

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham

App Ref: 201206/HOU

Address: 12 Queen Annes Gate, Reading, RG4 5DU

Proposals: Erection of summerhouse in back garden.

Case Officer: Mr David Brett

Applicant: Mr C Stevens

Date received: 27/08/2020

Valid from: 02/09/2020

Target Decision date: 28/10/2020

1. INTRODUCTION

The proposal site is a two-storey detached dwelling located on Queen Annes Gate, Caversham. The surrounding area is considered residential with similarly designed two storey detached dwellings.



1. Proposed location of summerhouse, facing west. Photo provided by the applicant on 20/10/2020.



2. Proposed location of summerhouse, facing south. Photo provided by the applicant on 20/10/2020.

A site visit for this application was not possible due to the Coronavirus lockdown. The applicant supplied site photos on 20/10/2020. These photos were used for the purpose of determining this application.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is the erection of a summerhouse in back garden.

Plans considered:

- Location Plan - 12 Queen Anne's Gate
- Block Plan - 12 Queen Anne's Gate
- Proposed Summerhouse - 12 Queen Anne's Gate - S/H 01

Received on 02/09/2020

3. RELEVANT PLANNING HISTORY

100739 - Certificate of Lawfulness for proposed single storey rear extension - Application withdrawn on 17/05/2010

100055 - Single storey rear extension - Application permitted on 02/11/2010.

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

14 Queen Annes Gate, Caversham, Reading, RG4 5DU
29 Fairfax Close, Caversham, Reading, RG4 6DA
61 South View Avenue, Caversham, Reading, RG4 5AJ
63 South View Avenue, Caversham, Reading, RG4 5AJ
65 South View Avenue, Caversham, Reading, RG4 5AJ
67 South View Avenue, Caversham, Reading, RG4 5AJ

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
EN14 Trees, Hedges and Woodland
EN15 Air Quality
H9 House Extensions and Ancillary Accommodation
H10 Private and Communal Outdoor Space

SPG/SPD

A Design Guide to House Extensions SPG (2003)

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 summerhouse features a footprint of 9m² and is situated towards the rear boundary, and side boundary to 29 Fairfax Close. The proposed summerhouse is set off the side boundary by 0.6m. The maximum height of the proposed summerhouse is approximately 3.2m,

with a ground to eaves height of 2.3m. The walls are proposed to be constructed of timber (natural colour), with a black bitumen shingles roof. The windows and doors are to be double glazed and timber framed.

Overall, the proposed summerhouse is not considered to detrimentally impact the character and appearance of the host dwelling in accordance with Reading Borough Local Plan policy H9. This is due to the size and scale of the proposed development and its location in relation to the host dwelling. It is however considered necessary and reasonable to include a condition detailing that the summerhouse shall strictly be ancillary to the main house, to ensure it remains ancillary in the future.

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.*

It is not considered that the proposal would result in a loss of biodiversity within the garden to the point of refusal for this application.

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 (amongst other things):

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

The proposed summerhouse is not considered to detrimentally impact the living conditions at 29 Fairfax Close due to the size, scale and location of the development in relation to the dwellinghouse at number 29. While the proposed summerhouse is within 0.6m of the side boundary, the height and location of the proposal are considered acceptable. It is considered unlikely that the proposed development would harm private rear garden of 29 Fairfax Close in terms of overlooking or appearing visually dominant. It is not considered that the proposed summerhouse would harm privacy, harm the outlook or result in overlooking to the dwellinghouse at number 29.

With regards to the other adjoining neighbouring property, 14 St Annes Gate, it is not considered that the proposed development would harm the living conditions at this property. This is again due to the size, scale and location of the proposed development in relation to the dwellinghouse and the rear garden of 14 St Annes Gate.

It is considered highly unlikely that the proposed development would harm the living conditions to residents along South View Avenue due to the size, scale and location of the proposed summerhouse.

Overall, the proposed summerhouse is considered acceptable in accordance with Reading Borough Local Plan policy CC8.

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.*

It is considered that this proposal will not represent an unacceptable loss in private outdoor space. As the size of the private outdoor space will still be larger than the usable floor space of the dwelling on the ground floor.

7.4 Air Quality

This proposal has been considered against Reading Borough Local Plan policy EN15, as the proposal site is within an Air Quality Management Area (AQMA). As demonstrated in the policy, this proposal does not meet the requirements for an Air Quality Assessment (AQA) and is considered not enough of a detrimental impact air quality to warrant such an assessment due to the size and scale of the proposal.

7.5 Trees

The proposed development is not considered to harm nearby protected trees due to the size, scale and location of the proposal. There are several protected trees within the rear gardens of properties at Fairfax Close. Therefore, the proposed development is considered in accordance with policy EN14 of the Reading Borough Local Plan, as no trees will be removed or damaged as a result of this proposal.

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:

- Location Plan - 12 Queen Anne's Gate
- Block Plan - 12 Queen Anne's Gate
- Proposed Summerhouse - 12 Queen Anne's Gate - S/H 01

Received on 02/09/2020

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.

PD6: Ancillary Domestic Use

The outbuilding/summerhouse hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling known as 12 Queen Annes Gate, Reading, RG4 5DU.

REASON: To accord with the terms of the application, and to ensure that separate occupation of the extension/building would not detract from the amenities or living conditions of neighbouring residential properties (or the character of the locality) in accordance with Policy H9 of the Reading Borough Local Plan 2019.

11. INFORMATIVES

Standard Informatives