

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Heights

App Ref: 240343/HOU

Address: 1 The Gardeners, Emmer Green, Reading, RG4 8EZ

Proposals: Application for proposed cycle store and pergola with raised decking

Case Officer: Mr Gary Miles

Applicant: Mr A Bhatt

Date received (valid from): 16 March 2024 **Target Decision date:** 13 May 2024

1. SITE DESCRIPTION

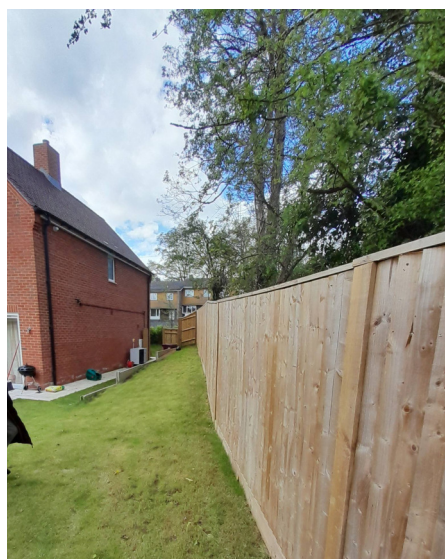
The application site is a new build, two storey, semi-detached property, constructed from red brick and tiled pitched roof. The property has dedicated off-street parking to the side of the property along with a sizeable north-easterly facing rear garden. The property abutts an area of lowland mixed deciduous woodland to the northwest and borders neighbouring gardens to the southeast and northeast. The property benefits from a side gate and adjacent to the side gate on the north-westerly boundary the land slopes upwards and then flattens out up to the fence line. The property is not listed but is located within the Surley Row conservation area.

Site visit date: 16th April 2024

Site visit photos:



Looking north, decking will be located where fence lines meet.



Looking southwest, cycle store will be located between side of house and adjacent to existing fence line.

2. PROPOSAL AND SUPPORTING INFORMATION

The application is for a proposed cycle store measuring 3.1m long, by 1.25m wide and 1.7m high. The cycle store is to be constructed with timber, have opening doors to the front and a pent sloping roof. Proposed pergola with raised decking measuring 3.5m by 3.5m in a quadrant design, will be positioned in the corner of the garden against the right angle of the fence line and be raised by 300mm.

Plans & documents considered:

Application form-dated 16th Mar 24
Planning, Heritage, Design & Access Statement (DMH Planning)-dated Mar 24
Drawing no: PL10 rev A-Location Plan & Block Plan-dated Mar 24
Drawing no: PL11 rev A-Proposed Plans & Elevations-dated Mar 24
Received by the local Planning Authority on 18th March 2024
Drawing no: PL10 rev B-Location Plan & Block Plan-dated Mar 24
Drawing no: PL11 rev B-Proposed Plans & Elevations-dated Mar 24
Received by the local Planning Authority on 8th May 2024

3. RELEVANT PLANNING HISTORY

None of relevance - the property is a new build.

4. CONSULTATIONS

The following addresses were consulted by letter.

2 The Gardeners, Emmer Green, Reading, RG4 8EZ
3 The Gardeners, Emmer Green, Reading, RG4 8EZ

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:

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)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
H9 (House Extensions and Ancillary Accommodation)
EN14 (Trees, Hedges and Woodlands)
EN1 (Protection & Enhancement of the Historic Environment)

SPG/SPD

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 cycle store is a small addition in proportion to the host property. The cycle store will be largely obscured from sight by the existing fence line, albeit a small portion will be visible from the front elevation if looking at the front of the property. The cycle store will be constructed from timber like the existing wrap around fence line this will make the cycle store appear subservient to the host property.

The proposed pergola and raised decking area will be constructed from timber to match the surroundings. The decking will be raised by a maximum height of 300mm and the pergola will project above the boundary fence by approximately 0.6m and be constructed of timber. A close knit timber trellis panel will be attached to the pergola to restrict views in to the neighbouring garden.

The proposals are considered acceptable in terms of design, choice of materials and scale therefore considered compliant with policies CC7 of the Reading Borough Local Plan.

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 cycle store will be positioned away from the host property, whilst on higher ground than that of the side footpath, the proposal will be below the height of the existing fence line. The cycle store is considered acceptable.

Concerns were raised around the decking area and pergola, concerns were raised with the loss of privacy to the neighbouring garden and property from persons using the decking. The agent agreed to revise the plans to include suitable screening in the form of close knit trellis panelling. In addition to this, the neighbours could plant shrubs along the fence line to mitigate any privacy related issues. It should be noted that a raised decking up to 300mm can be built under class E of Permitted Development Rights for Householders.

The proposals are considered compliant with policies CC8 of the Reading Borough Local Plan.

Trees/Ecology

The proposals are not considered to have any impact on trees, no trees are located on site, the nearest trees are beyond the north-easterly boundary. It will not be necessary to do intrusive

excavation work for the construction of the cycle store and/or the pergola and decking. Due to the subservient scale of the proposal in proportion to the host property, it is not considered the proposed structures will affect biodiversity or the green infrastructure.

The proposals are compliant with policies CC7, EN12 and EN14 of the Reading Borough Local Plan 2019.

Conservation

The property is located within the Surley Row conservation area. Officers do not consider the proposed cycle store, decking or pergola will be detrimental to the property or wider conservation area and as such the proposals are considered compliant with policy EN1 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:

TL1

AP1

M3

PD3