

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Whitley

App Ref: 201265/HOU

Address: 22 Connecticut Street, Reading, RG2 6AN

Proposals: Erection of PVCu Orangery to rear of property.

Case Officer: Mr David Brett

Applicant: Ms V Hu

Date received (valid from): 08/09/2020

Target Decision date: 27/11/2020, decision date extended from 03/11/2020 to allow for submission of revised plans.

1. INTRODUCTION

The proposal site is a two-storey detached dwelling situated on the corner of Connecticut Street and New Hampshire Street within Green Park Village. The surrounding area is characterised as part residential, part commercial. There is a mix of similarly designed residential properties in the surrounding area, including semi-detached, and terraced housing. The proposal site is close to Green Park Business Park.

A site visit for this application was not possible due to the Coronavirus lockdown. The applicant supplied site photos on 08/09/2020. These photos were used for the purpose of determining this application.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for the erection of PVCu Orangery to rear of property

Plans considered:

- OS Plan Colour - 22 Connecticut Street
- ~~Block Plan - 22 Connecticut Street~~
- Existing Plan and Elevations - 900-04917
- ~~Proposed Plan and Elevations - 900-04917~~
- Flood Map for Planning
- Flood Risk Assessment and Mitigation Statement

Received on 08/09/2020

- Block Plan - 22 Connecticut Street
- Proposed Plan and Elevations - 900-04917 Rev A

Received on 17/11/2020

3. RELEVANT PLANNING HISTORY

None at proposal site:

Similar proposals within the surrounding area:

16 Champlain Street, Reading, RG2 6AF

- 171693 - Erection of orangery to the rear - Application Permitted on 22/11/2017

38 Champlain Street, Reading, RG2 6AF

- 191820 - Single storey rear extension - Application Permitted on 15/04/2020

5 Maine Street

- 170304 - Single storey rear glass extension - Application Permitted on 04/05/2017

23 Maine Street

- 181081 - Single storey rear extension - Application Permitted on 24/07/2018

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

20 Connecticut Street, Reading, RG2 6AN
45 New Hampshire Street, Reading, RG2 6AJ

No consultation responses have been received for this application.

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 Policy

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Plan (Adopted November 2019)

CC7 Design and the Public Realm
CC8 Safeguarding Amenity
H9 House Extensions and Ancillary Accommodation
H10 Private and Communal Outdoor Space
EN18 Flooding and Sustainable Drainage Systems

SPG/SPD

A Design Guide to House Extensions SPG

7. APPRAISAL

7.1 *House Extensions and Ancillary Accommodation*

In accordance with Reading Borough Local Plan policy H9: House Extensions and Ancillary Accommodation, house extension proposals are acceptable where it:

- *Respects the character and appearance of the house in terms of scale and locations.*
- *Respects the character and pattern of neighbouring properties and appearance of the street as a whole in terms of scale, location, materials and design, the arrangement of doors, windows and other principal architectural features and any important existing building line.*

The proposed orangery at 22 Connecticut Street has a depth of 3.5m, a ground to eaves height of 2.2m, and a maximum height of 3.1m. The width of the proposed orangery is 4.5m and extends to the side boundary at 45 New Hampshire Street. The proposal was revised from the initial submission, which had a depth of 4m, and a maximum height of 3.6m. It was

recommended that the proposal be revised to be smaller in scale to reduce the impact on neighbouring properties and reduce the impact to loss of garden space.

The orangery is to be constructed of white PVCu, with double glazed windows. The materials proposed, along with the design of the orangery is considered acceptable and to respect the character and appearance of the existing dwelling. The proposed orangery is considered to respect the character and appearance of the surrounding area.

In accordance with Reading Borough Local Plan policy H9: House Extensions and Ancillary Accommodation, house extension proposals are acceptable where it:

- *Does not result in a loss of biodiversity within gardens.*

The proposed extension is considered not to result in a loss of biodiversity within the garden as the orangery will be constructed on an already developed part of the garden (patio area).

7.2 Safeguarding Amenity

This proposal has also been assessed against Reading Borough Local Plan policy CC8: Safeguarding Amenity, which states that proposals are acceptable where they will not cause a detrimental impact on the living environment of existing residential properties with regard to:

- *Privacy and overlooking*
- *Access to sunlight and daylight*
- *Visual dominance and overbearing effects of a development*
- *Harm to outlook*

The proposed development is considered to not detrimentally impact the living conditions at 45 New Hampshire Street. The height and scale of the proposed orangery (max height of 3.1m, and depth of 3.5m) is not considered to harm the living conditions at number 45 to the point of refusal for this application. The proposed orangery features a pitched roof at a 22° angle from a ground to eaves height of 2.2m. The proposed orangery is also not considered to result in a harmful loss of light to number 45 due to the orientation of the development in relation to habitable rooms at number 45.

Due to the size, scale and location of the proposed development in relation to 20 Connecticut Street, there is not considered to be any harm to the living conditions at this property. The size and scale of the proposed development is considered similar previously approved rear extensions and conservatories within the surrounding area.

No other nearby occupier is considered to be significantly impinged by the proposed development in relation to any amenity consideration. Overall, the proposed development is not considered to harm the amenity of the surrounding area. Both in terms of its part residential and part commercial setting.

7.3 Private and Communal Outdoor Space

This proposal has also been assessed against Reading Borough Local Plan policy H10: Private and Communal Outdoor Space, which states that:

- *Usable outdoor space for houses should be no less than the gross floor area of the dwelling. To which it relates.*

As existing, the footprint of the dwelling house at 22 Connecticut Street is 52m², with the size of the rear garden being 40m² (as measured on the Location Plan). As existing, the gross footprint of the dwelling is already larger than the useable outdoor space. The further reduction in outdoor garden by 16m² as a result of the proposed orangery is not considered significantly harmful in this instance, given the context of the surrounding area.

7.4 Flood Risk

As the proposal site is within flood zone 2, it is required that a flood risk assessment report be carried out and produced to support this application. The report provided addresses every

aspect of the proposal. It details the impact of the single storey rear extension. The report demonstrates effectively that flood risk has been considered and addressed.

It is considered that the proposals will not increase the risk of flooding, or compromise the safety of the occupants or neighbours should a 1 in 1000 flood occur, subject to a compliance condition detailing that the measures detailed within the FRA are followed.

8. 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.

9. RECOMMENDATION

GRANT

10. CONDITIONS

TL1: Time Limit (Standard)

The development hereby permitted shall begin no later than three years from the date of this planning permission.

REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

AP1: Approved Plans

The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

Plans considered:

- OS Plan Colour - 22 Connecticut Street

Received on 08/09/2020

- Block Plan - 22 Connecticut Street
- Proposed Plan and Elevations - 900-04917 Rev A

Received on 17/11/2020

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

M1: Materials (To Match)

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing building.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with policies CC7 and H9 of the Reading Borough Local Plan 2019.

SU9: Flood Protection Measures (As Specified)

Prior to first occupation of the extension hereby permitted, all flood mitigation and protection measures as contained within the Flood Risk Assessment and Mitigation Statement (received on 08/09/2020) shall be implemented in full and maintained in perpetuity for the lifetime of the development.

REASON: In order to comply with good practice building for flood resilience/safety in the flood zone and in accordance with Policy EN18 of the Reading Borough Local Plan 2019.

11. INFORMATIVES

IF1: Positive and Proactive Working - approval

The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target timescale for the decision to be issued.

IF5: Terms

Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.

IF6: Building Control

Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.

IF7: Complaints about construction

Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.

IF8: Encroachment

During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at: www.communities.gov.uk/publications/planningandbuilding/partywall