

DELEGATED APPLICATION REPORT

Ward: Caversham Heights

App Ref: PL/24/0489 Householder planning permission

Address: 7 Mapledene

Caversham

Reading

RG4 7DQ

Proposal: Part garage conversion and single storey side extension

Applicant: HAC Designs

Received date: 2024-04-17

Target Decision date: 2024-08-12

Case Officer: Gary Miles

1. SITE DESCRIPTION

The application relates to a detached dwelling, constructed of red brick and red tiled pitched roof with a large rear garden, large frontage providing off-street parking for several cars. The property is located on the west side of Mapledene and fronts onto Chazey Road, Mapledene is a cul-de-sac in a low density residential area. The building is not listed, nor is it located in a conservation area. The property is subject to TPO 8/05, which includes multiple trees.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal consists of part garage conversion and single storey side extension. The extension will convert part of the existing garage (closest to the house) into a utility room, boot room and lobby area with stairs up to the first floor and a pedestrian door to the front elevation. The existing double garage will be increased in width (effectively moved along to the west) to accommodate an additional garage. The first floor will consist of a games/hobby room with w/c. The roof will be pitched to the front elevation with 3 no. skylights and dormer roof to the rear elevation with 3no. window openings and 1no. window opening at ground floor level on the rear elevation. The existing side door on the westerly elevation of the host property is to be part bricked up and replaced with a window.

Plans considered:

Drawing no: 23096.S.PD-01 Existing Ground Floor Plan – dated Jan 24

Drawing no: 23096.S.PD-02 Existing First Floor Plan – dated Jan 24

Drawing no: 23096.S.PD-03 Existing Ground Floor Plan – dated Jan 24

Drawing no: 23096.S.PD-04 Existing Elevations – dated Jan 24

Drawing no: 23096.S.PD-05 Option D Proposed Ground Floor Plan – dated Apr 24

Drawing no: 23096.S.PD-06 Option D Proposed First Floor Plan – dated Apr 24

Drawing no: 23096.S.PD-07 Option D Proposed Loft Floor Plan – dated Apr 24

Drawing no: 23096.S.PD-08 Proposed Elevations – dated Apr 24

Drawing no: 23096.S.PD-09 Location Plan – dated Apr 24

Drawing no: 23096.S.PD-10 Block Plan (Additional Footprint) – dated Apr 24

Arboricultural Report (Certhia Consulting Ltd) – dated June 24

Received by the Local Planning Authority on 18th April 2024

3. RELEVANT PLANNING HISTORY

211604 - Oak tree (T5 of TPO 8/05) - selective removal of the 5 lowest branches overhanging the driveway. Trimming back by 1.5 metres the remaining epicormic growth overhanging the driveway up to 4 metres above driveway – Permitted - Sept 2021

211105 - T1 - oak to have epicormic growth removed 10ft from ground level. T2 - oak to have 1 small low branch overhanging neighbours removed and crown raised 5.5 over highway. T3 - oak to have epicormic growth removed up to 10ft from ground level and crown raised 5.5 over highway T4 - variegated maple to be pruned back from property by 1.5 metres – Split decision – Aug 2021

200654 - Oak tree - removal of epicormic growth from the main stem – Refused May 2020

131383 - Sycamore - remove one stem or reduce one stem – Split decision - Oct 2013

131374 - Remove branch from Oak tree overhanging pavement – Permitted - Oct 2013

090263 - T6 Remove branch growing from left fork overhanging shed. T1 Remove lowest branch over neighbour's garden – Permitted – July 2009

4. CONSULTATIONS

The following addresses were consulted by letter:

6, Mapledene, Caversham, Reading, RG4 7DQ
21, Chazey Road, Caversham, Reading, RG4 7DS

No letters of representation have been received.

5. 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.

6. 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 2023
National Planning Practice Guidance 2014 onwards

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
H9 (House Extensions and Ancillary Accommodation)
TR5 (Car and Cycle Parking and Electric Vehicle Charging)
EN14 (Trees, Hedges and Woodlands)

SPG/SPD

A Design Guide to House Extensions SPG

7. 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 be constructed using materials to match the existing property, the structure will match that of the existing structure albeit over a larger footprint. The host property is set back and slightly down gradient from the road, the extension is subservient to the host dwelling in terms of overall additional mass. The design considerations are in-line with recommended guidance contained within the Reading Borough Council Design Guide to House Extensions SPD (2021) and as such it is not considered the proposal will be harmful to the existing streetscene. Overall, the proposal is compliant with policies CC7 & H9 of the Reading Borough Council 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 host property is positioned downgradient and set back from the road, whilst the neighbouring property on the westerly boundary sits upgradient from that of the host property and is largely screened by dense foliage. The proposed extension is not considered to be any more harmful to residential amenity or harmful to daylight and sunlight serving neighbouring properties than that of the existing. Consider the proposal is compliant with policies CC8 & H9 of the Reading Borough Council Local Plan (2019).

Transport

As the proposal includes works to the garage, the Transport officer was consulted and provided a memo: *"The proposed works do not change the existing parking provision. Submitted Proposed Ground Floor Plan 23096.S.PD-05 confirms that 2 garages will be provided. In addition to this, the driveway provides additional off-street parking"*.

The Transport officer has no objections to the proposal and as such the proposal is compliant with policies TR3 and TR5 of the Reading Borough Local Plan 2019.

Trees

Due to the number of Tree Preservation Orders (TPO) within the curtilage of the property boundary, the Natural Environment officer was consulted: *"Mapledene is subject to TPO 8/05, which includes multiple trees at No. 7. With reference to the Arboricultural Report dated June 2024 from Certhia Consulting Ltd, this satisfactorily demonstrates that the proposal is acceptable in relation to the protected trees on site and that these can be appropriately protected during development"*.

The Natural Environment officer has no objections subject to Arboricultural Method Statement (As specified) which will be secured under condition L7A and Advice about TPO.d trees which will be secured under informative I15.

The agent submitted a suitable TPP which was reviewed and supported by the Tree officer. The Tree officer concludes they support the application and therefore the proposal is compliant with policies CC7 and EN14 of the Reading Borough Local Plan 2019.

8. 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.

9. RECOMMENDATION

Recommended Conditions:

TL1
AP1
M1
L7A