

DELEGATED APPLICATION REPORT

Ward: Emmer Green

App Ref: PL/24/0742 Householder planning permission

Address: 16 Jefferson Close, Emmer Green, Reading, RG4 8US

Proposal: Outbuilding in rear garden

Applicant: Mr N Langdon

Received date: 2024-06-07

Original Target Decision date: 2024-08-02 agreed Extension of Time date: 2024-08-16

Case Officer: Gary Miles

1. SITE DESCRIPTION

The application site is a large modern, two storey detached dwellinghouse constructed in 2012 - located in Jefferson Close, Emmer Green. The property has a larger than average, L – shaped rear garden with three trees in the rear garden subject to Tree Preservation Orders (TPO). The garden is also bounded by mature trees, several of which are also subject to TPO's. The surrounding area is predominantly residential and is not within a conservation area.

Site visit date: 17th July 2024



Land behind house



Land at right angle to house abutting Scout Association Land



2. PROPOSAL AND SUPPORTING INFORMATION

The original application was for an outbuilding and single storey rear extension to the main property. However, due to the close proximity of TPO:T5 Oak, to the proposed single storey element and unresolved concerns from the Tree officer, the applicant confirmed removing the single storey rear extension from the planning application and proceed only with the outbuilding.

The application is for a proposed single storey, L-shaped outbuilding, with lean to style roof. The outbuilding will measure 15.5m by 10m, by 3.5m deep. Although the outbuilding will be one continuous structure, it will be divided up into a workshop, a home gym and an outdoor seating/BBQ area. The workshop and gym are to be positioned along the eastern boundary and the part open sided/covered seating/BBQ area will be positioned along the southerly boundary

abutting the Scout Association land. The outbuilding is to be constructed of timber frame upon screw piles, covered in timber cladding with a zinc covered roof.

Documents considered:

Location Plan (Blackwells Mapping Services)

Proposed Block Plan (Blackwells Mapping Services) showing single storey rear & outbuilding – superseded.

Drawing no: FD/452/624 rev A – Proposed Single Storey Rear Extension (Existing Elevations) not dated

Drawing no: FD/452/624 rev B – Proposed Single Storey Rear Extension, (Proposed Plan & Elevations) not dated

Drawing no: FD/452/624 rev C – Proposed Single Storey Rear Extension, (Proposed Plan & Screw Piles) not dated

Drawing no: FD/452/624 rev D – Proposed Outbuilding, (Section & Proposed Elevations) not dated superseded.

Construction Notes – numbered 1 to 11.

Construction Notes – numbered 1 to 18.

Arboricultural Impact Assessment (Mark Welby Consulting Arborists) dated 14th May 24

Drawing no: MW.2405.JEG.TPP - Tree Protection Plan (Mark Welby Consulting Arborists) dated 14th May 24

Received by the Local Planning Authority on 10th June 2024

Preliminary Ecological Appraisal (DBW) dated 19th July 2024)

Screw Piles Layout Plan, not dated

Received by the Local Planning Authority on 20th July 2024

Drawing no: FD/452/624 rev D – Proposed Outbuilding, (Section & Proposed Elevations with amended screw pile detail) not dated

Proposed Extension & Tree Positions, hand drawn and scaled, not dated

Received by the Local Planning Authority on 30th July 2024

Block Plan (Blackwells Mapping Services) showing outbuilding only.

Received by the Local Planning Authority on 9th August 2024

3. RELEVANT PLANNING HISTORY

240169 - Pre-Application advice for construction of outbuilding – March 24

181508 - Oak T6 removal of overhanging branch, Ash T7 removal of lower hanging, downward arched branches that are occasionally falling – Split Decision Sept 2018

180921 - Fell and replace one young fastigate oak; reduce two branches of mature Oak – Permitted July 2018

4. CONSULTATIONS

The following addresses were consulted by letter:

26, Venetia Close, Emmer Green, Reading, RG4 8UG

Scout Association, Kiln Road, Emmer Green, Reading, RG4 8UE

15, Jefferson Close, Emmer Green, Reading, RG4 8US

28, Venetia Close, Emmer Green, Reading, RG4 8UG

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)
EN12 (Biodiversity & The Green Network)
EN14 (Trees, Hedges and Woodlands)

SPG/SPD

A Design Guide to House Extensions SPG

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 property benefits from a larger than average rear garden for the age of the property. The neighbouring mature trees sited on land to the west and to the south of the property owned by the Scout Association located off Kiln Road, offer screening to the rear garden of the host property. The view of the garden is largely screened along the back (easterly boundary) where the garden abuts 26 Venetia Close. The applicant has recently installed a new boundary treatment consisting of fence panel and gravel board, along the easterly boundary where it abuts a newly built property on land off Venetia Close.

The proposed outbuilding will have an eaves height of 2.5m, and a maximum ridge height of 3.5m, due to the lye of the land and the height of the new boundary treatment to the eastern and southern boundaries, the proposed structure will naturally be set down and set away from neighbouring boundaries. The outbuilding will be constructed from timber and covered with a zinc roof. Officers consider the proposed outbuilding is acceptable, in terms of scale, character and materials.

The proposal is not considered harmful to the character and appearance of the property or the surrounding area and as such, the proposal is considered compliant with policies CC7 & 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 outbuilding will have a max ridge height of 3.5m, a lean to style roof sloping up and away from no.26 Venetia Close, which abuts the eastern boundary. A gap of 1m will be maintained between the rear elevation and the boundary fence line. The outbuilding will be largely hidden from view if in the garden of the neighbouring property as the ground slopes away on the other side.

All openings for the outbuilding will be positioned on the westerly and northerly elevations, no openings will be positioned along the easterly elevation looking out onto no.26 Venetia Close. The host property will retain a large area of green residential outdoor amenity space.

Daylight and sunlight is already harmed as a result of the existing tree canopies, the proposed outbuilding is not considered to be harmful to existing light levels in respect of no.26 Venetia Close.

The proposal is not considered harmful to residential amenity and is therefore considered compliant with policies CC8 & H9 of the Reading Borough Local Plan 2019.

Ecology

In relation to the proposed single storey rear extension, as the property is located in an excellent habitat for roosting bats, the Ecological officer asked for a Pre-Roosting Bat Assessment should be undertaken. The agent submitted the Pre Roost Bat Assessment, reviewed by the Ecological Officer who confirms there is unlikely to be any adverse effects on bats, or other protected species and therefore confirmed they had no objections to the single storey extension or outbuilding, on ecological grounds.

The proposed outbuilding is compliant with policies H9 and EN12 of the Reading Borough Local Plan 2019.

Trees

As the site is subject to a number of TPO's, the natural environment officer was consulted. One issue was the close proximity to TPO:T5 Oak, and how the proposed single storey rear extension to the host property would encroach into the root protection area of TPO:T5 Oak. The agent submitted a suitable Arboricultural Impact Assessment; however, the proposed single storey rear extension was not shown on the Tree Protection Plan within the report. The natural environment officer requested a revised plan to show the extent of the proposed rear single storey extension and the proximity to the RPA. The agent submitted an annotated, hand drawn and scaled, Tree Protection Plan identifying the extent of the single storey extension. The natural environment officer provided the following and final response regarding the proposed single storey rear extension:

"The principle of screw piles for foundations in RPAs is acceptable. However, I then also have to consider the future pressure to prune the tree by bringing living accommodation (principal room in this case) closer to the tree and under its canopy. When Jefferson Close was built the relationship between the houses and trees was considered at that point and suitable distances allowed. The orientation of the tree east & south-east of the extension will mean it will block sunlight for the first part of the day and have canopy overhanging the extension (already with some dieback) hence is likely to lead to potential safety concerns – both these points mean that future pressure to prune or fell the tree will be increased, which is something to be avoided. Whilst the current applicant may state that these concerns will not be met, we have to think about the full life span of the tree, which could span a number of owners. The agent is welcome to address my queries above, but I am not convinced, in any case, that the rear extension is acceptable".

The agent confirmed in an email dated 6th August 2024 that they have decided to remove the rear extension to the dwelling from the application.

The second issue the natural environment officer had was the screw piles and the proposed plans showing the piles and floor level of the proposed outbuilding.

The agent submitted a revised plan: Drawing no: FD/452/624 rev D – Proposed Outbuilding, (Section & Proposed Elevations with amended screw pile detail) not dated and received by the Local Planning Authority on 30th July 2024. This plan (Section) shows the floor level of the outbuilding positioned above ground level, unlike the earlier superseded version showing the floor level below ground level.

The natural environment officer confirms the screw pile foundations in RPA's are acceptable and confirms the revised section plan is acceptable. The natural environment officer has no objections and as such the proposed outbuilding is compliant with policies H9 and EN14 of the Reading Borough Local Plan 2019.

6. 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.

7. RECOMMENDATION

GRANT

Recommended Conditions:

TL1
AP1
M3
L7A
PD6

Informatives:

I15