

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Thames
App Ref: 192007
Address: 16 Darell Road, Caversham, Reading, RG4 7AY
Proposal: Erection of a single-storey 12mx4m garden leisure/home gym building with dual pitch tiled roof, to rear of property, incorporating roof skylights to each pitch and provision for WC/Shower and Changing. Also the erection of a 6mx6.5 double car port to front of property, enclosed on 3 sides. with timber cladding and having dual pitched tiled roof. Both outbuildings constructed from traditional oak frames sitting upon low level brick wall and clad with timber boarding to match existing outbuildings.

Case Officer: Mr James Schofield
Applicant: Mr Paul O'Keefe
Date received (valid from): 17 December 2019
Target Decision date: 22 May 2020

1. SITE DESCRIPTION

The 16 Darell Road is a large detached dwelling on a large plot in verdant part of Caversham characterised by this sort of development. The site is not within a conservation area but does benefit from several trees with Tree Protection Orders.

2. PROPOSED DEVELOPMENT

The application seeks permission for a car port and 12.8 metre wide 3.8 meter deep single-storey outbuilding with a 4 metre ridge height. Plans considered:

Drawing No: PW-LY00066-01-B Existing Site Plan

Drawing No: PW-LY00066-02-B Proposed Site Plan with addition of Car Port and Garden Building

Drawing No: PW-LY00066-03-B Proposed Garden Building

Drawing No: PW-LY00066-04-B Proposed Green Oak Timber Framed Car Port

As received 13 February 2020

Drawing No: PW-LY00066-01-D Existing Site Plan

Drawing No: PW-LY00066-02-D Proposed Site Plan with addition of Car Port and Garden Building

As received 5 March 2020

Arboricultural Impact Assessment

Tree Survey

As received 12 May 2020

3. RELEVANT PLANNING HISTORY

None relevant.

4. CONSULTATIONS

Neighbours

A site notice was displayed and all adjoining neighbours were consulted by letter and no objections were received.

Natural Environment Officer

Officer offered the following comment further to the Arboricultural Impact Assessment and Tree Survey:

The Arboricultural Impact Assessment has been helpful. The conifer to the rear of the site which I was initially concerned about the removal of is a Larch and not a Scots Pine as was initially identified in the plans. Larch as a deciduous and slightly smaller specimen tree have less amenity value in my opinion and as it is located to the rear of the property I would not object to the removal of this tree subject to reasonable replacement planting.

The other three category B trees have been generously graded and as smaller or coniferous trees they do not have significant wider amenity value and again, I do not object to their removal.

If planning permission is granted please attach conditions: L1 LANDSCAPING SMALL SCALE (TO BE APPROVED), L5 TREE RETENTION (RESTRICTION) & L7 ARBORICULTURAL METHOD STATEMENT (TO BE SUBMITTED). L7 will need to be agreed as a pre-commencement condition.

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

H9: House Extensions and Ancillary Accommodation

SPG/SPD

A Design Guide to House Extensions SPG

7. APPRAISAL

7.1 Principle of development

Residential alterations including the construction of outbuildings are supported in principle by Policy H9 (House Extensions and Ancillary Accommodation) of the Local Plan (2019) subject to 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 and scale

Policy CC7 of the Local Plan 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, the pattern of neighbouring properties and building lines.

The proposed outbuilding and car port are in keeping with the established aesthetic of end of garden annexes in the context of the site.

There are no concerns resulting from this application about any subsequent detrimental impact upon the character of the main dwelling or the wider context. As such, the proposal accords with the aims of Policy CC7 and the design considerations of Policy H9.

7.3 Amenity

Policy CC8 requires development to refrain from causing a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for residents. And Policy H9 compliments these aims by indicating that acceptable development will not present an overbearing impact on neighbours or public areas.

The annexe and car port are deemed to avoid any concerns about detrimental impact on neighbour's privacy, sunlight or overbearingness by virtue of siting and design; with no views into adjacent neighbour's private outdoor amenity space being introduced. The site would leave over half the plot undeveloped.

Subsequent to the above analysis, in this instance and based on the site's individual circumstances, the proposed development is deemed to accord with Policy CC8 and the overbearingness considerations of Policy H9 if the discussed conditions are included with any permission granted.

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.

Because the site has protected trees and the Natural Environment Officer did not see any cause for concern provided conditions requiring a landscape plan, a condition ensuring there is no net decrease in the number of trees on site and the submission of an acceptable method statement.

Due to Policies H9 and EN12 which proscribe development which reduces biodiversity, conditions regarding the number of trees and method statement are considered prudent to ensure the continued health of protected trees and biodiversity of the site. And the condition requiring a method statement has been agreed on the 21st of May 2020 with the agent. However, the condition requiring a landscape plan is not considered reasonable or necessary in this instance due to the limited scale of change being proposed to the existing landscaping.

The proposal is not considered likely to result in a net loss of biodiversity or geodiversity provided the discussed conditions are included. As such the proposal is considered to accord with the biodiversity and sustainability considerations of Policies H9 and EN12 of the local plan.

8. CONCLUSION

In light of the above assessment the proposal is considered to accord with the requirements of the development plan. As such, the proposed development is recommended for approval subject to conditions.

9. RECOMMENDATION

GRANT

10. CONDITIONS

1. TL1 Time Limit
2. AP1 Approved Plans
3. M3 Materials as specified
4. L5 Tree Retention (restriction)
5. L7 Arboricultural Method Statement (to be approved)

APPENDIX

Site photos as of the site visit taken on 14th of February 2020.







