

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Tilehurst
App Ref: 191781
Address: 42 School Road, Reading, RG4 8QD
Proposal: Proposed single storey annexe.
Case Officer: James Schofield
Applicant: S. White
Date received (valid from): 4 December 2019
Target Decision date: 29 January 2020 extended to 25 February 2020.

1. SITE DESCRIPTION

The proposed site forms part of the curtilage of a semi-detached residential dwelling on School Road. Houses along this section of School Road and (across the rear of the site on parallel) Victoria Road enjoy deep gardens. The end of 42 School Road's garden is near the end of Dunstall Close. There are no Tree Protection Orders or Listed Building's relevant to the development site. The proposal is not in a Conservation Area.

2. PROPOSED DEVELOPMENT

The proposed development is for the construction of a single-storey granny annexe toward the end of the garden.

Plans considered;

Drawing No. 1836-PL-01 Proposed block plan and site location

Received 4 December 2019

3. RELEVANT PLANNING HISTORY

- | | |
|---------------|--|
| 93-00194-FUL: | Single storey extension - extension to lounge, utility room and WC.
Permitted 24/5/1993. |
| 02-00175-FUL: | Demolition of garage and erection of single storey extension to
provide utility and playroom.
Permitted 26/3/2002. |
| 191374/PRE: | Proposed granny annexe with a full range of amenities but access
reliant on the main dwelling for the purposes of empowering more
independent living of a member of a vulnerable group.
Positive with caveats. 13/9/2019. |

4. CONSULTATIONS

Neighbours

All adjoining neighbours were consulted by letter. An objection was received which posited the proposal would be;

- a self-contained bungalow at the bottom of the garden; and
- the self-contained bungalow would lack access independent of the original dwelling.

Please see section 7.1 on the principle of development.

The objector raised concerns about;	To which the following responses are given;
the practicality of construction and the provision of utilities could be implemented;	questions regarding the practicality of building or servicing a given proposal are not necessarily material considerations. However, the objector may be interested to know that building regulations may address some of these concerns separately;
the potential for the new building to affect privacy of adjacent sites;	please see section 7.3;
the potential for construction to disrupt the safe operation of the transport network including public transport (bus stop near to site); and	please see section 7.4; and
concerns regarding severity and timing of construction generated noise and disruption on neighbouring amenity.	please see section 7.3.

Transport

Comments were received raising concerns about the use and purpose of the annexe and suggesting a condition limiting the use of the structure; no direct objections were raised on transport grounds.

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 member of one of the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this planning application. Therefore, in terms of the key equalities protected characteristics it is considered necessary to assess if the local development plan adequately avoids the causing any significant adverse impacts. It is determined that local policy seeks explicitly to take these needs into account wherever feasible, and in this case, Policy H9 is considered to be compliant with the Equality Act 2010 by virtue of offering special consideration and additional latitude in terms of a wider array of amenity provision in the case of annexes in order to empower protected groups to live more independently and or meet other identified needs where possible.

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 42 School Road; the annexe is proposed to offer a full range of amenities but remain reliant on access through the main dwelling. 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. 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 rely on access through the main dwelling, and is located at the end of a long garden where adjacent land is also constituent to long gardens, the proposed annexe is considered unlikely to be able to easily be sold separately from the main dwelling, and as such, is considered unlikely to warrant being considered a risk of resulting in the clandestine development of a new separate dwelling. Furthermore, a condition limiting the use of the annexe to uses ancillary to the main dwellinghouse is considered sufficient for the purposes of ensuring this remains the case.

The proposed annexe would be a relatively small single-storey building on the current site of a disused dog kennel (see Appendix for photos). It is considered in terms of scale and massing of buildings, the intensification would be relatively modest and unlikely to affect neighbours. The proposed annexe would include a hipped-roof with a rooflight which broadly matches the main dwelling. It is not clear whether the materials used in the elevations would be appropriate for the character of the main dwelling or the wider area. However, a condition requiring materials to match those existing 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 42 School 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.

An objector comment relates to noise and disruption caused by construction. It is noted that some degree of occasional disruption is likely to result whenever one lives near others; as updates and upkeep are near inevitable. However, a condition limiting the timing of construction works is considered helpful in ameliorating the worst effects of what should be a relatively brief period of disruption for what would be a relatively small structure.

The proposal includes an annexe at the end of a long garden adjacent to the ends of other long gardens with a reasonable degree of screening at 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 Transport and Highway concerns

Policy TR3 states development will not have a detrimental impact on the functioning of the transport network. Transport officers were concerned the development would be used as a separate dwelling, and as such, recommended additional parking provision noting that School Road is designated as a red route with parking restrictions. However, the transport officer did not suggest the proposal would detrimentally impact the functioning of the transport network or offer insufficient parking should the annexe be used for purposes ancillary to the enjoyment of the main dwelling; a genuine granny annexe. In this regard the Transport and Planning Officer agree that a condition limiting the use of the annexe is enough to address this concern and ensure the proposal accords with Policy TR3.

7.5 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 or identified Green Links. 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.

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. Materials to match existing (M1)
5. Construction timing condition

APPENDIX

Site photos as of February 11th 2020.



View from the house toward the kennel/proposed site.



The proposed site.



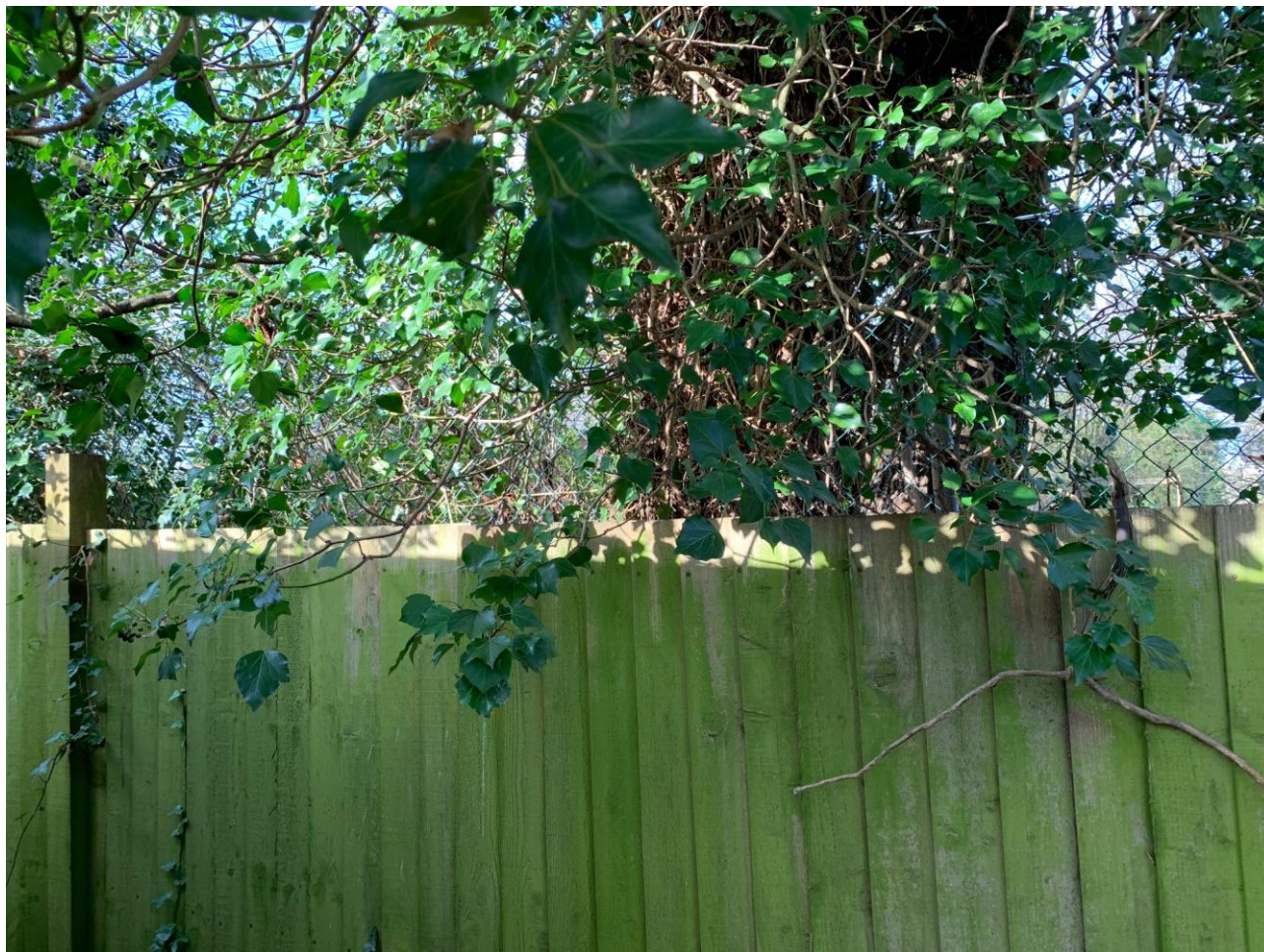
View westwards from the kennel/proposed site.



View eastwards from the kennel/proposed site.



View southwards from the existing kennel/proposed site.



View northwards from (behind the) existing kennel/proposed site toward Victoria Road.