

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Mapledurham

App Ref: 210703/HOU

Address: 19 Conisboro Avenue, Caversham, Reading, RG4 7JB

Proposals: Extension and refurbishment of existing dwelling.

Case Officer: Nathalie Weekes

Date received (valid from): 5 May 2021 **Extended Target Decision date:** 12 October 2021

PROPOSAL AND SUPPORTING INFORMATION

The application site contains a detached dwelling on the western side of Conisboro Avenue. There are TPO trees on site and the location is within a Green Link area (EN12).

The proposal is for an extension and refurbishment of the existing dwelling to create more space at first floor level. A central front porch and roof gable set forwards from the front elevation is proposed with two roof dormers either side, set into the front roofline to replace an existing longer roof dormer. An additional gable is proposed at the rear elevation set back from the existing rear elevation. The materials are proposed to complement the design to improve the appearance of the exiting building. The walls will be weather board and painted brick walls and stone, the roof is proposed to be slate instead of concrete tiles and the UPVC windows will be replaced with UPVC and timber windows. Changes will not result in any reduction of the parking provision on site.

Front of 19 Conisboro Avenue



Rear of 19 Conisboro Avenue



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

Plans considered:

Design proposals for extensions at 19 Conisboro Avenue, Tony Holt Design, 9 April 2021

002 Existing floor plans

003 Existing elevations

004 Proposed floor plans

005 Proposed elevations

006 Proposed sketch perspectives

As received on 6 May 2021

2021-081 Version 1 Bat survey report, Smart ecology, 07/09/2021

As received on 7 September 2021

2021-081 Version 1 Preliminary bat roost assessment & nesting bird survey report, Smart ecology 12/08/2021

As received on 10 September 2021

20.09.21 Tree Protection plan, Scott Tree Services Ltd

001 Location and block plan Rev C

As received 20 September 2021

Arboricultural Impact Assessment and Method Statement Rev A, Mr A J Scott, 30 September 2021

As received 4 October 2021

PLANNING HISTORY

010381 Single storey side extension (granny annexe) and garage conversion Permitted 25 June 2001

CONSULTATIONS

Statutory or Internal consultations:

Ecology: No objections following the submission of a bat survey.

A bat survey was requested as the detached house could potentially be suitable for roosting bats.

The site is surrounded by habitat of high suitability for foraging and community bats: Hemdean Bottom (Local Wildlife Site) lies 430m to the north east and Mapledurham Playing Fields and Gravel Hill lie within 650m to the west. The site is also adjacent to a designated green link as per policy EN12 and forms part of a block of rear gardens which together are of importance for biodiversity and there is a risk that the proposed extension may impact upon roosting bats.

Natural environment officer: No objections following amendments to the tree protection plan and adequate tree protective fencing in the arboricultural impact assessment.

The site is subject to TPO 268/06 which includes 8 trees spread over the whole site. There were no concerns about the minor ground floor extension to the side (utility). The root protection zones should be plotted with adequate tree protective fencing.

Public consultations:

The following addresses were consulted by letter.

17 Conisboro Avenue, Caversham, Reading, RG4 7JB
23 Conisboro Avenue, Caversham, Reading, RG4 7JB
10 Wincroft Road, Caversham, Reading, RG4 7HH
2 Lawson Drive, Caversham, Reading, RG4 7XJ
12 Wincroft Road, Caversham, Reading, RG4 7HH

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

Communications with agent

A bat survey was undertaken and amended plans were submitted to provide greater TPO and root zone protection.

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)

TR3 (Access, Traffic and Highway-Related Matters)

TR5 (Car and Cycle parking and Electric Vehicle Crossing)

SPG/SPD

- A Design Guide to House Extensions SPG (2021)

ASSESSMENT

The front porch and roof development will be visible within the public realm, however changes are considered to improve the appearance of the existing property and would result in a positive impact on the character of the area.

Existing side facing velux windows in the roof are being removed and replaced by a window proposed in the additional rear extension gable. Due to the small scale changes proposed to fenestration, an increase the living space on the first floor, and the absence of any additional windows in the first floor side elevations, it is not considered detrimental to neighbouring properties.

TPO tree protection is required during the proposed works. A condition and an informative have been added advising the applicant of actions to be taken and to advise that care should be taken during construction to avoid damage to trees in the vicinity.

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), H9 (House Extensions and Ancillary Accommodation) and EN14 (Trees, Hedges and Woodland) of the Reading Borough Local Plan (2019) and the Council's Supplementary Planning Guidance "A Design Guide to House Extensions" (2021).

RECOMMENDATION:

Grant