

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Whitley
App Ref: 200299
Address: 87 Blandford Road, Reading, RG2 8RR
Proposal: Proposed granny annex in the rear garden of 87 Blandford Road
Case Officer: James Schofield
Applicant: Mr and Mrs Martin and Tracy Collins
Date received (valid from): 25 February 2020
Target Decision date: 12 May 2020

1. SITE DESCRIPTION

The proposed site forms part of the curtilage of a semi-detached residential dwelling on Blandford Road. Houses along this section of Blandford Road enjoy deep gardens. There are no Tree Protection Orders or Listed Building's relevant to the development site. The proposal is not in a Conservation Area but is within a designated Green Link.

2. PROPOSED DEVELOPMENT

The proposed development is for the construction of a single-storey granny annexe toward the end of the garden. Supporting materials and plans considered;

Letter requesting special consideration of a chronic medical condition
Received 25 February 2020

Drawing No. OAS/20/1801/1 Rev 0. Existing Elevations
Drawing No. OAS/20/1801/2 Rev A. Proposed Elevations
Drawing No. OAS/20/1801/3 Rev A. Location Plan
Drawing No. OAS/20/1801/4 Rev 0. Block Plan
Received 28 February 2020

Drawing No. OAS/20/1801/5 Rev 0. Proposed Landscape Layout
Received 6 May 2020

Drawing No. OAS/20/1801/2 Rev B. Proposed Elevations
Drawing No. OAS/20/1801/4 Rev A. Block Plan
Drawing No. OAS/20/1801/5 Rev B. Proposed Landscape Layout
Received 13 May 2020

Drawing No. OAS/20/1801/1 Rev A. Existing Elevations
Drawing No. OAS/20/1801/2 Rev C. Proposed Elevations
Drawing No. OAS/20/1801/4 Rev A. Block Plan
Drawing No. OAS/20/1801/5 Rev C. Proposed Landscape Layout
Received 27 May 2020

3. RELEVANT PLANNING HISTORY

191730/PRE: Single-storey Granny Annexe. Observations sent discouraging full range of amenities due to concerns regarding clandestine

development. Subsequent correspondence about chronic medical condition provided further context leading to further advice regarding implications of the Equality Act 2010.
Observations sent 11/12/2019

4. CONSULTATIONS

Neighbours

All adjoining neighbours were consulted by letter and no comments 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 protected group identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. However, the application, as discussed below, will be able to comply with policy while meeting those needs. 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

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 at the end of the garden belonging to 87 Blandford Road. 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. The size of the annex has been reduced following negotiation with by the case officer. The annex would not contain all facilities to allow separate occupation to the main dwelling, would rely on access through the

main dwelling and be of a modest size. It would therefore constitute an appropriate ancillary use in connection with the main dwelling subject to a condition ensuring ancillary use enjoyment to the main dwelling. 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.

Because the proposed annexe would be used for residential purposes ancillary to the main house, a condition limiting the use of the annexe to such ancillary purposes is considered prudent.

The proposed annexe would be a relatively large single-storey building on the current site of an existing outbuilding; albeit one that is smaller than the main dwelling. It is considered in terms of scale and massing of buildings, the intensification would be acceptable and unlikely to detrimentally affect neighbours. The proposed annexe would include a small gable-ended roof. A condition requiring materials to match those specified is considered sufficient to address this concern.

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 87 Blandford Road or the surrounding area, and thereby accords with 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 long garden adjacent to a school field with a reasonable degree of screening offered by adjacent 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 site does not benefit from any protected trees but is within an identified Green Link. Discussions with the agent resulted in a landscape plan which ensured there was not a net decrease in the number or type of trees within this part of the Green Link; and any hardstanding employed is permeable. Accordingly, 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 provided conditions to maintain the landscape plan are included.

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. Use limited to ancillary enjoyment (PD6)
4. Landscape Plan (L4A)
5. Materials as specified (M3)

APPENDIX

Site photos provided by the applicant as of the 6th of May 2020. Site visit not possible due to the COVID-19 pandemic.



















