

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Mapledurham

App Ref: 210282/HOU

Address: Belstone, Upper Warren Avenue, Caversham, Reading, RG4 7EB

Proposals: Demolition of garage, proposed replacement garage and side extension and associated landscape alterations

Case Officer: Nathalie Weekes

Applicant: Mr Heap

Date received (valid from): 2 March 2021 **Extended Target Decision date:** 9 August 2021

1. INTRODUCTION

The application relates to a detached three storey semi-detached Victorian property located on Upper Warren Avenue. It is on a prominent corner location on Upper Warren Avenue and River Road. The property is set back from the road with established landscaping with a number of mature trees surrounding the property. The neighbouring property Northgate, River Road to the north is attached and it originally comprised a single house. The front entrance of Belstone is orientated towards River Road. The site is on a gradient with a change in level of roughly 1m from south to north. The properties in the vicinity are varied in terms of design and architectural composition.

The site is in The Thames Valley, a designated Major Landscape Feature and in the vicinity of Listed Building 'Four Corners' on the opposite side of Upper Warren Avenue. It is not in a flood risk area or conservation area.

A Certificate B ownership declaration was signed, giving notice to Reading Borough Council of proposed works affecting the public highway.

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

Photos of the front of the site on Upper Warren Avenue and along River Road



2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is to demolish and replace the existing attached garage, with a central section which matches the brick detailing from the main building and reflects the styles of existing roof pitches, bays and dormers/gables and a single story element. Internal reconfiguration is proposed with associated landscape alterations, expanded vehicle access and drop kerbs into the site.

The proposed central section is connected to the existing dwelling and set down at the rear to reduce any impact on Northgate to the rear. It has a gable roof with velux windows at the front and glazed walls set forward of the existing side of the dwelling referencing the design of the main house. A lower flat roof element next to the adjoining Hilgay forms the garage

and utility room. Flat green roofs are proposed subservient to the eaves of the existing dwelling.

A replacement patio is proposed near the north boundary, in front of the proposed extension with rerouted garden paths. A permeable driveway is to be expanded, with construction as outlined in the arboricultural report to protect trees in the vicinity.

The proposed elevations are set forward of the south elevations of the house comprising the side elevations as seen from Upper Warren Avenue but is in keeping with the existing building line of dwellings in the vicinity at Hilgay and 34 Upper Warren Avenue.

Materials are as specified to complement and match the existing dwelling. External lighting is proposed to comply with policy CC8 and avoid disturbing neighbours or wildlife.

The proposed extension will comprise an additional 69m² gross internal area and would remain as an ancillary use to the main dwelling.

Plans considered

2793 025 P5 Design and access statement dated 18/02/2021 by Hives Architects

2793 002P4 Existing plans

2793 003P4 Existing elevations

2793 004P11 Proposed plans

2793 005P11 Proposed elevations

2793 008 P1 Impact on neighbour

J32-5576-003 River Road vehicular access visibility assessment

J32-5576-002 Vehicle Swept Path Analysis Parking Assessment

CIL

As received 19 February 2021

2793 007P2 Existing and proposed 3D views

As received 1 March 2021

2793 001 P15 Site Location plan, Block and roof plan

Arboricultural Impact assessment Rev B April 2021

Site photos

As received 1 April 2021

Arboricultural and Planning Integration Report Ref: GHA/DS/100960:21b dated 5th July 2021

Tree Protection Plan Rev D dated July 2021 prepared by GHA Trees

As received 7 July 2021

3. RELEVANT PLANNING HISTORY

930502 Septic tank approval 10 May 1994

201465 Pre-application advice December 2020

4. CONSULTATIONS

The following addresses were consulted by letter.

North Gate, River Road, Caversham, Reading, RG4 7EH

34 Upper Warren Avenue, Caversham, Reading, RG4 7EJ

Hilgay, Upper Warren Avenue, Caversham, Reading, RG4 7EB

A site notice was sent to the agent and displayed at the site on 2 March 2021 for comments to be received by 24 March 2021. No letters of representation have been received.

Internal consultations:

Natural Environment Team

On 3 August, following ongoing communication the Natural Environment Officer supported the application, subject to a condition and provided the following feedback:

With reference to the agent's (Mr. Wieringa) comments in his 7th July e-mail to you, the updated Arboricultural and Planning Integration Report Ref: GHA/DS/100960:21b dated 5th July 2021 and the updated Tree Protection Plan Rev D dated July 2021, the following are noted:

The previous concerns regarding trees have been addressed and it is worth mentioning that Section 8.6 'Proposal for Resurfacing Existing Drive' now explains in sufficient detail how the levels of existing (re-surfaced) and new turning areas will be married. The up-and-over construction will indeed be laid over the soft areas without prior excavation and the existing drive will be re-surfaced to meet this level.

In conclusion, this application is now supported in terms of trees and landscaping. Please add conditions L1 (landscaping) and L7A (Arboricultural Method Statement) to secure landscaping and tree protection details.

Transport

Transport did not have any objections to the application, subject to conditions and informatives and provided the following feedback:

Confirmation has been provided that the existing dropped crossing from Upper Warren Avenue is to be widened. A license will be required from the Highways Department to undertake works on any part of the Public Highway. As previously advised Google images show a tree located in the grass verge area. The natural tree environment officer will need to be consulted to ensure there is no damage to the tree or tree roots. The gate illustrated on the revised plans now opens into the site and is therefore deemed acceptable.

Gates for the new vehicle access from River Road now open into the site and is therefore deemed acceptable.

Conservation officer

The conservation officer had no objections to the proposal.

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.

5. 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 Policy

National Planning Policy Framework

National Planning Practice Guidance

Planning (Listed Buildings and Conservation Areas) Act 1990.

- Section 72 (1) requires the local planning authority in the exercise of its functions to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

Reading Borough Local Plan (2019)

CC1: (Presumption in favour of Sustainable Development)

CC2: (Sustainable Design and Construction)

CC7: (Design and the Public Realm)

CC8: (Safeguarding amenity)

EN1: (Protection and Enhancement of the Historic Environment)

EN6: (New development in a historic context)

EN12: (Biodiversity and the green network)

EN13: (Major landscape features and areas of outstanding natural beauty)

EN14: (Trees, hedges and woodland)

H9: (House extensions and ancillary accommodation)

H10: (Private and communal outdoor space)

TR3: (Access, Traffic and highway related matters)

TR5: (Car and cycle parking and electric vehicle charging)

SPG/SPD

- A Design Guide to House Extensions (2021)
- Revised Parking standards and design (2011)

Other guidance

- Reading Borough Council Tree Strategy (2021)
- Historic England Good Practice Guide Note Number 2: managing significance in decision-taking.
- Principles of Conservation (Historic England, 2008)
- Guide to the Conservation of Historic Buildings
- (British Standards Publication BS 7913:2013, 2015)

6. APPRAISAL

H9 states: An extension to a house will be acceptable where it:

- A. Respects the character of the house in terms of scale, location, materials and design;

To assess this, the following has been considered - would the proposal:

- detract from the appearance of the original building through the use of ill-matching materials and by not fitting in with the design, scale and proportions of the original building; ***NO the house is set back from Upper Warren Avenue by approximately 20m and the development is set forward of the existing side element on Upper Warren Avenue but is in keeping with the existing building line of dwellings in the***

vicinity. The proposed scale, design and materials complement the existing house and should not detract from its appearance in the public realm and will be screened by hedges and vegetation. It will be subservient to the main house.

- reduce the amount of usable amenity space for the property to an unacceptable degree; **NO**
- require the loss of trees in the garden or put significant trees at risk; **NO** *a tree protection plan and arboricultural report has been submitted and approved by the natural environment officer to protect trees in the vicinity during construction of the proposed driveway and extension. A number of trees will be removed due to the proposed works with replacement trees are to be planted on site. A landscaping plan should be submitted before occupation of the extension to ensure that there is an adequate planting and maintenance schedule in place. There should not be a detrimental impact on biodiversity at the site.*

B. Respects the character and pattern of neighbouring properties and the street as a whole in terms of scale, location, materials and design, and any important existing building line; Respects neighbour's amenities and does not present a large blank façade to public areas.

To assess this, the following has been considered - would the proposal:

- significantly reduce the amount of daylight and sunlight enjoyed by neighbouring properties; **NO** *an impact assessment on Northgate has been provided and there should not be a significant reduction of the amount of daylight or sunlight enjoyed by neighbouring properties due to the design of the proposed extension. Development will be approximately 3.5m away from the boundary with Northgate at a height of 3m. Hilgay is situated closer to the proposed development at a minimum of 0.9m increasing to 1.3m however it will be a single storey.*
- invade the privacy of neighbouring properties through overlooking from windows or balconies; **NO** *the neighbouring properties at Hilgay and Northgate should not be significantly affected due to the single storey element along the western boundary, and the revised siting of the proposed development away from the rear boundary.*
- detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; **NO**
- detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; **NO** *materials are proposed to match and complement the existing dwelling.*

CC8: Safeguarding Amenity states an extension to a house will be acceptable where it will not cause a significant detrimental impact to the living environment of existing or new residential properties.

To assess this, the following has been considered - would the proposal cause a significant detrimental impact to the living environment of existing or new residential properties in terms of:

- Privacy and overlooking; **NO** *see comments above*
- Access to sunlight and daylight; **NO** *see comments above*
- Visual dominance and overbearing effects of a development; **NO**
- Noise and disturbance; **NO**
- Artificial lighting; **NO**
- Vibration; **NO**
- Dust and fumes; **NO**

- Smell; **NO**
- Crime and safety. **NO**

Transport

There are no transport, parking or access concerns, subject to condition and informative and Highways licence for works to the proposed access.

Heritage

The proposed design will not have a detrimental impact on the Listed Building, 'Four Corners' on the opposite side of Upper Warren Avenue due to location of development set back from the road and sympathetic design that compliments the original building.

7. CONCLUSION

The proposed development has been assessed and the proposed works are considered to be in accordance with the above relevant policies and planning permission can be granted.

8. RECOMMENDATION

Application Permitted