

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Emmer Green

App Ref: 231282/HOU

Address: 3 Surley Row, Reading, RG4 8ND

Proposals: Single-storey rear extension, alterations to vehicular access and replacement of existing windows

Case Officer: Nicola Taplin

Applicant: Ms Zoreh Steedman

Date received (valid from): 7 September 2023 **Decision date (ext):** 24 April 2024

1. SITE DESCRIPTION

The application property is detached and set back from the road behind a wall and iron gates. Surley Row is an interesting area with a rich variety of house types, building lines, trees, walls and hedges. The street is narrow giving it a village atmosphere. In Surley Row Conservation Area - views should be 'preserved or enhanced'. The building is not specifically referenced in the Conservation Area Appraisal and is not listed.

Site visit date: 16 October 2023

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

The application seeks planning permission for the erection of a single storey rear extension, alterations to vehicular access and replacement of existing windows.

Plans/documents considered:

Drawing No. 1370/3 - Block and Location Plans

Drawing No. 1370/1/a - Ground Floor and Elevations as Existing

Drawing No. 1370/2/e - Ground Floor and Elevations as Proposed

Window Schedule

Tree survey and AIA

Tree Protection Plan
Tree Planting Details
Existing Windows NE Elevation
Existing Windows SE Elevation
Proposed Windows NE Elevation
Proposed Windows SE Elevation

3. RELEVANT PLANNING HISTORY

There is no relevant planning history.

4. CONSULTATIONS

The following addresses were consulted by letter.

24 Picton Way, Caversham
1 Surley Row, Emmer Green, Reading, RG4 8ND
5 Surley Row, Emmer Green, Reading, RG4 8ND
22 Picton Way, Caversham, Reading, RG4 8NJ

No letters of representation have been received.

Conservation Officer

The proposed extension, by reason of its roof form and design and the proposed replacement windows by virtue of their materials, would have less than substantial harm on the character and appearance of the conservation area and setting of nearby listed buildings. Although this impact would be argued at the lowest level, as the proposal is solely for the benefit of the applicant, it is unacceptable in heritage regard.

Following the above comments received from the conservation officer, the agent provided amended plans and window details to overcome the concerns raised.

The conservation officer was supportive of the amended plans and confirmed she had no objections to the windows given the setback position of the building.

Conservation Area Advisory Committee

No comments received.

RBC Transport

No comments received.

RBC Natural Environment

Initial comments given expressed concern about lack of tree information provided meaning the impact of the proposals could not be fully assessed.

A tree planting scheduled and tree protection plan were received and reviewed by the Natural Environment Officer. There are no objections to the application subject to attaching conditions.

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 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving a listed building or its setting or any features of special interest which it possesses.

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)

TR3 (Access Traffic and Highway-related Matters)

TR5 (Car and Cycle Parking)

EN12 (Biodiversity and the Green Network)

EN14 (Trees, Hedges and Woodlands)

EN18 Flooding and Sustainable Drainage Systems

SPD

Design Guide to House Extensions SPD 2021

Revised Parking Standards and Design SPD 2011

Surley Row Conservation Area Appraisal, September 2011

6. APPRAISAL

Character and Appearance

Policy CC7 (Design and the Public Realm) seeks to ensure that new development enhances and preserves the local character. The policy places importance on the layout of the urban structure and urban grain, stipulating that development should respond positively to the local context and create safe and accessible environments.

As the site lies within the Surley Row Conservation Area there is also a duty imposed by Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requiring decision makers to have special regards to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

Policy EN3 (Enhancement of Conservation Areas) requires that the special interest, character and architecture of Conservation Areas will be conserved and enhanced and that development

proposals within Conservation Areas must make a positive contribution to local character and distinctiveness.

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 is single storey only and set away from both the side boundaries. The plot has a large rear garden and a sufficient amount of amenity space would remain at the rear and at the front of the property. The depth of the rear element of the extension does not exceed the guidance within the SPD. The size and scale of the extension is considered acceptable and would be subservient to the host dwelling. The proposed extension originally presented a flat roof form, however, following concerns raised by planning officers and the conservation officer, amended plans were received presenting a pitched roof form. It is considered that the proposed pitched roof extension, along with the matching materials and matching eaves height would integrate well with the host dwelling. The proposed replacement windows are also considered acceptable. There are no objections to the minor widening of the existing vehicular access within the site.

Overall, it is not considered that the proposals would significantly harm the character and appearance of the host dwelling, the Conservation Area, or the nearby Listed Buildings to the point of refusal. Therefore, the proposed development is considered favourable against policies CC7, H9, EN1, EN3 and EN6 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 scale of the rear extension is modest and located to the rear of the property. Given its scale and separation, the proposed rear extension is not considered to give rise to an undue loss of light, outlook or privacy to occupants of adjacent dwellings. The replacement windows and alterations to the access are also not considered to give rise to an undue loss of residential amenity.

Trees

There are many trees on site and the proposed extension is close to the existing pine trees. The Natural Environment team have confirmed that the details of the tree protection measures and planting details are acceptable and relevant conditions have been attached to this permission. The proposal therefore complies 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

Approved plans

Materials

Landscape implementation

Arboricultural method statement (as specified)