

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Tilehurst
App Ref: 200492
Address: 116 Corwen Road, Tilehurst, Reading, RG30 4TA
Proposal: Erection of a 6ft fence with supporting wall along the boundary of the side garden.
Case Officer: James Schofield
Applicant: Miss Lucy Kidson
Date received (valid from): 16 April 2020
Target Decision date: 26 June 2020

1. SITE DESCRIPTION

This application relates to a two-storey end of terrace dwelling on Corwen Road at its intersection with Bran Close. The principal front elevation faces onto Corwen Road with the front door facing Bran Close. The site is not in a conservation area and no trees on site are covered by tree protection orders. The rear garden falls within a designated Green Link.

2. PROPOSED DEVELOPMENT

This household planning application seeks permission for the construction of a 1.8-meter-high fence with brick supporting wall and columns from behind the entryway along Bran Close and joining the existing detached garage to the rear. The fence would enclose a piece of land beside the house within the applicant's ownership, which is already enclosed by a short 1ft high wall. The land contains x2 existing trees.

It should be noted, this household planning application simply considers the 1.8-meter-high fence, and given the application type, the proposal does not consider any change of use of the land being enclosed by the fence. Any change of use of to this land would require separate permission through a full planning application or a Lawful Development Certificate. Plans considered;

Location Plan
Block Plan
Drawing No: T11_Bran Close Waiting Restriction Review 2019A
As received 31 March 2020

Front View
Rear View
Side View
As received 16 April 2020

Front View
Rear View
Side View
Block Plan
As received 10 July 2020

Amended plans were received in July 2020. These secured the following amendments to the proposal as originally submitted:

- Amended position of fence;
- Amended from solid brick wall to fence with brick supporting wall and columns;
- Additional tree planted.

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3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

Neighbours

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

Transport

Officer provided comments with no objections to the scheme.

Natural Environment

Officer did not object to the scheme due to the limited potential for the scheme to impact the existing trees on site. Furthermore, it is noted that a new tree is proposed to be planted as part of the scheme.

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 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

EN12: Biodiversity and the Green Network

TR3: Access, Traffic and Highway-related Matters

SPG/SPD

A Design Guide to House Extensions SPG

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7. APPRAISAL

7.1 Principle of development

The application seeks permission to build a 1.8-meter-high garden fence and supporting wall. 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. Other considerations will be considered in more detail in the following sections.

7.2 Scale, appearance and design

Policy H9 'House extension and ancillary accommodation' states that: *"an extension to a house or other householder development will be acceptable where it:*

- *Respects the character and appearance of the house in terms of scale, location, materials and design;*
- *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;*
- *Does not present an overbearing impact on neighbours or a large blank façade to public areas; and*
- *Does not result in a loss of biodiversity within gardens"*

At 1.8m, the height of the fence is considered reflective of other means of enclosure found in a residential area. Initially, as a solid brick wall extending right angles to the street, the proposal was considered to result in unnecessary prominence and a blank appearance. This was considered undesirable as it would have had a harmful effect on the character of the area. However, amendments securing tapering to the boundary was able to maintain sightlines down Bran Close from the front door and the inclusion of fence panels with brick plinth and columns was considered to successfully reduce the visual impact of the fence. A condition requiring the use of bricks being used to match those of the dwelling is recommended to provide surety that the proposed brick plinth and columns will be congruent with the dwelling and wider area in terms of the materials used.

Subsequent to this analysis, the proposal is considered to accord with CC7 (Design and the Public Realm), CC8 (Safeguarding amenity) and H8 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (2019) and the Council's Supplementary Planning Guidance "A Design Guide to House Extensions" (2003) should such a condition be put in place.

7.3 Safeguarding Amenity

Policy CC8: Safeguarding Amenity states that development 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**
- Access to sunlight and daylight; **NO**
- Visual dominance and overbearing effects of a development; **NO**
- Noise and disturbance; **NO**
- Artificial lighting; **NO**

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- Vibration; **NO**
- Dust and fumes; **NO**
- Smell; **NO**
- Crime and safety. **NO**

The proposal would provide improved privacy and greater outdoor usable amenity space for the occupants of the dwelling.

Subsequent to the above analysis, in this instance and based on the sites individual circumstances, the proposed development is deemed to accord with Policy CC8 and the overbearingness considerations of Policy H9.

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.

Whilst containing 2 small trees, the relevant part of the garden being enclosed does not benefit from any protected trees. The proposed fence does not require the removal of these, however some pruning may be necessary to construct the fence. Notwithstanding this, from site inspection, the trees themselves largely exceed the height of the proposed wall and a new tree is proposed to be planted. In this regard the Council's Natural Environment Officer has no objections to the proposal.

As such, the proposal is not considered likely to result in a net loss of biodiversity or geodiversity. The proposal is considered to accord with the biodiversity and sustainability considerations of Policies H9 and EN12 of the local plan.

7.5 Transport

Policies TR3 and TR5 indicate proposed development will accord with the most up-to-date objectives of the Local Transport Plan, comply with the adopted standards of the Transport Authority, refraining from having a material detrimental impact on the function of the transport network and promoting sustainable transport.

The position of the proposed fence would refrain from having a material detrimental impact on the function of the transport network. The location seems to preclude the chance of loss of visibility and this is further aided by amendments to the plan which improve the visibility and legibility of the dwelling's front door from Bran Close. An informative is considered sufficient to address any encroachment onto highway land, and no objection is raised in this regard.

As such, the proposal is considered to accord with the adopted transport strategy and the requirements of Policy TR3 of the Local Plan (2019).

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.

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9. RECOMMENDATION

GRANT

10. CONDITIONS

1. Standard time limit (TL1)
2. Standard approved plans (AP1)
3. Materials to match (M1)