

DELEGATED REPORT

Ward: Caversham Heights Ward

App Ref: PL/24/0766

Address: Magnolia House Upper Warren Avenue Caversham Reading RG4 7EB

Proposals: Extensive alterations and extensions to existing dwelling.

Case Officer: Louise Fuller

Applicant: Mr Andrew Smith

Date received (valid from): 20/06/2024 **Target Decision date:** 02/12/2024

Site Visit date: 23/07/2024

Site Photo's:



1. APPLICATION SITE

Magnolia House is set back from the main front road and consist of a blue rendered chalet bungalow. It is unique in the street in terms of style and design. The surrounding area consist of two storey detached dwelling set amongst spacious plots. There is no level of uniformity along this section of the road as many properties having been redeveloped in recent years giving the surrounding area a more modern feel in terms of design but also retaining the leafy feel with low level frontages and high level vegetation remaining a key design/ character feature throughout the area.

1. PROPOSAL

This application seeks to obtain planning permission for extensive extensions and alterations to the existing chalet bungalow creating a two-storey extended modern two storey arts and crafts detached dwelling.

The case officer's assessment is based on the following submitted information.

Drawing References:

3932/100 (Location Plan) dated April 2024

3932/225 (Proposed Elevations 1 of 2 – North West and South West) dated April 2024

3932/226 (Proposed Elevations 2 of 2 - North East and North West) dated April 2024

Received 20th June 2024 by the LPA

Drawing References:

3932/223 Rev A (Proposed Roof Plan) dated Sept 2024

3932/221 Rev B (Proposed Ground Floor Layout) dated Sept 2024

3932/220 Rev C (Proposed site and Landscaping Plan) dated Sept 2024

3932/222 Rev A (Proposed 1st Floor Layout) dated Sept 2024

HS/TPP/002/Sept 27 (Tree Protection Plan) dated Sept 2024

Received 27th September 2024 by the LPA

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

Natural Environment- See main body of report

Ecology- See main body of report

5. REPRESENTATIONS RECEIVED

Appropriate neighbour notifications have been undertaken and a site notice was also, affixed at the site covering the consultation period.

At the time of writing the report 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.

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)

TR3 (Access Traffic and Highway-related Matters)

EN12 (Biodiversity and the Green Network)

EN14 (Trees, Hedges and Woodlands)

SPG/SPD

A Design Guide to House Extensions SPG

6. PLANNING CONSIDERATIONS**The key issues for consideration are:**

- i Impact on the character and appearance
- ii Impact on residential amenity
- iii Tree Considerations
- v Ecology Considerations

Impact on 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.

Whilst technically this is a householder application, it is acknowledged the impact of the proposed development will effectively create a new dwelling. The reason for this being the proposed scale and appearance of Magnolia House will differ considerably from the current chalet bungalow which currently sits in situ within the plot. As such, the scale, appearance, character of the area and landscaping have all been taken into consideration when assessing this application.

The proposed works when viewed in combination represents substantial works to the existing dwelling. Nevertheless, the surrounding area is made up of a number of modern detached dwellings set back from the road within spacious leafy plots. As such, the character of the area is varied in terms of style and design of residential dwellings and of differing sizes although it remains very much characterised by spaciousness, vegetation and a low-density feel. There is no level of uniformity and there is a modern feel in terms of the style and design of the dwellings within the vicinity.

On balance, both the resultant character and appearance of the proposal are considered acceptable. It is noted that this resultant dwelling would be at the upper limit of what might be considered to be acceptable in relation to both the plot and its location. It is therefore felt necessary and reasonable to include a condition removing permitted development rights for additional extensions is therefore required.

The application does not include sufficient detail in respect of external materials. Furthermore, Indicative landscaping has been shown on drawings to include trees to the frontage. This lacks clear planting specifications and a clear arboricultural statement. As such, conditions in relation to these areas have been added as it is deemed both appropriate and reasonable to do so.

For the aforementioned reasons it is considered that the proposed development will not adversely affect the character and appearance of the surrounding area and is in accordance with Policies H9 and CC7 and the advice contained within the NPPF.

Impact on 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.

Currently, Magnolia House is set back from the main road sharing a similar front building line to both neighbouring properties. It is noted, that there is no coherent rhythm of development in terms of building lines within the vicinity as such, this massing to the front will not result in adverse harm to the residential amenities of the neighbouring properties on either side.

It is considered that the proposals are of an appropriate scale and there is an adequate level of separation between the properties. The submitted plans state the first-floor windows within the southeast elevation are to be obscured glazed. This will ensure no harmful overlooking over and above the existing situation will occur. A condition has also been added to ensure this remains the case.

The proposed development would not appear overbearing to either neighbour property nor would the development result in adverse harmful overshadowing or loss of daylight to the front, side, or rear facing windows of either property or their rear private amenity space.

It is noted that there are residential properties located to the rear of the application site, but these are set a sufficient distance away and no harm to the residential amenities of these properties will occur as a result of this development.

As such, the proposal is in accordance with Policy H9, H10 and CC8 of the Local Plan.

Tree Considerations

Policies CC7 and EN14 of the Reading Borough Local Plan 2019 seek to extend tree cover and protect trees and hedges.

The site is covered by TPO: 62/07 (T4). An amended site plan has been submitted to overcome concerns raised and this now reflects the location of the retained trees on and adjacent to the site. The proposed tree planting includes (on the frontage), two Beech, one Common Lime, one Hornbeam.

Therefore, subject to the inclusion of the following conditions. These relate to, hard and soft landscaping, any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. Along with, protective measures,

including fencing, ground protection, supervision and working procedures shall be carried out in accordance with the Development tree report.

As such, the proposal is compliant with Policies CC7 and EN14 of the Local Plan and the guidance contained within the NPPF.

Ecology Considerations

The proposals are exempt from statutory Biodiversity Net Gain requirements on the basis of this being a Householder application. A condition requiring existing walls to be retained is required to ensure this remains the case and that BNG requirements are not triggered.

It is noted that the site clearance, would have resulted in a loss of biodiversity, which is contrary to policy H9 (House Extensions) and Policy EN12 include a requirement that there should be no net loss in biodiversity. It is also likely that the clearance has negatively impacted nesting birds and have adversely affected other wildlife such as badgers which are present in that area.

Notwithstanding this, it is consideration that subject to the inclusion of a condition the proposal complies with Policy H9 and EN12 of the Local Plan and the advice contained within the NPPF 2023.

7. CONCLUSION

It is considered that the development is acceptable in principle and would not result in an adverse impact on the character and appearance of the host dwelling or the wider surrounding area, trees, ecology nor would the development result in an adverse impact on the residential amenity of the neighbouring properties. As such, it is therefore considered that the proposed development is in complies with Policies. CC7, CC8, H9, TR3, EN12 and EN14 of the Local Plan, the advice contained within the NPPF 2023 and any other relevant supplementary documents or relevant guidance.

8. RECOMMENDATION

GRANT Planning Permission subject to conditions