

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Redlands

App Ref: 240140/HOU

Address: 53 Christchurch Road, Reading, RG2 7AT

Proposals: Proposed part single storey and part double storey side and rear extensions to existing dwelling in a conservation area

Case Officer: Sian Hickey

Applicant: Mr & Mrs S Ekenath

Date received (valid from): 4 February 2024 **Decision date (ext):** 21 May 2024

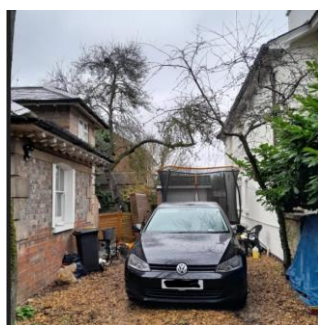
1. SITE DESCRIPTION

The application site is a detached residential dwelling on Christchurch Road. The property is set back from the road and partially screened by trees. There is a brick wall and entrance gate along the front boundary. An alleyway leading to Lancaster Close is situated between the application site and no. 51 Christchurch Road. Christchurch Road is comprised of a mixture of residential and commercial properties. The site is located in the Air Quality Management Area although none of the trees on site are protected by TPO. The property is also located within The Mount conservation area.

The relevant Conservation Appraisal states “Number 53 is a single storey classic lodge building which adjoined the main entrance to “Sutherlands”, which site was redeveloped in the 1970s as Lancaster Close (accessed from Allcroft Road)”.

Site visit date: 21/02/2024

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for part single storey and part two storey side and rear extensions to the existing dwelling.

Plans/documents considered:

Drawing No. 001 - Proposed Block Plan

Drawing No. 002 rev P1 - Location Plan

Drawing No. 003 rev P1 - Existing Ground Floor Plan

Drawing No. 004 - Existing Floor Plans

Drawing No. 005 - Existing Elevations

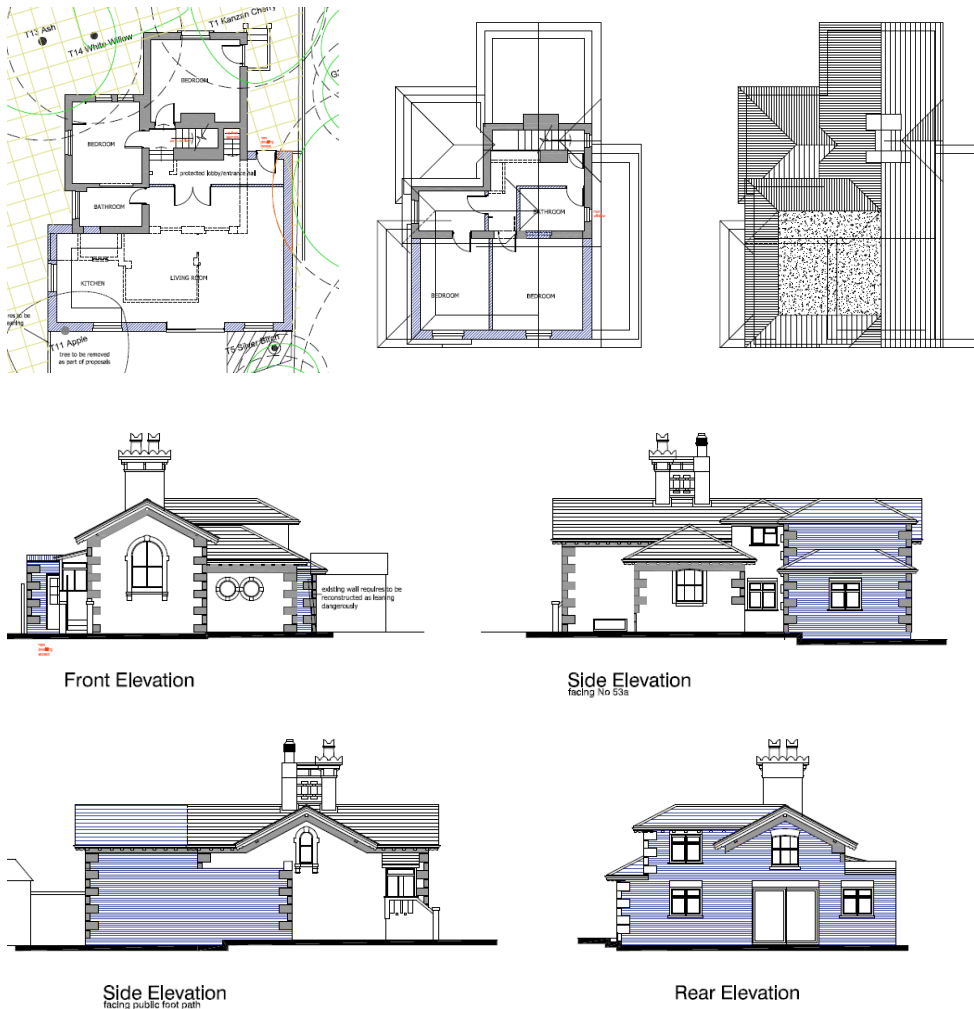
Drawing No. 006 rev P2 - Proposed Ground Floor Plan

Drawing No. 007 rev P2 - Proposed Floor Plans

Drawing No. 008 rev P2 - Proposed Elevations

Design and Access Statement

Arboricultural Impact Assessment, Method Statement & Tree Protection Plan



3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

The following addresses were consulted by letter.

51 Christchurch Road, Reading, Berkshire
10 Lancaster Close, Reading
Linden Mews, The Mount, Reading, RG1 5HL
53a Christchurch Road, Reading, RG2 7AT

Letters of representation have been received as follows: None

Conservation Area Advisory Committee

No comments received

Ecology

The application site is a former lodge house where it is proposed to extend the building to the rear and side. The site is located in a residential area of Reading and is surrounded by habitat of good suitability for use by commuting and foraging bats including lines of trees in gardens and open space and trees associated with Cintra Park to the south. Moreover, we have records of bat roosts in nearby properties.

The bat survey report (Urban Tree Experts, January 2024, ref: SPH/NP/PEA-24/09.01) has been undertaken to the appropriate standard and concludes that the building is unlikely to host roosting bats. As such, since the proposals are unlikely to affect bats or other protected species, there are no objections to this application on ecological grounds.

RBC Transport

Christchurch Road (A327) is a main transport corridor and is located in Zone 2, Primary Core Area, of the Revised Parking Standards and Reading Design SPD. This zone directly surrounds the Central Core and extends to walking distances of 2 kilometres from the centre of Reading. This zone is well served by public transport, with buses continuing either into or out of the Central Core Area via this zone. Confirmation and illustration of parking layout and the access was requested at pre app but this has not been submitted. Should there be any alterations to the existing vehicle access Revised plans illustrating the parking layout for 2 vehicles is required, this can be dealt with by way of condition.

Officer note: the agent confirmed that that no changes are proposed to the access into the site or to parking arrangements as they exist at this time.

RBC Natural Environment

Previous Natural Environment comments pointed to a number of necessary amendments to the Arboricultural Impact Assessment, Method Statement & Tree Protection Plan Ref. TH4423, but ultimately concluded the application is supported subject to conditions L1 and L7 - conditions which are expected provide said necessary details.

However, it seems the agent wishes to avoid a pre-commencement AMS condition and has submitted an amended AMS document.

With reference to the Arboricultural Impact Assessment, Method Statement & Tree Protection Plan Ref TH4423B Rev B dated 12th April 2024, I can confirm the following:

- Necessary tree works have been confirmed: removal of T11 Apple tree, lateral tip reduce branches of T9 Cherry Laurel and of T12 Crab apple by up to 2m
- Excavation of traditional strip foundation trenches within RPA of retained trees to be done by hand with appropriate provisions if roots are found.

All previous comments have been addressed and the application remains supported, hence implementation of the proposed tree protection methods should be secured via condition. A further condition is attached to secure replacement planting.

Discussions with applicant/agent

Planning officers had concerns with the original plans submitted as it was considered the projections past the side elevations would detrimentally affect the original form of the building. Subsequently, the agent provided amended plans removing the first floor side element of the extension to improve the scheme in terms of appearance and reduce the amount of built form visible from the street scene.

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:

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in the exercise of its functions to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

National Policy

National Planning Policy Framework

National Planning Practice Guidance

Reading Borough Local Plan (2019)

Policy CC1 - Presumption in Favour of Sustainable Development

Policy CC7 - Design and the Public Realm

Policy CC8 - Safeguarding Amenity

Policy H9 - House Extensions and Ancillary Accommodation

Policy H10 - Private and Communal Outdoor Space

Policy EN1 - Protection and Enhancement of the Historic Environment

Policy EN3 - Enhancement of Conservation Areas

Policy EN12 - Biodiversity and the Green Network

Policy EN14 - Trees, Hedges and Woodlands

SPD

Design Guide to House Extensions (2021)

The Mount Conservation Area Appraisal (2009)

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.

In addition, Policy EN1 states that all proposals will be expected to protect and where possible enhance the significance of heritage assets and their settings, the historic character and local distinctiveness of the area in which they are located. Policy EN6 also states new development will make a contribution to the historic character of the area by respecting and enhancing its architectural and visual qualities.

In terms of scale, the proposed extension is considered acceptable. It is not considered that the proposal would cause an unacceptable loss in outdoor space, and the additions are subservient to the existing dwelling. The proposed extension would project 4m beyond the existing rear wall of the dwelling and therefore complies with the guidance within the Design Guide to House Extensions SPD. The elements of the proposed extension which would project beyond the existing side walls of the dwelling would be single storey only and significantly set back from the front elevation of the property. The proposal does not interrupt the front existing building line. As most of the proposed development is at the rear of the property it is not considered that the proposal would cause significant harm to the street scene. In terms of design, the proposed extension is considered to integrate well with the host dwelling, the proposed materials are to match those of the existing, and the detailing has been replicated. Overall, it is not considered that the proposed development would harm the character or appearance of the host dwelling or the Conservation Area in which it is located. The surrounding area is characterised by a variety of styles of residential properties and commercial properties.

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.

There are no identified risks of the proposed extensions causing overbearing effects to neighbouring amenity. The two storey element of the proposal is set away from the property boundaries. No new openings are proposed in the first-floor side elevations of the extension and therefore there are no identified risks in relation to overlooking or loss of privacy. Due to the orientation of the proposed extension, there are no concerns regarding overshadowing or reduced sunlight and daylight to any of the adjoining neighbouring properties.

Trees

The trees identified on site are not protected by TPO but are given additional protections due to their location within a conservation area and the Air Quality Management Area. The tree details and tree protection measures have been reviewed by the natural environment team and are considered acceptable subject to conditions. The proposals therefore comply with policies CC7 and 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 - GRANT

Recommended Conditions:

Time limit

Approve plans

Materials

Arboricultural Method Statement (as specified)

Landscaping (to be approved)