proposed alterations to the front elevation fenestration is minor and the proposed single storey rear extension and porch, would not be significant in the public realm and are not considered to be out of character. Neighbouring houses have varied styles of door and porch entrances.

The proposed rear extension is small scale and not considered to significantly impact the amenity or access to light for the neighbouring property at 14 Chaucer Close which has a large existing rear window.

The development should not result in harm to trees in the vicinity and a condition and informative have been recommended by the RBC Natural Environment Officer.

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 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).

RECOMMENDATION:

Grant