

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Mapledurham

App Ref: 200302/HOU

Address: 7 Woodford Close, Caversham, Reading, RG4 7HN

Proposals: Front balcony infill extension and single storey rear extension.

Case Officer: Mr David Brett

Applicant: Mr Stephen Roberts

Date received (valid from): 25/02/2020

Target Decision date: 28/04/2020

1. INTRODUCTION

This application is a resubmission of approved application 161861 for a single storey rear extension and front balcony infill extension. The reason for this application is that the plans approved in application 161861 have not been implemented within three years of approval.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a front balcony infill extension and single storey rear extension.

Plans considered:

- Location Plan - 7 Woodford Close
- ~~- Proposed Block Plan - 7 Woodford Close~~
- Existing Elevations - RT.001
- Proposed Elevations - RT.002
- Existing Plan - RT.003
- Proposed Plan (Ground Floor) - RT.004
- Proposed Plan (First Floor) - RT.005

Received on 25/02/2020

- Proposed Block Plan - 7 Woodford Close

Received on 22/04/2020

3. RELEVANT PLANNING HISTORY

161861 - Single storey rear extension and front balcony infill extension. - Application approved on 23/11/2016

4. CONSULTATIONS

4.1 The following addresses were consulted by letter.

5 Woodford Close, Caversham, Reading, RG4 7HN - No response received.

9 Woodford Close, Caversham, Reading, RG4 7HN - No response received.

Reading Borough Council, Tree Protection - Response received on Monday 23rd March 2020

- In response to your planning consultation ref: 200302 the tree and landscape comments are as follows:
 - There are a number of protected trees growing beyond the rear boundary of neighbouring properties 5 and 9 Woodford Close plus a Horse Chestnut beyond the southwest corner of 7 Woodford Close. The trees are subject of Tree Preservation Order 50/003. Although the arboricultural information submitted in support of this application is somewhat scant, the trees are around 13m from the proposed extension and there would remain a good gap of around 5m between the trees' canopies and the extended property.
 - The protected trees will be rooting within the garden of 7 Woodford Close therefore we will require an arboricultural method statement and tree

protection plan which provides a scheme for the protection of tree roots within the site. This information will need to be submitted and approved prior to any work commencing on site either in support of this application or to be agreed as a pre-commencement condition once planning permission is granted. This work may not require a full BS:5837 survey and it could be something that the applicant or their agent puts together themselves with advice. I am happy to give advice on this matter if required.

Reading Borough Council, Ecology - Response received on Friday 27th March 2020

- *The application site comprises a link-detached house. It is proposed to erect a single storey extension at the rear and to modify the front balcony. Considering the extent of the works and the fact that the roof of the house is not to be affected by the proposals, it is considered unlikely that the proposals will affect bats or other protected species. As such, there are no objection to this application on ecological grounds. Planning*

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)

CC8 Safeguarding Amenity
H9 House Extensions and Ancillary Accommodation
H10 Private and Communal Outdoor Space
EN12 Biodiversity and the Green Network
EN14 Trees, Hedges and Woodland

SPG/SPD

A Design Guide to House Extensions SPG

7. APPRAISAL

7.1 House Extensions and Ancillary Accommodation

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 single storey rear extension is considered acceptable in terms of size and scale in relation to the existing dwelling. The proposed rear extension has a depth of 4m and a ground to eaves height of 3m, this is considered subservient to the existing dwelling.
 - The proposed balcony in fill consists of a window to match the existing window to the front of the property that serves another bedroom. The use of matching materials and a sympathetic window arrangement means that the proposed

removal of the balcony and in fill is considered to respect the character and appearance of the existing dwelling.

7.2 Safeguarding Amenity

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 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.*
 - The proposed flat roof single storey rear extension is considered appropriate in terms of size and scale to the existing dwelling and neighbouring dwellings. The use of materials to match the existing dwelling and arrangement of windows and doors is considered not to detrimentally impact the character and appearance of street scene. The proposed single storey rear extension will not be visible from the highway.
 - The proposed in fill balcony is considered an appropriate development due to the use of matching materials and a window arrangement that adds symmetry to the overall frontage of the dwelling. This in turn has a positive impact on the street scene, as this aspect of the application will be visible from the highway.
 - It was noted on the site visit (conducted on 12th March 2020) that only one other dwelling along row of detached houses filled in the balcony on the first floor. Whilst the majority of dwellings along this row have retained their balcony, the in fill of the balcony at 7 Woodford Close is not considered to detrimentally impact the character and appearance of the street scene.

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 above criteria is considered when assessing the impact of the proposal on neighbouring properties 5 and 9 Woodford Close. The height, scale and location of the proposed single storey extension is considered to not detrimentally impact 5 or 9 Woodford Close in terms of privacy, access to light, or appear overbearing. There would be no loss of light to habitable rooms at 5 or 9 Woodford Close as a result of the proposed single storey rear extension.
 - The proposed in fill balcony is not considered to detrimentally impact amenity to the surrounding area due to the scale and nature of the proposal.

7.3 Private and Communal Outdoor Space

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.*
 - Although the proposed rear extension would represent a loss in private outdoor space to the rear of the property, the proposal is not considered to represent a significant loss in biodiversity that would result in the refusal of this application.

This proposal has also been assessed against Reading Borough Local Plan policy H10: Private and Communal Outdoor Space, which states that:

- *Usable outdoor space for houses should be no less than the gross floor area of the dwelling. To which it relates.*
 - It is considered that this proposal will not represent an unacceptable loss in private outdoor space. As the size of the private outdoor space will still be larger than the usable floor space of the dwelling on the ground floor.

7.4 Protected Trees

There are several protected trees to the rear of 7 Woodford Close, these are located within a communal green space to the rear of Regency Heights. It has been recommended by the Reading Borough Council Tree Protection Officer that works on the proposed single storey rear extension should not commence until a tree plan and arboricultural method statement (AMS) has been approved by Reading Borough Council. At the time of assessing this application, a tree plan and AMS have not been provided. As a result, a condition will be attached to the approval of this application stating that work on the single storey rear extension cannot commence until these documents have been provided to and approved by Reading Borough Council.

This condition does not apply to the proposed balcony in fill, for which work can commence from the date of approval of this application. The nature and scale of the proposed balcony in fill is considered not to detrimentally impact the protected trees to the rear of 7 Woodford Close.

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:

Plans considered:

- Location Plan - 7 Woodford Close
- Existing Elevations - RT.001
- Proposed Elevations - RT.002
- Existing Plan - RT.003
- Proposed Plan (Ground Floor) - RT.004
- Proposed Plan (First Floor) - RT.005

Received on 25/02/2020

- Proposed Block Plan - 7 Woodford Close

Received on 22/04/2020

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.

M3: Materials (As Specified)

The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and/or application forms unless otherwise agreed in writing with the Local Planning Authority.

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

L7: Arboricultural Method Statement (To Be Submitted)

No development shall commence on site (including demolition or preparatory works), except for the front balcony infill extension, until an Arboricultural Method Statement and Tree Protection Plan in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice for all existing trees that are not shown as being removed on the approved drawings, both within and adjacent to the site, has been submitted to and been approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved Arboricultural Method Statement and Tree Protection Plan.

Reason: In order to ensure that appropriate protection is given to trees of amenity value within and adjacent to the site in accordance with Policy EN14 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 or agreed extended 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 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