

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham
App Ref: 200337
Address: 6 Paddock Road, Caversham, Reading, RG4 5BY
Proposal: Proposed Garden Room.
Case Officer: James Schofield
Applicant: D. Shrive
Date received (valid from): 5 March 2020
Target Decision date: 30 April 2020

1. SITE DESCRIPTION

The proposed site forms part of the curtilage of Grade II Listed historic early 17th century two storey house. The site is accessed from a relatively narrow access from Paddock Road. To the rear a large garden is attached to the primary part of the site by a narrow strip, giving the site a ladle shape. The modern detached garage is in the rear garden, as is a protected tree near the northern boundary. The garden appears reasonably cut-off from the dwelling and Paddock Road. Paddock Road Industrial Estate is adjacent to the eastern boundary of the rear garden. Except for the south-eastern corner, the rear garden falls within a designated Green Link. The proposal is not in a Conservation Area, however, Nos 4 and 8 Paddock Lane to either side are also Grade II Listed Buildings. The entirety of the site is in the most severe flood-risk zone (Flood zone 3).

2. PROPOSED DEVELOPMENT

The proposed development is for the construction of a single-storey annexe in the south-eastern corner of the rear garden; adjacent to the industrial estate and the boundary with 8 Paddock Lane. Plans considered;

Drawing No. Padd-1-A Block & Location Plan
Drawing No. Padd-2-B Outline Proposals Garden Room
Received 4 December 2019

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

Neighbours

All adjoining neighbours were consulted by letter, no responses were received.

5. EQUALITY ACT 2010:

In determining this application, the Council is required to have regard to its obligations under the Equality Act 2010. There has been an indication that a member of one of the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this planning application. Therefore, in terms of the key equalities protected characteristics it is considered necessary to assess if the local development plan adequately avoids the causing any significant adverse impacts. It is determined that local policy seeks explicitly to

take these needs into account wherever feasible, and in this case, Policy H9 is considered to be compliant with the Equality Act 2010 by virtue of offering special consideration and additional latitude in terms of a wider array of amenity provision in the case of annexes in order to empower protected groups to live more independently and or meet other identified needs where possible.

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'.

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving a listed building or its setting or any features of special interest which it possesses.

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 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.

The following local and national planning policy and guidance is relevant to this application:

National Planning Policy

National Planning Policy Framework (2019)

National Planning Practice Guidance

Reading Borough Local Plan (adopted 2019)

CC7: Design and the Public Realm

CC8: Safeguarding Amenity

H9: House Extensions and Ancillary Accommodation

EN1: Protection and Enhancement of the Historic Environment

EN12: Biodiversity and the Green Network

SPG/SPD

A Design Guide to House Extensions SPG

7. APPRAISAL

7.1 Principle of development

The application seeks permission to build a single-storey annexe in the south-eastern corner of the rear garden. Such domestic works are supported in principle by Policy H9 of Reading Borough Local Plan (2019) subject to a number of criteria ensuring the effects of such works are not harmful and are not likely to become a separate dwelling in the future. Other considerations will be considered in more detail in the following sections.

7.2 Scale, appearance and design

Policy CC7 of the Local Plan states that, development must be of a high design quality that maintains and enhances the character and appearance of the area in Reading in which it is located.

Policy H9 states that an annexe will be acceptable where it: respects the character of the house and is unlikely to become clandestine development of a separate dwelling.

The proposed annexe could rely on access through the adjacent industrial estate as seen in the preapp scheme, however, this is not what is currently proposed. A condition limiting the use of the annexe to uses ancillary to the main dwellinghouse is considered sufficient for the purposes of ensuring this remains the case. The proposed annexe does not appear likely to impact the character of dwelling or adjacent sites due to its location. The proposed materials and design appear to be of a sufficient quality.

The proposed site is within the curtilage of a Grade II Listed Building (List Entry Number: 1302883) and is adjacent to two other sites which are (three listings). As such, it is necessary for the proposal to demonstrate it would adequately protect and enhance the historic character of this part of Reading. Due to the isolated location of the annexe, the proposed works are acceptable within its context. However, this would not likely be the case if the application had been for a separate dwelling, and a condition ensuring the use remain ancillary to the enjoyment of the main dwelling is prudent.

As such, with the discussed conditions, the scale, siting and design of the proposed annexe are not considered to result in any material harm to the immediate character or appearance of 6 Paddock Road, or the surrounding area, and thereby accords with policies EN1 and CC7 of the Reading Borough Local Plan (2019).

7.3 Amenity

Policy CC8: 'Safeguarding Amenity' of the Local Plan (2019) states new structures ancillary to the enjoyment of a dwelling will be acceptable where they will not cause a significant detrimental impact to the living environment of existing or new residential properties.

The proposal includes an annexe at the end of a large garden adjacent to gardens and industrial sites. No sensitive windows of neighbouring sites are within 20 meters of the annexe; and the building is single-storey. As such, any detrimental loss of privacy is deemed improbable to result to either the annexe itself or neighbouring sites. And, as a result, the proposal does not affect the amenity of neighbours and accords with Policy CC8.

7.4 Biodiversity and sustainability

Part 'b' of Policy EN12 indicates that all development sites should not result in a net loss of biodiversity or geodiversity, and should provide a net gain for biodiversity wherever possible through new tree planting, wildlife friendly landscaping and other ecological enhancements. These aims are supported by Policy H9 which states that development will only be acceptable where it does not result in the loss of biodiversity within gardens.

The relevant part of the garden does not benefit from any protected trees or identified Green Links; however it does occupy the only part of the site where this is not the case. The proposal is not considered likely to result in a net loss of biodiversity or geodiversity. As such the proposal is considered to accord with the biodiversity and sustainability considerations of Policies H9 and EN12 of the local plan.

8. CONCLUSION

In light of the above assessment the proposal is considered to accord with the requirements of the development plan and is therefore recommended for approval subject conditions.

9. RECOMMENDATION

GRANT

10. CONDITIONS

1. Standard time limit (TL1)
2. Standard approved plans (AP1)
3. M3 Materials as specified
4. Use limited to ancillary enjoyment (PD6)