

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Abbey

App Ref: 240484/HOU

Address: 75 Russell Street, Reading, RG1 7XG

Proposals: Wooden Garden Room at the rear of the garden with dimensions 3m x 3.6m.

Case Officer: Mr Gary Miles

Applicant: Jonathan Rood

Date received (valid from): 16 April 2024 **Target Decision date:** 11 June 2024

1. SITE DESCRIPTION

The application site is the rear garden of a semi-detached property located on the easterly side of Russell Street. The property itself has off-street parking for 2 vehicles. Russell Street is predominantly residential, the properties have longer than average rear gardens which are subject to lots of green vegetation. The property is not listed, however it is located within the Castle Hill / Russell Street / Oxford Road conservation area.

Site visit date: 21st May 2024

2. PROPOSAL AND SUPPORTING INFORMATION

Proposed garden room at the rear of the garden measuring 3.6m long by 3m wide and with a height of 2.4m. The garden room will be constructed on a concrete poured base, be constructed from timber with a flat roof slightly sloping to one side, a window and French doors will be on the front elevation.

Plans & documents considered:

Location Plan-dated 16th April 2024

Garden Room Site Plan-dated 16th April 2024

Floorplan & Elevations

Photographs, from applicant.

Received by the Local Planning Authority on 17th April 2024

Tree Plan-superseded

Construction Method Statement-superseded

Received by the Local Planning Authority on 28th May 2024

Revised Tree Plan_2

Revised Construction Method Statement

Tree 1_Pruning Plan

Tree 2_Pruning Plan

Received by the Local Planning Authority on 3rd June 2024

3. RELEVANT PLANNING HISTORY

240311 - 1x Sycamore Tree removal - Permitted April 2024

240109 - Pre-application advice for change of use from a guesthouse to residential. No external work is intended to be carried out - Observation sent April 2024

230600 - 1x T1 Sycamore Fell as preventing erection of fencing to secure this sheltered housing property - Permitted June 2023

4. CONSULTATIONS

The following addresses were consulted by letter.

77 Russell Street, Reading, Berkshire, RG1 7XG
166 Castle Hill, Reading, RG1 7RP
Maisonette, 166 Castle Hill, Reading, RG1 7RP
73 Russell Street, Reading, RG1 7XG
Flat 1, 73 Russell Street, Reading, RG1 7XG

No letters of representation have been received.

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.

5. 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 (2019)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
H9 (House Extensions and Ancillary Accommodation)
EN14 (Trees, Hedges and Woodlands)

SPG/SPD

A Design Guide to House Extensions SPG

6. APPRAISAL

Character and Appearance

Policy H9 states that an extension to a house will be acceptable where it respects the character of the house in terms of scale, location, materials and design and respects the character and pattern of neighbouring properties and the street as a whole in terms of scale, location, materials and design, and any important existing building line. Policy CC7 also sets out relevant considerations for design.

The garden room is considered contemporary in design and is considered it will be subservient to the existing property and neighbouring property. A number of neighbouring properties have existing garden structures of varying size and style. The garden room is to be constructed with

natural timber products and have a max height of 2.4m. In terms of scale, location, materials and design it is considered compliant with policy CC7 of the Reading Borough Local Plan 2019.

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. Policy H10 seeks to ensure that the amenity of gardens and other outdoor areas are not compromised. Policy CC8 states an extension to a house will be acceptable where it will not cause a significant detrimental impact to the living environment of existing or new residential properties.

The proposed garden room is to be positioned at the bottom of the garden with a gap retained fully around the structure. The structure will have a max height of 2.4m excluding the poured concrete base. It is not considered the proposed garden room will be overbearing or harmful to privacy due to its positioning at the far end of the garden and not directly facing in to any other properties. The existing garden and neighbouring gardens are subject to vegetation and dense upper tree canopy - the proposed garden building is not considered to be harmful to daylight or sunlight for the host property or neighbouring properties and is therefore compliant with policy CC8 of the Reading Borough Local Plan 2019.

Trees

Due to the presence of trees in the garden and a nearby Tree Preservation Order located about 15m east of the property, the Tree officer was consulted as part of the process.

The Natural Environment officer notes that whilst a Sycamore tree had recently been felled under application no. 240311 they were concerned about any remaining trees and so the applicant submitted a Tree Plan and Construction Method Statement. The Natural Environment officer had concerns that the ground was going to be disturbed and suggested that the concrete floor be poured at natural ground level rather than excavating to lower than ground level. The applicant submitted a revised Construction Method Statement which omitted any reference to excavation works. The Natural Environment officer requested a pruning schedule to which the applicant submitted 2 plans showing minor pruning works to a couple of trees.

The Natural Environment officer considers the proposed garden room is compliant with policy EN14 of the Reading Borough Local Plan 2019

7. CONCLUSION

The proposed development has been assessed as set out above and is considered to be acceptable on that basis, subject to the following conditions.

8. RECOMMENDATION

Recommended Conditions:

TL1
AP1
M3
PD6