

DELEGATED APPLICATION REPORT

Ward: Caversham Ward

App Ref: PL/24/1299 Householder planning permission

Address: 26 CEDARWOOD CRESCENT, CAVERSHAM, READING, RG4 8NW

Proposal: Single storey front porch & rear extension

Applicant: MR & MRS MARK GEORGE

Received date: 02-10-2024

Target Decision date: Originally 27-11-2024; EOT agreed until 29/11/2024

Case Officer: James Schofield

1. SITE DESCRIPTION

The proposal site is a modern detached dwelling which has had prior extensions to the side and rear. The proposal site currently is occupied by a veranda. There are no Tree Protection Orders on site, however, the trees lining Peppard Road are of high amenity value and maturity.

Site visit date: 01/11/2024

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

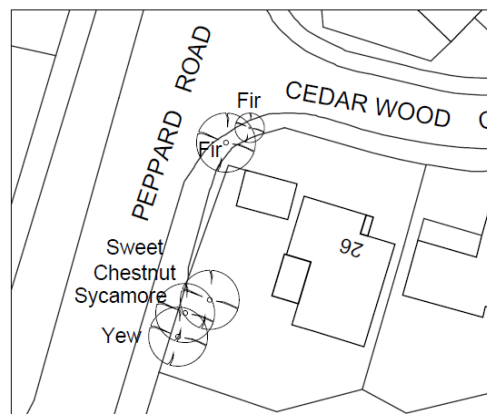
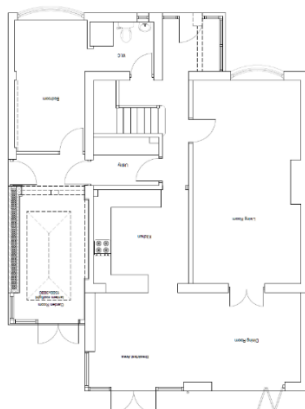
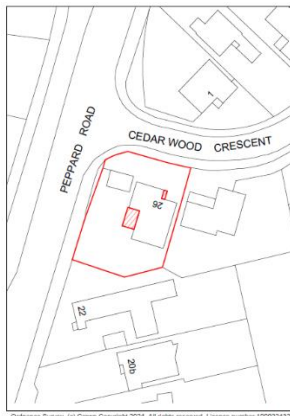
The proposed development is for a side extension to the front porch and a rear extension at 1.5 metres wide and 3 metres in depth. Plans considered;

Dwg No. 26CW.MP101 Existing & Proposed Plans & Elevations

As received on the 2nd of October 2024

Dwg No. 26CW.TP100 Tree Protection Zone

As received on the 6 November 2024



3. RELEVANT PLANNING HISTORY

Ref: 890496
Description: Temporary site sign
Decision: Permitted 26th of October 1989

Ref: 040379
Description: Erection of single-storey summerhouse to side of dwelling.
Decision: Permitted on 30th of April 2004.

Ref: 162089
Description: Ground floor & first floor side extensions.
Decision: Permitted on 29th of December 2016 with a condition for managing potential impacts of construction on the mature trees. This remained unimplemented.

4. CONSULTATIONS

The site notice was posted on site and the consultation period ended on the 25th of October 2024. The following addresses were consulted by letter

- 22 Peppard Road, Caversham, READING, RG4 8NG
- 25 Cedarwood Crescent, Caversham, READING, RG4 8NW

No letters of representation have been received.

Trees Officer

The Trees Officer was consulted on the details of the tree protection plan submitted on the 6th of November 2024. It was their view that was sufficient.

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 2023
National Planning Practice Guidance 2019 onwards

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
H9 (House Extensions and Ancillary Accommodation)
EN12 (Biodiversity and the Green Network)

EN14 (Trees, Hedges and Woodlands)

SPG/SPD

A Design Guide to House Extensions SPD 2021

6. APPRAISAL

Character and Appearance

Policy H9 states that alterations to a house will be acceptable where it respects the character of the house in terms of location, materials and design and respects the character and pattern of neighbouring properties and the street as a whole. Policy CC7 also sets out relevant considerations for design.

The appearance of the proposed front porch and rear extension are sufficiently sympathetic to the host dwelling such that no detrimental impact to its character would result. The use of materials and design match those already present and are appropriate. Furthermore, the siting and scale pose no problems. Accordingly, the proposal satisfies the character considerations of local policies H9 and CC7.

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not harm the privacy amenity of neighbouring sites. Policy CC8 states alterations to a house will be acceptable where they will not cause a significant detrimental impact to the living environment of existing or new residential properties.

The design and siting of the proposed front porch and rear extension would ensure the avoidance of any loss of privacy, light, or overbearingness. Further to this analysis, the proposal is considered to meet the aims of local policies H9, H10, and CC8.

Trees

Part 'b' of Policy EN12 indicates that all development sites should not result in a net loss of biodiversity or geodiversity. These aims are supported by Policy EN14 which states important vegetation will not be removed and policy H9 which states that an extension will only be acceptable where it does not result in the loss of biodiversity within gardens.

The site does have a number of mature trees lining the boundary adjacent to Peppard Road. While the proposed development is proposed well away from these trees on areas of existing hard standing, it will be important for materials and equipment to not be stored in this area and for the development and its construction to avoid damaging these trees. A tree protection plan has been submitted and adherence to this will be secured by way of condition.

With this condition in place, the proposal is considered unlikely to result in a net loss of biodiversity or geodiversity provided the tree protection plan is followed. As such the proposal is considered to accord with the biodiversity and sustainability considerations of Policies H9, EN12, and EN14 of the local plan.

7. 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.

8. RECOMMENDATION

Recommended Conditions:

1. TL1 Standard time limit
2. AP1 Approved plans
3. M1 Materials to match

4. Tree Protection Plan condition