

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Minster

App Ref: 201553/HOU

Address: 2 Hungerford Drive, Reading, RG1 6JA

Proposals: Proposed removal of existing summer house and two sheds and erection of new Summer house

Case Officer: Nathalie Weekes

Date received (valid from): 4 November 2020

Target Decision date: 2 March 2021

PROPOSAL AND SUPPORTING INFORMATION

The application site is a two storey semi-detached property with an integrated side garage. The application site is at a higher level than the neighbouring property at 3 Hungerford Drive. The surrounding area is predominately residential and in an AQMA.

The proposal is for a new summer house to replace the current three outbuildings at the rear of the garden which cover a width of approximately 8.6m and are 0.6m away from the boundary with 1 Hungerford Drive, 0.8m away from the boundary with 3 Hungerford Drive and 0.87m away from the boundary with 31 Baydon Drive. These existing sheds and summer house set a precedent for development of an outbuilding. Other outbuildings have been permitted in Hungerford Drive.

The proposal is for an ancillary summer house measuring 7.98m in width, 4.5m in depth, 2.7m in height with a flat roof, increasing to 3m to the top of a roof light which measures 3.06m in width and 2.06m in depth. A gap of 1m is proposed between the side elevations of the outbuilding and the boundary fences and a 0.6m gap from the rear of the proposed summer house to the rear boundary. The proposed summer house would be approximately 12m from the rear elevations of 1 Hungerford Drive and 19m away from the rear elevations 3 Hungerford Drive and 31 Baydon Drive.

The proposed materials are brickwork and grey coloured bi-fold doors to match the existing dwelling, with grey three layer felt for the roof and low energy external lighting with PIR. A small bathroom would be located within the outbuilding. During the course of this application it has been confirmed that the use of the outbuilding would be as a games room, TV room and study area, ancillary to the main house. Boundary treatments will be the existing timber fences and vegetation screening is proposed around the outbuilding to reduce any impact of development on neighbouring properties.

Current outbuildings at 2 Hungerford Drive



Plans considered

QD 2597/20 Application letter from MFW dated 2/11/2020

208407-1 Location plan

Photo of existing sheds and summer house

CIL

As received on 4 November 2020

Letter from MFW dated 6/12/2020 in response to objections received

As received 7 December 2020

200807-2A Existing site plan

200807-3A Proposed site plan

200807-4A Proposed elevations

200807-5A Proposed plan

200807-6A Proposed roof layout

200807-7A Proposed cross section

As received on 8 January 2021

AA/TPP.08.02.21 Tree protection plan dated 8 February 2021

AA/5837.08.02.21 BS5837 (2012) Tree survey

BS5837:2012 Assessment BS5837 Tree survey 2021

AA/5837-08.02.21 BS5837 (2012) Arboricultural report by Atworth Arboriculture Ltd, dated 8 February 2021

Arboricultural Method Statement / Arboricultural Implications Assessment by Atworth Arboriculture Ltd, dated 8 February 2021

As received on 10 February 2021

Planning history

191022 - Single storey rear extension to provide an orangery. Permitted 30/01/2020

190074/NMA - Non-material amendment to planning consent 161641 to • Change rear doors and windows to bi-fold doors. • Change rear single storey sloping roof with Velux roof windows to a flat roof with lantern lights. • Change ground floor side bathroom window to slightly larger window to match 1st floor window over front door. Permitted 20/02/2019

180079 - Proposed rear first floor extension plus alterations to fenestration. Refused 8/11/2018

161641 - Front porch extension, first floor side extension, rear single storey extension and loft conversion with rear dormer window. Permitted 21/12/2016

140983/CLP - Hip to Gable loft conversion and the erection of a single storey rear extension within permitted development. Permitted 31/07/2014.

CONSULTATIONS

The following addresses were consulted by letter.

29 Baydon Drive, Reading, RG1 6JB

Malthouse Cottage, 16 The Avenue, Mortimer Common, RG7 3QY

8 Hungerford Drive, Reading, RG1 6JA

Hungerford Drive, Reading, RG1 6JA

14 Hungerford Drive, Reading

20 Hungerford Drive, Reading, RG1 6JA

14 Hungerford Drive, Reading, RG1 6JA

30 Baydon Drive, Reading, RG1 6JB

14 Hungerford Drive, Reading, RG1 6JA

32 Baydon Drive, Reading, RG1 6JB

A site notice was emailed to the agent and was displayed on 16 November 2020. 15 letters of representation have been received.

Objection

1 Hungerford Drive - Size, loss of privacy. A shame that trees were cut down.

3 Hungerford Drive - Size of accommodation, out of keeping, facilities, loss of privacy.

8 Hungerford Drive - Proposed use, size, overdevelopment of site, out of keeping.

13 Hungerford Drive - Loss of privacy, out of keeping, overbearing, proposed size.

14 Hungerford Drive - Facilities to include WC not deemed necessary, concern regarding potential change of use, parking provision, similar application for large outbuildings in the road. Whether only residents of Hungerford Drive are allowed to comment.

Hungerford Drive - Not in keeping with residential road, excessive size, loss of privacy, increased road use, possible change of use to living accommodation.

Hungerford Drive - Size, loss of privacy, potential use as a separate dwelling or HMO, overbearing.

Hungerford Drive - Size, intrusive, overbearing, unnecessary for a residential street, poor precedent, loss of privacy, facilities and potential for change of use.

Hungerford Drive - Size, lack of privacy and light, facilities, change of use, works commenced on site, comments made for the application.

Support

Hungerford Drive - Family asset, working from home space, use of garden.

Hungerford Drive - Underutilised space, no loss of privacy as single storey, improve character of the house, no adverse impact to external street scene.

Hungerford Drive - Single storey building cannot have an impact on privacy or loss of light, would be an asset not overbearing, trees were an eyesore. Noise should not be a problem as building to be carried out during daytime, will be at the rear of the property so no detrimental effect on landscape view

Hungerford Drive - Good outlook view for house, within boundaries, not overbearing or impacting light as single storey. At rear of house so no impact on street. Never experienced traffic issues or excessive noise.

Observation

26 Baydon Drive - Granted permission granted for a games room nearby.

Hungerford Drive - Would object due to facilities, materials, light reductions, loss of trees, concerned comments received from residents not living in Hungerford Drive. Also some applications do not allow consultation.

Case officer comments - No action can be taken once trees have been felled. Anyone is allowed to comment on planning applications. Material considerations will be assessed.

Internal consultation

Natural Environment team - Following the submission of a tree survey, tree assessment, a tree protection plan, Arboricultural report and Arboricultural method statement/Implications assessment, there are no objections subject to conditions to ensure the protection of trees in the vicinity and to ensure future landscaping and maintenance.

Communication with agent

The agent was advised on 6 January 2021 of concerns with the size of the proposed outbuilding, its visual impact, the potential for overdevelopment and its impact on trees in the vicinity. The agent was advised that it would be preferable for the outbuilding to be further set away from the boundary and reduced in size. Amended plans were submitted reducing the size of the proposed outbuilding and setting it away further from the side

boundaries. The agent provided additional information on tree protection in the vicinity of the outbuilding and proposed vegetation screening to reduce the visual impact and size of the development on neighbouring properties and to ensure there would be no net loss of vegetation. Further confirmation was provided as to the proposed use of the ancillary summerhouse.

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)

EN14 (Trees Hedges and Woodland)

SPG/SPD

- A Design Guide to House Extensions SPG

Assessment:

Design and the public realm

The proposed single storey outbuilding will not be visible from the street scene or wider public realm. The originally proposed outbuilding was considered to be too large and the amendments have overcome concerns. Previous planning permissions have been granted to extend the original dwelling, construction has commenced on the first floor side extension, rear extensions and orangerie. In this instance there will be sufficient outside amenity space due to the size of the rear garden. The setting away from the sideward and rearward boundaries, and the resultant reduction in footprint, serve to reduce the overall impact of the outbuilding. The dwelling is set within a sizeable plot. The siting of an outbuilding to the rear is therefore generally acceptable and there is a precedent for development with the current sheds and outbuildings. It would not detract from the main dwelling. The design should not detract from the character of the area and would not be visible from public areas. Materials have been selected to match the original dwelling.

Impact on amenity

The outbuilding is sufficiently distant from neighbouring dwellings and would not reduce the amount of light to those dwellings. Windows are proposed on the front elevation of the outbuilding facing towards the rear of 2 Hungerford Drive. They are at ground floor level and are not considered to cause a significantly harmful degree of overlooking, invasion of privacy into neighbouring properties or have a significantly overbearing effect. It would be

considered the equivalent of sitting or standing in the rear of the garden. The existing boundary fencing ensures adequate protection from direct overlooking.

A similar sized outbuilding would likely be achievable under permitted development as detailed in the GPDO (2015). The proposed height to eaves is 2.7m in height which is higher than the 2.5m permitted development limit, whilst the proposed roof lantern measuring 3.06m in width by 2.06m, is at maximum height of 3m and is inset further from neighbouring boundaries. It is not considered to cause any significant harm. The proposed development will not lead to a significant reduction in the amount of daylight and sunlight enjoyed by the occupants of the neighbouring properties. Vegetation screening is proposed to reduce any impact on neighbouring properties by softening the visual impact of the summer house.

The proposal is not considered to have a detrimental impact in relation to potential noise, artificial lighting or crime and safety.

Use of the proposed summerhouse

The small bathroom implies that the outbuilding could be used for accommodation. It has been confirmed during the course of the application that the outbuilding would be used as a games room, TV room and study area, ancillary to the main house. Officers consider it reasonable that a games room, TV and study area use would include a small bathroom. Conditions will be applied accordingly to ensure that the use of the outbuilding remains ancillary to the use of the principal dwelling.

Trees

A tree protection plan and arboricultural assessment has been submitted to identify any remaining trees in the vicinity at risk of harm from the development and to identify preventative action to be taken. Conditions will be applied to ensure tree protection and future landscape screening and vegetation maintenance to improve the visual impact of the development and to ensure that there is no net loss of vegetation as a result of the development.

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), EN14 (Trees Hedges and Woodland) 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

CONDITIONS

Time limit

Plans

Materials

Tree protection

Landscaping

Ancillary use only