

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Peppard
App Ref: 200263
Address: 362 Peppard Road, Emmer Green, Reading, RG4 8UZ
Proposal: Detached granny annex
Case Officer: Mr James Schofield
Applicant: Mr G H Gordon-Graham
Date received (valid from): 18 February 2020
Target Decision date: 14 May 2020 (extended to 8 September 2020)

1. SITE DESCRIPTION

Peppard Road is a suburban street characterised by a mixture of attached and semi-detached houses. Dwellings typically have generous gardens. The rear half of the back garden falls within a designated Green Link. The adjacent site, 30 Russet Glade, has a tree that enjoys a Tree Protection Order approximately 6 metres from the boundary.

2. PROPOSED DEVELOPMENT

The application seeks permission for the building of a single-storey outbuilding at the end of the garden approximate 4 metres from the boundary with 30 Russet Glade and abutting the boundary with 32 Russet Glade. The distance between the building and existing houses would be approximately 30 metres if approved and built. Plans considered;

Site Plan
Drawing No. GC 2020/01 Proposed Elevations and Floor Plan
Proposed Block Plan
As received 20 February 2020

3. RELEVANT PLANNING HISTORY

None applicable.

4. CONSULTATIONS

Neighbours

A site notice was displayed and all adjoining neighbours were consulted by letter receiving two comments which were concerned about the potential impact a structure taller than the existing fence would have on their flowers at the end of their garden (adjacent to the proposed site), silk deer, the potential for future occupants to be louder than those the building is proposed for, and for the lack of separate access of the proposed annex hampering the maintenance of the structure. It is important to note that recommendations for planning applications have to work within the statutory and policy concerns relevant to the case. As such, it is necessary to note that while noise and loss of light can be considered material considerations - the other concerns noted fall outside of the existing statutory and policy framework which means they cannot legally be used as a basis for accepting or refusing this or any other planning application. Please see section 7.3 and 7.4 for the analysis of those concerns identified in the objections which can be legally considered material considerations within the scope of 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 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

EN12: Biodiversity and the Green Network

H9: House Extensions and Ancillary Accommodation

SPG/SPD

A Design Guide to House Extensions SPG

7. APPRAISAL

7.1 Principle of development

Residential extension and alterations are supported in principle by Policy H9 (House Extensions and Ancillary Accommodation) of the Local Plan (2019) subject to a number of criteria ensuring the effects of such extensions and alterations respect its context and are not harmful. Specifically, in relation to ancillary accommodation, such as granny annexes, they will only be considered acceptable where they would not be capable of operating as a separate dwelling which could be let or sold separately. While the proposal would include a full range of amenities, the lack of access/need to rely on access through the main dwelling, proposed use by occupants of the dwelling, and shared amenity space suggest it is unlikely to be clandestine development of a separate dwelling. Furthermore, a condition requiring the annex to not be sold or let separately from the main dwelling is considered to be sufficient to ensure this remains the case. Subject to the above condition, the principle of development is acceptable.

7.2 Character and scale

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 extension will be acceptable where it: respects the character of the house, the pattern of neighbouring properties and building lines.

The character of the proposed annex is considered to not be out of keeping for outbuildings of this type, the dwelling to which it belongs or the wider area. For the reasons discussed above, the development is considered to avoid causing any harm to the character or appearance of the wider area. As such, the proposal accords with the aims of Policy CC7 and the design considerations of Policy H9.

7.3 Amenity

Policy CC8 requires development to refrain from causing a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for residents. And Policy H9 compliments these aims by indicating that acceptable development will not present an overbearing impact on neighbours or public areas.

Neighbours of adjacent sites, 30 and 32 Russet Glade have objected in part on the basis of loss of light and the potential for overlooking into their site. While it appears the elevation of the garden does mean the annex would be higher relatively speaking, it is noted that the application does not include any windows on this elevation, the dwellings are at least 30 metres away and considerable screening is afforded by trees which enjoy Tree Protection Orders.

While screening alone cannot make a scheme acceptable, this does seem to improve a situation which would likely be acceptable otherwise due to the distance from the dwellings, lack of windows in sensitive elevations and relatively limited scale of the proposal. As such, subsequent to the above analysis, in this instance and based on the site and the proposals individual circumstances and characteristics, 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. These aims are supported by Policy H9 which states that an extension will only be acceptable where it does not result in the loss of biodiversity within gardens.

While the site lies within an identified Green Link, the proposed block plan and photos of the site indicate that there would be no loss of biodiversity on the site proper; and that the distance from protected trees is considered relatively large. Furthermore, granting planning permission for this application would not eliminate the need for the applicant to ensure the development did not in anyway harm the protected trees or their root system. Furthermore, the trees are downhill/below from the proposed site which is considered to further reduce the risk of impact on the root system.

Further to the above analysis, the proposal is considered to accord with the biodiversity and sustainability considerations of Policies H9 and EN12 of the local plan and is best supported with a condition requiring the implementation and maintenance of the landscape plan.

8. CONCLUSION

In light of the above assessment the proposal is considered to accord with the requirements of the development plan. As such, the proposed development is recommended for approval subject to conditions.

9. RECOMMENDATION

GRANT

10. CONDITIONS

1. TL1 Standard time-limit
2. AP1 Standard approved plans
3. M3 Materials as specified
4. PD6 Ancillary Domestic Use

APPENDIX

Site Photos

Photographs provided by the applicant.





