



DELEGATED APPLICATION REPORT

Ward: Emmer Green

App Ref: PL/24/0511 Householder planning permission

Address: 1 Wetherby Close

Emmer Green

Reading

RG4 8UD

Proposal: Proposed two storey front and side extension

Applicant: Mrs Mojisoa Shomade

Received date: 2024-04-22

Target Decision date: 2024-07-24 Extension of Time, Target Decision date: 2024-09-11

Case Officer: Gary Miles

1. SITE DESCRIPTION

The application site consists of a two-storey detached property located on a larger than average corner plot, on the entrance to Wetherby Close. The property is constructed from part brick and part hanging tiled elevations with a tiled pitched roof. Wetherby Close originally built circa 1970's, now consists of 12 large, detached properties which vary in style following refurbishments and extensions of varying size and style. The property is not listed, nor is it within a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal includes a two-story front and side extension with new window and door openings, along with changes to the existing roof. New patio doors to the rear (north westerly) elevation and new patio doors to the side (south westerly) elevation. The walls are to be render finished, roof tiles and upvc double glazed windows will match the host property.

Plans & documents considered:

Drawing no: 240416-30-Existing Site Plan (Location & Block Plan), dated 4th April 24

Drawing no: 240416-15-Existing Floor Plans & Section, dated 4th April 24

Drawing no: 240416-16-Existing Elevations, dated 4th April 24

Drawing no: 240416-31-Proposed Site Plan, dated 4th April 24 superseded

Drawing no: 240416-20-Proposed Floor Plans & Section, dated 4th April 24 - superseded

Drawing no: 240416-21-Proposed Elevations, dated 4th April 24 - superseded

Received by the Local Planning Authority on 22nd April 2024

Drawing no: 240416-30A- Proposed Site Plan (Location & Block Plan), dated 4th April 24 superseded

Drawing no: 240416-31A- Proposed Site Plan with Tree locations, dated 4th April 24 superseded

Received by the Local Planning Authority on 1st May 2024

Drawing no: 240416-30B-Proposed Site Plan (Location & Block Plan), dated 4th April 24

Drawing no: 240416-31C-Proposed Site Plan with Tree locations, dated 4th April 24

Received by the Local Planning Authority on 29th May 2024

Arboricultural Impact Assessment and Method Ref:1611/61/AMA, dated July 2024 – superseded

Received by the Local Planning Authority on 18th July 2024

Drawing no: 240416-21A-Proposed Elevations, dated 4th April 24

Drawing no: 240416-20A-Proposed Floor Plans & Section, dated 4th April 24
Received by the Local Planning Authority on 26th August 2024

BS5837:2012 Tree Report - revised (Cedarwood Tree Consultants), dated August 24
Received by the Local Planning Authority on 9th August 2024

3. RELEVANT PLANNING HISTORY

240512 – Proposed Outbuilding, Boundary Wall, and Fence – Refused 16th August 2024

4. CONSULTATIONS

The following addresses were consulted by letter:

273 Peppard Road, Emmer Green, Reading, RG4 8UB
2 Wetherby Close, Emmer Green, Reading, RG4 8UD

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)
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 host property is set back from the road, the extension is considered 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 property or the wider streetscene of Wetherby Close and Peppard Road.

Officers consider 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.

Whilst the property is set back from the road and largely hidden from view by the mature trees along the front (south easterly) boundary, the property is largely open along the (south westerly) boundary due to lack of existing mature trees and vegetation - for this reason the proposed first floor, side (south westerly) window was considered harmful to the amenity of property no.273 Peppard Road and the agent was requested to remove this window and submit revised plans. Officers consider the new first floor window on the (north westerly) elevation of the new extension is not overlooking or harmful to the neighbouring property at no.2 Wetherby Close - the window of the new extension looks on to the side elevation of the neighbouring property containing an obscure glazed bathroom window, rather than directly looking into a habitable room or overlooking the rear garden, safeguarding the neighbours residential amenity.

Officers consider the revised proposal is compliant with policies CC8 & H9 of the Reading Borough Council Local Plan (2019).

Trees

Due to a number of trees present at the property, the agent was requested to submit an Arboricultural Impact Assessment to be reviewed by the Natural Environment (Trees) officer. After chasing the agent a number of times and requesting the agent withdraws the application due to insufficient documents, an AIA was submitted (Arboricultural Impact Assessment and Method Ref:1611/61/AMA) some 12 weeks later. The Natural Environment officer reviewed the report and unfortunately, due to the poor quality of the report, a new AIA report was requested from the agent.

A replacement AIA report (BS5837:2012 Tree Report - revised (Cedarwood Tree Consultants) was received on 9th August and the Natural Environment officer reviewed the document. Unfortunately, the revised AIA also needed some amendments, the revised AIA was received on 5th September. Due to the delays with the AIA tree surveys, at the time of preparing this report, there were insufficient time remaining for the Natural Environment Officer to review the documents and provide feedback. For this reason, the requirement for a revised Tree Protection Plan and the replacement tree (not a Silver Birch) will be dealt with by condition.



The proposal will be supported and will be compliant with policies CC7 and EN14 of the Reading Borough Local Plan 2019 subject to a pre commencement condition which will secure an AIA, revised Tree Protection Plan and replacement tree.

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

GRANT

Approve with Conditions:

AP1
TL1
M1
L1
L7
PD1
PD2