

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Whitley

App Ref: 201639/HOU

Address: 90 Kingsbridge Road, Reading, RG2 7RQ

Proposals: Erection of shed in rear garden

Case Officer: Nathalie Weekes

Date received (valid from): 16 December 2020 Target Decision date: 10 February 2021

PROPOSAL AND SUPPORTING INFORMATION

The application site is a two storey semi-detached property in a predominantly residential area.

The proposal is for a part retrospective replacement shed at the end of the garden at 90 Kingsbridge Road measuring 3.005m in height to the top of the roof tiled ridge, 4.2m in width and 2.8m in depth. The measurements have been confirmed in writing by the agent. Proposed materials are timber, with a tile roof and PVC window and door.

The property is not a listed building or in a conservation area.

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

Plans considered

Location plan

As received on 15 December 2020

Email from applicant 18/01/2021 23:02 original shed in the middle of the garden to be dismantled

As received on 18 January 2021

Email from agent 09/02/2021 19:21 stating measurements 4.2m in width, 2.8m in depth and 3.005m in height

As received on 9 February 2021

Drawings-shed Reading V4.0, shed dimensions, front elevation, rear elevation, side elevation south, side elevation north, block plan

As received 23 February 2021

Photo of shed submitted by agent



CONSULTATIONS

The following addresses were consulted by letter.

113 Brixham Road, Reading, RG2 7RB
88 Kingsbridge Road, Reading, RG2 7RQ
92 Kingsbridge Road, Reading, RG2 7RQ

Two letters of representation in objection have been received. No 88 Kingsbridge objected due to a structure erected without planning permission, loss of light and distance to the boundary, size and height. No 92 Kingsbridge objected due to loss of light, materials and unsightly appearance. *Case officer: Drainage would not be a material consideration. Maintenance of the boundary fences would be subject to a civil agreement or party wall agreement between neighbours.*

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)

SPG/SPD

- A Design Guide to House Extensions SPG

Assessment

The proposed replacement shed height would not conform to permitted development requirements and planning permission is required. The height to the eaves is 2.08 which is less than the 2.5m permitted development limit. The proposed shed is less than 2m away from neighbouring boundaries however the dual pitch roof reduces the impact of the 3.005m height. There is an existing shed at 88 Kingsbridge Road which is not substantially smaller than the proposed shed. The proposed shed would be approximately 7.5m from the rear elevations at 92 Kingsbridge Road, 4.8m from 88 Kingsbridge Road and 5.5m from 113 Brixham Road at the end of neighbouring gardens. A couple of large trees are situated adjacent to the property boundary at the rear of the proposed shed. The proposed shed is not

considered to be overbearing or to have a detrimental impact on the neighbouring properties in respect of any significant loss of light.

A window in the front elevation of the shed faces towards 90 Kingsbridge Road and is below the height of the surrounding boundary fences, it is not considered to result in any overlooking.

The agent has confirmed that the original shed was moved to the middle of the garden as a temporary measure and will be removed on completion of the proposed replacement shed to prevent any overdevelopment at the site.

Any reinstatement or works to fix the boundary fences would be subject to a civil agreement between neighbours.

A condition is recommended that the proposed shed is for ancillary use only and to withdraw Class E permitted development.

The development is not harmful to the character or appearance of the site or its surroundings and does not have a significant 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