

DELEGATED APPLICATION REPORT

App Ref: 230887/HOU

Address: 6 Mapledene, Caversham, Reading

Proposals: Timber orangery to replace existing

Case Officer: Ethne Humphreys

Target Decision date: Originally 18/8/2023; Extension of time agreed until 29/3/2024

1. SITE DESCRIPTION

- 1.1 The application relates to a detached dwelling located on the west side of Mapledene, a cul-de-sac in a low density residential area. The building is not listed, nor is it located in a conservation area. There are TPOS (TPO 8/05) within and near the site.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for a timber orangery to replace the existing conservatory.

The following plans were submitted:

Location Plan 12730/04

Site Plan 12730/03 Rev A

Existing and Proposed Floor Plans and Elevations 12730/01

Proposed Floor Plans and Elevations 12730/02

Received 23rd June 2023

Design and Access Statement

Received 23rd June 2023

Arboricultural Impact Assessment Plan 12730/03 A

Tree Protection Plan - Demolition 12730/03 A

Arboricultural Method Statement dated 6 November 2023

Received 7th November 2023

Raft Foundation Scheme GA/01

Received 16th November 2023

Foundation Investigation Existing AR/01

New Conservatory Proposed AR/02

Received 12th January 2024

Site Investigation Report by Arbtech

Received 12th March 2024

3. RELEVANT PLANNING HISTORY

- 3.1 210412/HOU Insertion of 5x rooflights in the rear roof. Permitted.

4. CONSULTATIONS

- 4.1 Nearby neighbouring properties were consulted by letter. No neighbour letters of representation received.

5 Internal Consultees

- 5.1 **Natural Environment Officer:** Further to submission of report relating to trial trench investigation and root presence, no objection - discussed below.

6. 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.

7. LEGAL AND PLANNING POLICY CONTEXT

- 7.1 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 2023
National Planning Practice Guidance 2014

Reading Borough Local Plan (2019)

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

SPD

Design Guide to House Extensions (2021)

8. APPRAISAL

Character and Appearance

- 8.1 Policy H9 (House Extensions and Ancillary Accommodation) 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 (Design and the Public Realm) also sets out relevant considerations for design.
- 8.2 The proposed orangery would replace an existing conservatory in a similar position. Albeit larger in scale, it would remain subservient to the host property and, due to large garden size, would not appear cramped. Overall, it is not considered that the proposed extension would cause harm to the character and appearance of host dwelling or the surrounding area.

Impact on Neighbouring Properties

- 8.3 Policy H9 (House Extensions and Ancillary Accommodation) states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. Policy CC8 (Safeguarding Amenity) 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.
- 8.4 Given the small scale of the proposal combined with distance to neighbouring boundaries, no overbearing effects / loss of privacy would arise.

Impact on Natural Environment

- 8.5 Policy EN14 (Trees, Hedges & Woodland) seeks to extend the Borough's vegetation cover and that development should make provision for tree planting, whilst Policy CC7 (Design and the Public Realm) seeks proposal should include appropriate landscaping.
- 8.6 The property, and neighbouring properties are subject to TPO 8/05, which includes one tree of particular interest to this application, that being an Oak at No. 5 - T13 of the TPO. The proposed orangery would be within 15m of the TPO Oak, and, furthermore, the canopy of the tree would overhang the proposal. As such, further information was requested to assess the acceptability of the proposal in relation to the TPO oak, and details relating to soil type to ensure the foundations of the orangery would be sufficient.
- 8.7 Further to the above, an Arboricultural Method Statement, soil and foundation details, trial excavation and tree root investigation details and tree protection details were submitted during the course of the application. The Council's Natural Environment Officer is satisfied with the details and has confirmed no objection subject to the Arboricultural Method Statement being updated to include the above details and to form a site-specific document. This will be secured by way of condition.

9. CONCLUSION

- 9.1 The proposed development has been assessed as set out above and is considered to be acceptable.

10. RECOMMENDATION

- 10.1 GRANT