

DELEGATED APPLICATION REPORT

Ward: Caversham Heights

App Ref: PL/24/0808 Householder planning permission

Address: 28 Chazey Road, Reading RG4 7DS

Proposal: Proposed Front Porch

Applicant: Mrs Hazel Blackburn

Received date: 2024-06-22

Target Decision date: 2024-08-19 (EXT)

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site is a detached bungalow, located on the north of Chazey Road. It is not a listed building, nor does it fall within a conservation area. The surrounding area is predominantly residential.

Site visit: 8 August 2024



2. PROPOSAL AND SUPPORTING INFORMATION

The planning permission is sought for the construction of a front porch with a flat roof. The proposed work would measure 1.65m in width and 2.87m in depth, with a total height of ca 1.23m. The proposal also includes one window and one door. All proposed materials are to match those of the existing.

Further to the communication with the agent, following plans are under consideration:

- Block Plan (revised)
- Image: IMG_0702
- Image: IMG_0709
- Image: IMG_0708
- Received 13 August 2024.
- Drawing no. D01 – Existing – Proposed Plan & Elevations
- Location plan
- Received 24 June 2024.

Existing and proposed floor plans:



Relevant existing and proposed elevations:



Relevant planning history:

PL/05/0921 HOU - Erection of a single storey rear extension forming part of a roof enlargement to the dwelling, and a rear conservatory; partial conversion of garage to utility room and erection of a false pitched roof to its front; and erection of a front porch. – Application Permitted

3. CONSULTATIONS

Internal consultation:

Transport consultee:

The proposed works do not change or impact on the existing parking or access arrangements and therefore there are no Transport objections to this application.

Natural Environment (Tree) consultee:

One large conifer tree and two other young trees are growing on the grass area in the front garden. While the proposal is minor and does not directly affect any of the trees, we should secure a very simple Tree Protection Plan that defines a Construction Exclusion Zone on most of the grass area.

Restricting construction activities from taking place on soft ground near retained trees prevents soil compaction and concrete leeching into the ground.

The TPP should provision that the CEZ will be marked on site with tape prior to commencement of any construction activity and kept in place until development is complete (this statement should be a note on the plan). It should be based on the Proposed Site Plan, but it should be given a name (preferably Tree Protection Plan), reference number and date so we can refer to it in the condition securing its implementation – if and when planning permission is given. I'm including below an annotated Google Satellite View image showing the indicative extent of the CEZ.

I am pointing out that this TPP should be produced by the agent or the applicant themselves. There is no need to employ a professional arb consultant for such a minor submission.

In conclusion, the application is supported, in principle, in terms of trees. A Tree Protection Plan, as advised above, should be submitted prior to a decision to avoid a pre-commencement condition.

Following communication with the agent, a proposed block plan along with three images was received on 13 August 2024. The proposed block plan shows the TPP boundary and the images show that the tape has been installed to surround the trees. Therefore, the proposal is considered acceptable in terms of tree impact, subject to the following condition:

Protective measures shall be carried out in accordance with the Tree Protection Plan within the Proposed Block Plan received on 13th August 2024. The tape marked on site (see IMG_0702, IMG_0709, IMG_0708) prior to the commencement of any construction activity should be kept in place until development is complete. Any deviation from the works prescribed or methods agreed in the report will require prior written approval from the Local Planning Authority.

REASON: In order to ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

The following addresses were consulted by letter:

- 30, Chazey Road, Caversham, Reading, RG4 7DS
- 29, Chazey Road, Caversham, Reading, RG4 7DS

- 26, Chazey Road, Caversham, Reading, RG4 7DS
- 31, Chazey Road, Caversham, Reading, RG4 7DS
- 33, Chazey Road, Caversham, Reading, RG4 7DS

No letters of representation have been received.

4. LEGAL AND PLANNING POLICY CONTEXT

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.

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'. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12). The following local and national planning policy and guidance is relevant to this application:

National Policy and Guidance

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

SPD

Design Guide to House Extensions SPD 2021

5. 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 front porch is considered acceptable in terms of design and scale, considering its small scale and matching materials. Additionally, it would be set back from the highway, so no harm would be caused to the street scene.

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.

There are no identified risks in terms of privacy and overlooking, overbearing or blocking sunlight and daylight, given that only a small-scale front porch proposed for a detached bungalow.

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

Approve with Conditions

Recommended Conditions:

Approved plans

Materials (to match)

Time limit