

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Mapledurham

App Ref: 200613/HOU

Address: 10 Ridge Hall Close, Caversham, Reading, RG4 7EP

Proposals: New pitched roof to garage, replacing flat roof

Case Officer: Mr David Brett

Applicant: Mr Walter Capek

Date received (valid from): 28/04/2020

Target Decision date: 23/06/2020

1. INTRODUCTION

The proposal site is at Ridge Hall Close, Caversham. 10 Ridge Hall Close is set off the highway, with the dwelling house obscured from the street scene by trees. The dwelling house is also at a lower elevation than the highway along Ridge Hall Close, which reduces the impact of the existing dwelling and garage from street scene. The area surrounding the proposal site is predominantly residential, consisting similarly designed detached dwellings. Directly west of the proposal site is a classified woodland area (TPO 1/09) at 'Woodlarks', which runs along to the rear of properties at Upper Warren Avenue.

A site visit for this application was not possible due to the Coronavirus lockdown. The applicant supplied site photos on 17/06/2020. These photos were used for the purpose of determining this application.



1. Existing garage - 10 Ridge Hall Close



2. Existing Garage - 10 Ridge Hall Close

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a new pitched roof to a detached garage at 10 Ridge Hall Close, replacing flat roof.

Plans considered:

- As Existing - Drawing 01
- As Proposed - Drawing 02
- Location Plan Block Plan - Drawing 03

Received on 28/04/2020

3. RELEVANT PLANNING HISTORY

011253 - New pitched roof to existing house and two storey side extension - Application Refused on 07/08/2001 - Appeal Allowed on 11/04/2002

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

8 Ridge Hall Close, Caversham, Reading, RG4 7EP - No response has been received.

12 Ridge Hall Close, Caversham, Reading, RG4 7EP - No response has been received.

Woodlarks, Upper Warren Avenue, Caversham, Reading, RG4 7ED - No response has been received.

Reading Borough Council, Transport - Response received on 28/05/2020

- There are no objections to this application as there is no change to existing provision or impact on the highway or other road users.

Reading Borough Council, Trees - Response received on 16/06/2020

- The garage is not within the 'woodland' area at this address included in TPO 1/09 hence no protected trees at the address will be affected.
- Unfortunately the Google St view from the frontage is obscured so I can't see what trees/vegetation might be around the garage - aerial photos indicate some, albeit they don't look significant. Given the Area TPO next door (Woodlarks, Upper Warren Avenue), an informative would be prudent particularly as there is no acknowledgement of trees on the application form (which is no guarantee of there not being any).
- I have no objections.

A site notice was displayed from 9th May 2020, expiring on 30th May - no responses have been received.

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

H9 House Extensions and Ancillary Accommodation

SPG/SPD

A Design Guide to House Extensions SPG (2003)

7. APPRAISAL

7.1 *House Extensions and Ancillary Accommodation*

This proposal is considered 'other householder development'. 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.*
 - The proposed replacement garage roof is considered acceptable in scale in relation to the garage and the dwelling house.
- *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.*
 - Due to the nature of the proposed works, it is considered that the building line would not be detrimentally impacted by the proposal. The proposal seeks to replicate design features within the proposed replacement garage roof to match the existing dwelling. This includes the use of materials to match (grey slates). The proposed pitched garage roof is considered acceptable, a condition within an approval of this application would require the proposed garage roof to match the dwelling house in terms of materials.



3. Roof of the existing dwelling house 10 Ridge Hall Close.

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.*
 - The proposed pitched roof is considered not to cause an unacceptable loss of biodiversity within the garden at 10 Ridge Hall Close.

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:

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

- The proposal is not considered to harm the visual amenity to neighbouring residents. This is due to the nature of the proposal and the situation of the existing garage in relation to neighbouring residents.

7.3 Trees

The proposal has been assessed for any unacceptable impact on the classified woodland area (TPO 1/09) at 'Woodlarks', which runs along to the rear of properties at Upper Warren Avenue. In accordance with Reading Borough Local Plan policy EN14: Trees, Hedges and Woodland. It is considered that the proposal would not damage or result in the loss of any protected trees situated in the adjacent classified woodland area 'Woodlarks'.

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:

- As Proposed - Drawing 02
- Location Plan Block Plan - Drawing 03

Received on 28/04/2020

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 dwelling house at 10 Ridge Hall Close.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with policy CC7 and H9 of the Reading Borough Local Plan 2019.

11. INFORMATIVES

IF1: Positive and Proactive Working - approval

The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target timescale for the decision to be issued.

IF5: Terms

Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.

IF6: Building Control

Your attention is drawn to the possible requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.

IF7: Complaints about construction

Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.

IF8: Encroachment

During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at: www.communities.gov.uk/publications/planningandbuilding/partywall

I15: Advice about TPO.d trees and trees in Conservation Areas

You are advised that no tree works are approved by virtue of this consent. Any works to trees subject to a Tree Preservation Order will require submission of a tree works application. You are advised that there is an Area TPO at 'Woodlarks', Upper Warren Avenue immediately to the west.