

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Kentwood

App Ref: 231443/HOU

Address: 6 Ullswater Drive, Tilehurst, Reading, RG31 6RS

Proposals: Proposed two storey side extension to form a kitchen, utility and study. Creation of a new room over existing garage.

Case Officer: Mr Gary Miles

Applicant: Mr Colin Hall

Date received (valid from): 9 October 2023 **Target Decision date:** 7 May 2024

1. SITE DESCRIPTION

The application site is a 1960's semi-detached residential dwellinghouse, located at the end of the run on Ullswater Drive which consists of semi-detached dwellings of similar character and style. The natural ground level steps up and is considerably higher at the rear than at the front of the property. A number of trees are present in the garden of the host property and neighbouring property. The property is not listed nor in a conservation area.

Site visit date: 7th November 2023

2. PROPOSAL AND SUPPORTING INFORMATION

Proposed two storey side extension to form kitchen/dining and utility with study at first floor, along with forming a new room above the existing integral garage. The proposed two storey side extension will measure approximately 6m in depth by 2m in width with a stepped gable roof which will match the existing ridgeline. The proposed two storey side extension is to be set back from the existing front elevation, brickwork and tiles will match those of the existing property.

Plans & documents considered:

Supporting Application Statement-dated October 2023

Preliminary Bat Roost Assessment (John Newman, dated August 2023)

Preliminary Arboricultural Method Statement (Draffin Associates)-dated 28/09/23 superseded

Drawing no: 875/01-Tree Protection Plan (Draffin Associates)-dated 12/22 superseded

Drawing no: 159_001-Location & Block Plan-dated 17/11/23 superseded

Drawing no: 159_002-Existing G.F. Layout-dated 22/05/23

Drawing no: 159_003-Existing F.F.Layout & Roof Plan-dated 22/05/23

Drawing no: 159_004-Existing Elevations (sheet 1)-dated 22/05/23

Drawing no: 159_005-Existing Elevations (sheet 2)-dated 22/05/23

Drawing no: 159_006-Proposed Ground Floor Layout-dated 03/05/23 superseded

Drawing no: 159_007-Proposed F.F.Layout & Roof Plan-dated 22/05/23 superseded

Drawing no: 159_008-Proposed Elevations (sheet 1)-dated 22/05/23 superseded

Drawing no: 159_009-Proposed Elevations (sheet 2)-dated 22/05/23 superseded

Drawing no: 159_010-Proposed Section-dated 22/05/23 superseded

Received by the Local Planning Authority on 10th October 2023

Drawing no: 159_006_Rev A-Proposed Ground Floor Layout-dated 03/05/23 superseded

-Showing proposed widening of dropped kerb and vehicle access arrangements

Received by the Local Planning Authority on 1st November 2023

Drawing no: 159_001_Rev A-Location & Block Plan-dated 17/11/23
Drawing no: 159_006_Rev B-Proposed Ground Floor Layout-dated 03/05/23
Drawing no: 159_007_Rev A-Proposed F.F.Layout & Roof Plan-dated 22/05/23
Drawing no: 159_008_Rev A-Proposed Elevations (sheet 1)-dated 22/05/23
Drawing no: 159_009_Rev A- Proposed Elevations (sheet 2)-dated 22/05/23
Received by the Local Planning Authority on 12th February 2024

Revised Preliminary Arboricultural Method Statement (Draffin Associates)-dated 15/03/24
Drawing no: 875/01 Rev A-Tree Protection Plan (Draffin Associates)-dated 03/24
Received by the Local Planning Authority on 25th March 2024

3. RELEVANT PLANNING HISTORY

221738 - Pre - Application Advice given for Proposed two storey side extension to form a kitchen, utility and study. Creation of a new room over existing garage - sent February 2023

4. CONSULTATIONS

The following addresses were consulted by letter.

42 Elsley Road, Tilehurst, Reading, RG31 6RP
10 Barbrook Close, Ullswater Drive, Tilehurst, Reading, Berkshire, RG31 6RT
8 Ullswater Drive, Tilehurst, Reading, RG31 6RS

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)
TR3 (Access Traffic and Highway-related Matters)
TR5 (Car and Cycle Parking)

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 proposed extension will match the existing property in terms of character and design, the side extension will be set back from the front elevation of the existing property and be largely screened from view due to its setting. The extension will be constructed of materials to match host property. It is not considered the proposal will be harmful to the host property or the wider streetscene and therefore it is considered compliant with policies CC7 and H9 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 extension will be positioned between the existing eastern elevation and the eastern neighbouring boundary, adjacent to a mature Thorn tree and Silver Birch tree meaning the proposed extension will be largely obscured from the streetview and the detached neighbouring property at 42 Elsley Road. The extension is not considered overbearing, nor harmful to privacy or harmful to daylight/sunlight.

The proposal is considered compliant with policies CC8 and H9 of the Reading Borough Local Plan 2019.

Trees (Natural Environment Officer)

The agent submitted a Preliminary Arboricultural Method Statement with the application however, following the site visit at the property, a number of trees were identified in the garden of the property and in the garden of the neighbouring property. The agent was required to submit an Arboriculture Impact Assessment and a Tree Protection Plan, a requirement for applications where trees are within 15m of the proposed development. The natural environment officer reviewed the documents and identified a number of issues, these issues were addressed by the agent and their own Arboricultural adviser and subsequently a revised Preliminary Arboricultural Method Statement and revised Tree Protection Plan was received in March 2024.

Summary of comments from the Natural Environment Officer:

With reference to the Preliminary Arboricultural Method Statement Ref. AD/CH-2/WBC/875 Revised 15th March 2024, the following are noted:

Previous Natural Environment comments raised concerns with the proposed new boundary retaining wall, which ultimately led to a change in design as to use the existing retaining wall via underpinning it. It is proposed that the existing retaining wall is to be underpinned and that this element of work can be undertaken from the internal side.

Based on the new proposed layout and the revised Preliminary Arb Method Statement it is agreed that mitigation of harm to retained trees is possible and the application is supported in terms of existing trees.

One Apple tree in the rear garden is recommended for removal and replacement on Tree Survey Schedule.

In conclusion, the application is supported in terms of trees and landscaping subject to condition L7A. Please also include the Soils informative:

The proposal is considered compliant with policies CC7 and EN14 of the Reading Borough Local Plan 2019.

Ecology

The application site is an end of terrace house located in a residential area to the west of Reading. The proposals include the erection of a two-storey side extension. The bat survey report (John Wenman Ecological Consultancy, August 2023, ref: R3447/a) has been undertaken to an appropriate standard and concludes that the risk of bats being affected by the proposals is minimal. As such, since the proposals are unlikely to affect bats or other protected species, there are no objections to this application on ecological ground.

The proposal is considered compliant with policies H9 and EN12 of the Reading Borough Local Plan 2019

Transport

The proposed works will result in the loss of the garage and therefore loss of parking. Plans have been submitted illustrating 2 off road parking spaces on the front drive, which would be required in accordance with the Councils current parking standards and design SPD. To accommodate the proposed layout adjustments to the front boundary wall will be required and the existing vehicle access widened which will require a license from the Highways department should the applicant want to explore this.

In principle there are no Transport objections, subject to plans illustrating the extended access being submitted. Revised plans received 1st November 23.

The proposal is considered compliant with policies TR3 and TR5 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

Conditions:

TL1
AP1
M1
DC1
L7A

Informatives:

IF3
I29
I32
I25