

DELEGATED APPLICATION REPORT

Ward: Emmer Green

App Ref: PL/24/0586 Householder planning permission

Address: 6 Birchwood Close, Caversham, Reading RG4 8XR

Proposal: New Garage

Applicant: James Wardle

Received date: 2024-05-06

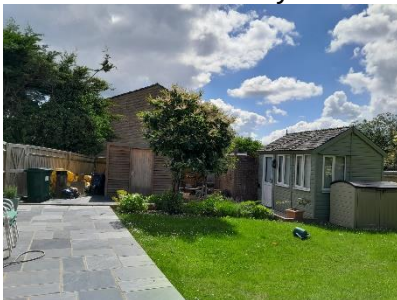
Target Decision date: 2024-08-28

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site is a two-storey detached property located in a cul-de-sac. An electricity substation is situated at the southern corner, adjacent to the application site. It is not a listed building, nor does it fall within the conservation area. The surrounding area is predominantly residential.

Site visit date: 29 May 2024



2. PROPOSAL AND SUPPORTING INFORMATION

The planning permission is sought for the construction of a single storey detached garage within the curtilage of the application site, with part of the space intended to be used as a gym. The existing timber structure would be removed to make way for the proposed work, which would measure ca 10m in depth along the eastern boundary. The proposed work would feature varying widths, ca 5m to the north and 3.8m to the south, with a dual-pitched roof. The eaves height of the proposal would be 2.4m, while the total height would be ca 4m. All proposed materials are to match those of the existing main dwelling.

Further to the communication regarding the red boundary line and trees, the following revised plans are under consideration:

- Drawing NO. 013 Rev 02 – Tree Constraints Plan
- Drawing NO. 012 Rev 02 – Proposed Site Plan

As received on 9th August 2024.

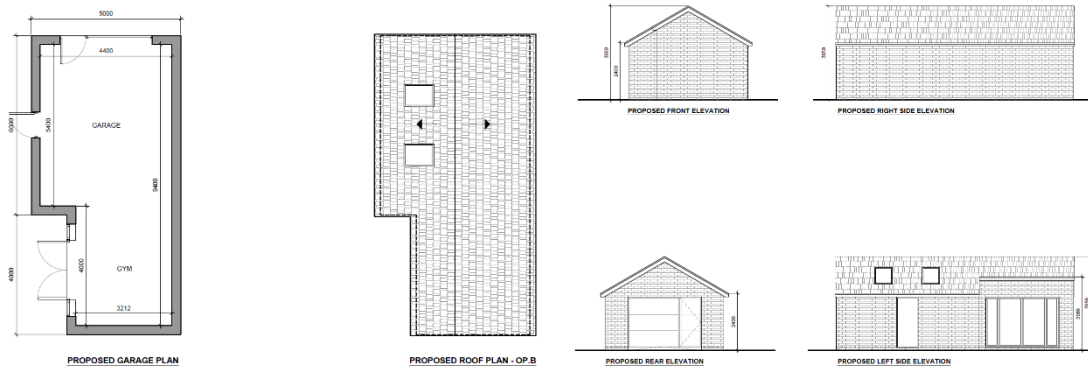
- Drawing NO. 011 Rev 01 – Existing Site Plan
- Drawing NO. 010 Rev 01 – Location Plan

As received on 5th July 2024.

- Drawing NO. 004B Rev 02 – Proposed Elevations
- Drawing NO. 003B Rev 02 – Proposed Floor Plans

As received on 7th May 2024.

Proposed Floor Plans and Elevations:



Relevant Planning History:

- PL/14/1938_HOU - Demolition of single storey side garage and side timber enclosure. Proposed two storey side extension and single storey front and rear extension. – Application permitted
- PL/16/0322_HOU - Non-material amendments to planning permission 141938 to bring part of the ground floor kitchen wall out to be in line with the existing front elevation of the property, changing the position of the front door and inserting a new window to the right of the front door. – Application permitted
- PL/15/0360_HOU- Erection of a single storey summerhouse in the garden. – Application permitted

3. CONSULTATIONS

Transport Consultee:

The recommended internal dimensions for a single garage as stated in the Council's current Parking Standards and Design SPD are 7m x 3m. The width of the garage is in excess of the standards, however the length falls short, given the additional capacity for on-site parking the reduced size of the garage can be accepted in this instance. No change to the existing vehicle crossing is proposed. It is noted that the proposal will result in the loss of trees, therefore the Natural Environment officer will need to be consulted.

There are no Highway objections to this application.

Natural Environment (Tree) Consultee:

Two trees must be removed to enable the construction of the proposed garage. Therefore, the original proposal is not supported, as it fails to confirm the impact on the trees or provide replacement planting for the two trees that must be removed for the proposed development, contrary to the Local Plan's policy EN14 and the Tree Strategy's objectives 4 and 11.

Following communications with the agent, revised plans were submitted. For further details, please refer to the Tree section within the appraisal below.

Public Consultation:

The following addresses were consulted by letter.

7 Dunster Close, Caversham, Reading, Berkshire, RG4 6RY

5 Birchwood Close, Caversham, Reading, RG4 8XR

Sse Power Distribution Reading Depot, Arrowhead Road, Theale, Reading, RG7 4AH

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'. 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)
H10 (Private and Communal Outdoor Space)
EN14 (Trees, Hedges and Woodlands)

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 single storey detached garage would feature a dual-pitched roof, with all proposed materials matching those of the existing main dwelling. It is considered to respect the character and appearance of the house in terms of scale, materials and design. Moreover, its location at the corner of the cul-de-sac would not have a detrimental impact 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, overlooking, overbearing or blocking sunlight and daylight, considering its small scale and cul-de-sac location.

Trees

Policies CC7 and EN14 of the Reading Borough Local Plan 2019 state that Individual trees, groups of trees, hedges and woodlands will be protected from damage or removal where they are of importance, and Reading's vegetation cover will be extended. The quality of waterside vegetation will be maintained or enhanced.

Following communications with the agent, a revised Tree Constraints Plan (drg. No. 013 Rev 02) has been received. Two replacement trees would be planted within the rear garden, while one replacement tree would be planted at the front. The Natural Environment Officer confirmed that the proposal for the replacement of three trees is agreeable. A Landscaping condition would be included to secure planting details.

Other Matters

The original Existing Site Plan (drawing no. 011) and Location Plan (drawing no. 010) showed the existing EL.SUB station within the red boundary line of the application site, while the Proposed Site Plan (drawing no. 012) did not. Following communication with the agent and applicant, they confirmed that the applicant does not own the existing EL.SUB Station. Revised Existing Site Plan and Location Plan were received on 5th July 2024, correctly showing the red boundary line. SSE Power Distribution Reading Depot, the owner of the EL.SUB station, was consulted on 19th July, and the 21-day consultation period has now concluded. No comments have been received. The issue of cables is not material to the planning consideration. Therefore, an email was sent on 29th July 2024 to inform the agent and applicant that they may need to confirm with the owner of the EL.SUB station before commencing any building works, in case there are cables underneath.

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:

Approve Plans

Time limit

Materials (to match)

Landscaping Small Scale (To Be Approved)