

04 December 2024



**Reading**  
Borough Council  
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|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Title</b>                           | <b>PLANNING APPLICATION REPORT</b>                                                                                                                                                                                                                                                                                                                                                             |
| <b>Ward</b>                            | Church Ward                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Planning Application Reference:</b> | PL/24/1441(REG3)                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Site Address:</b>                   | 1 MONKSBARN, READING, RG2 7RP                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Proposed Development</b>            | Installation of 3.6m x 2.4m storage shed                                                                                                                                                                                                                                                                                                                                                       |
| <b>Report author</b>                   | Mishga Marshall                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Applicant</b>                       | Pinecroft Children's Home (Brighter Futures for Children)                                                                                                                                                                                                                                                                                                                                      |
| <b>Deadline:</b>                       | 31/12/2024                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Recommendation</b>                  | Subject to no new substantive objections being received during the consultation period. Delegate to the Assistant Director of Planning, Transport and Public Protection Services (ADPTPPS) to GRANT full planning permission, subject to the following conditions and delegate to ADPTPPS to make such minor changes to the conditions, as may be reasonably required to issue the permission. |
| <b>Conditions</b>                      | <ul style="list-style-type: none"><li>- 3 year time limit</li><li>- Matching materials</li><li>- Approved plans</li></ul> Development to be carried out in accordance with approved Arboricultural Method Statement                                                                                                                                                                            |
| <b>Informatives</b>                    | Positive and Proactive                                                                                                                                                                                                                                                                                                                                                                         |

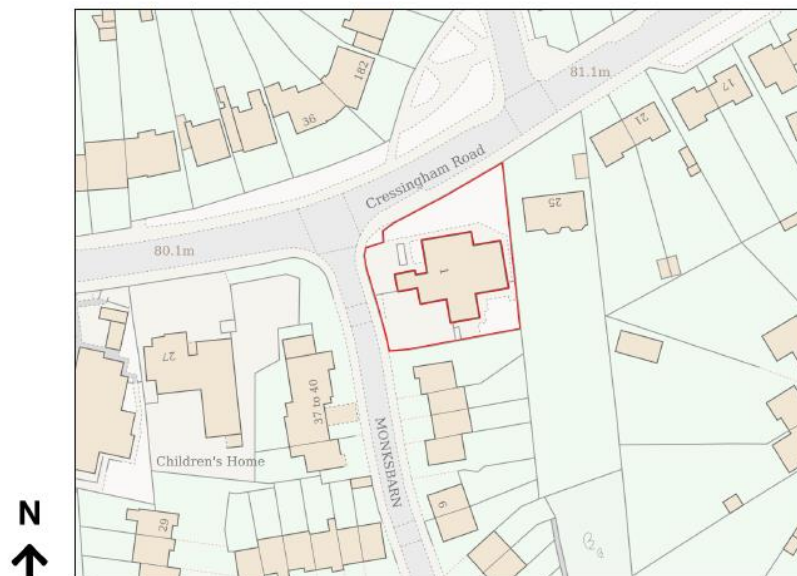
## 1. Executive summary

- 1.1. The proposed shed would provide safe storage for the Children's home. It would not harm the character or appearance of the area and would not harm trees or ecology.

## 2. Introduction and site description

- 2.1. This is a Full Planning application for the installation of a 3.6m x 2.4m storage shed, located in the garden of Pinecroft Children's Centre, 1 Monksbarn, RG2 7RP. This application is to be presented to PAC as the applicant is Brighter Futures for Children which is owned by Reading Borough Council.
- 2.2. The application site is located on the corner of Monksbarn and Carrington Road. The proposed shed would be located in the garden of the site and a sustainable distance from the mature trees situated on site.

- 2.3. The consultation period ends 27 November. Any new substantive objections received and any associated change to the recommendation will be reported to Committee in an update report.
- 2.4. Location plan/photos



### 3. The proposal

- 3.1. The proposal is for the installation of a 3.6m x 2.4m storage shed, made of tongue & grooved shiplap timber cladding walls and door and bitumen roof felt for roofing. The proposed shed would be a lightweight structure, seated on a wooden frame erected onto paving slabs to create a level surface.
- 3.2. The scope of work would include the partial removal of approx. 4.5m length of low-level Privet hedge, which is not visible from the outside of the property curtilage, and as such would not be visible from public view.

- 3.3. There is no proposed change to ground floor levels on site and a void would remain under the structure to maintain air and water channels to tree roots.

#### 4. **Planning history**

- 4.1. 051047/REG3 Single storey front extension for use as family room. Permitted.

#### 5. **Consultations**

##### 5.1 Internal / external

5.1.1. RBC Trees – see appraisal for comments

5.1.2. RBC Ecology - – see appraisal for comments

##### 5.2. Public

5.2.1. Site notices displayed giving up to 27 November for comments to be submitted..

#### 6. **Legal context**

- 6.1. 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).
- 6.2. In this regard, the NPPF states that due weight should be given to the adopted policies of the Local Plan 2019 according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).
- 6.3. Accordingly, the latest NPPF and the following development plan policies and supplementary planning guidance are relevant:

##### National Policy

National Planning Policy Framework 2023

National Planning Practice Guidance 2014

##### Reading Borough Local Plan 2019

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

EN12 (Biodiversity and the Green Network)

EN14 (Trees Hedges and Woodlands)

H9 (House Extensions and Ancillary Accommodation)

H10 (Private and Communal Outdoor Space)

##### Local Plan Update

- 6.4 The current version of the Local Plan was adopted in November 2019 and was reviewed starting in March 2023. A consultation version of the draft updated version of the Local Plan was published on 6<sup>th</sup> November 2024. Around half of

the policies in the plan are considered still up to date although others have been updated to reflect changing circumstances and national policy.

- 6.5 Officer advice in respect of the Local Plan policies pertinent to this application listed above is that they remain in accordance with national policy and that the objectives of those policies remains very similar in the draft updated Local Plan. Therefore, they can continue to be afforded weight in the determination of this planning application and are not considered to be 'out of date'.

## **7. Appraisal**

- The main considerations are:
- Principle of Development
- Design
- Landscape
- Amenity

### **7.1 Principle of Development**

7.1.1 The proposed development is required to store equipment, currently located in the attic, which has been inspected and found to be unsafe. This proposal would, for fire safety reasons, aid in ensuring the safety of children, staff and visitors to the Children's Centre.

### **7.2 Design**

7.2.1 Policy H9 relates mainly to private dwellings but provides useful guidance for the type of development proposed in the context of a residential building. This policy 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 further sets out relevant considerations for design.

7.2.2 The outbuilding would be located to the rear of the application site, and so would not be fully visible from public street view, given the boundary hedge line and as such would not appear as an obtrusive feature within the wider area. The proposed materials of the development would be tongue & grooved shiplap timber cladding for walls and door and bitumen roof felt for roofing. The proposed shed would be a lightweight structure, seated on a wooden frame erected onto paving slabs to create a level surface. Given the design and location of the proposed outbuilding, it is considered the development would sit comfortably within the context of the site and respect the character of both the dwelling and the surrounding area. With this in mind, the proposed development is considered to comply with the relevant considerations of Policy H9 and CC7 of the Reading Borough Local Plan (2019).

### **7.3 Landscape, Trees and Ecology**

7.3.1 Policy EN12 states that permission will not be granted for development that negatively affects the sites with identified interest or fragments the overall network, such as Sites with identified biodiversity interests and Areas with potential for biodiversity value and which stitch the Green Network together. Policy EN14 states 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.

7.3.2 Given the existing trees on site, especially, lining the northern boundary, both RBC Natural Environment (Ecology) and Natural Environment (Trees) were consulted. RBC Trees

confirmed that they had “no objections to the application subject to condition L7A requiring development in accordance with BS5837 Arboricultural Report: Arboricultural Survey, Impact Assessment and Method Statement dated August 2024 from Duckworths Arboriculture Ltd and associated Tree Protection Plan dated August 2024”. RBC Ecology stated that the proposals were “very unlikely to affect any priority habitats, protected species, or designated wildlife sites. There are therefore no objections to this application on ecological grounds”.

7.3.3 The applicant has outlined in the BS:5837 Arboricultural Report, that all trees would be retained and fully protected during the proposed installation works. The application site has a small garden, much of which is landscaped with a wet pour play surface, lawn and herbaceous plants. The installation requires the partial removal (approx. 4.5m) of a low-level Privet hedge (G001). This would not be visible from public view. The proposed development is considered to comply with the relevant considerations of Policy EN12 and EN14 of the Reading Borough Local Plan (2019).

## **7.4 Amenity**

7.4.1 Policy H9 states 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.

7.4.2 The maximum height of the proposed outbuilding it is not considered would result in a loss of daylight and sunlight or be unduly overbearing to the neighbouring properties and is not expected the proposed would result in undue overlooking, especially when combined with the location of the proposed within the property curtilage. It is not considered the development would have undue harm on the neighbouring amenities of adjoining dwellings and complies with the relevant considerations of Policies CC8, H9, and H10 of the Reading Borough Local Plan (2019).

## **8. Equality implications**

8.1. Under the Equality Act 2010, Section 149, a public authority must, in the exercise of its functions, have due regard to the need to—

- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

8.2. The key equalities protected characteristics include age, disability, sex, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sexual orientation. It is considered that there is no indication or evidence that the protected groups have or will have different needs, experiences, issues and priorities in relation to this particular application.

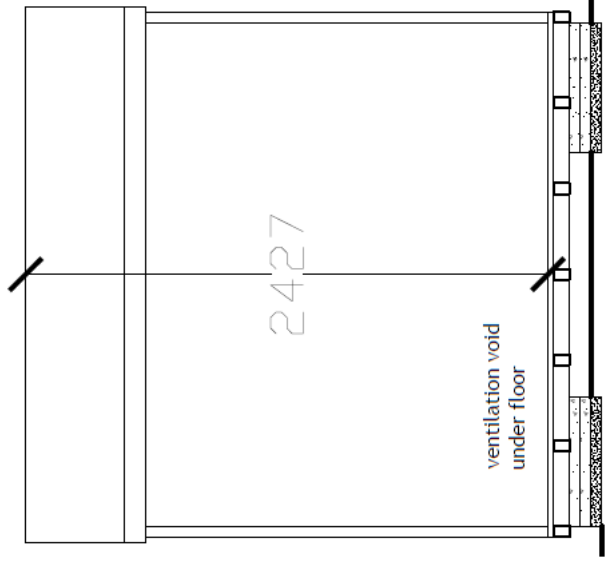
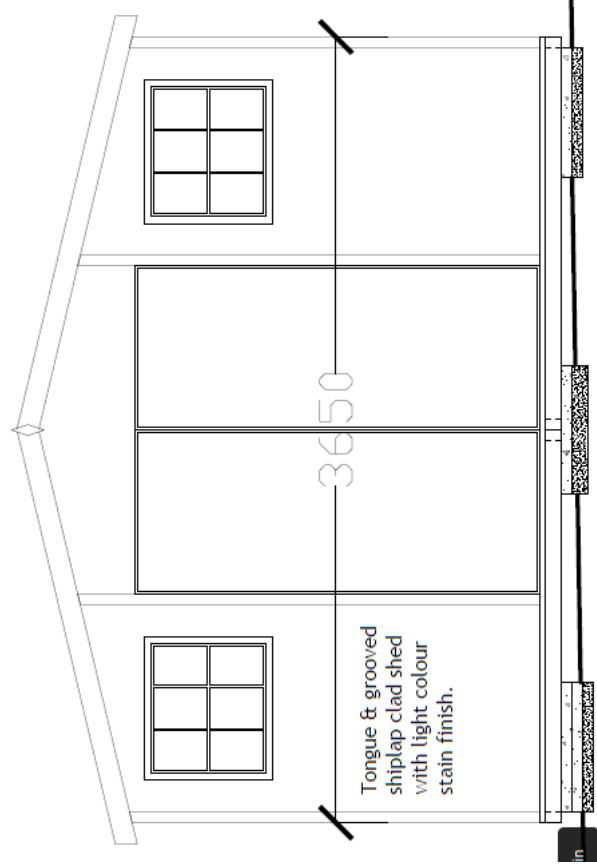
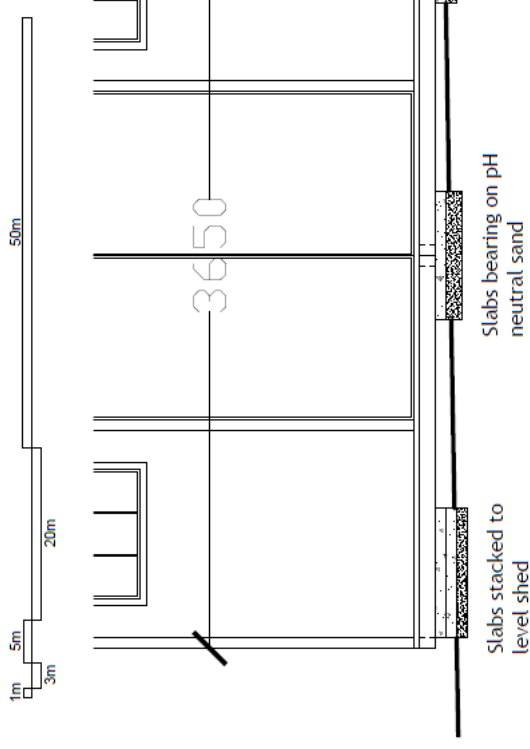
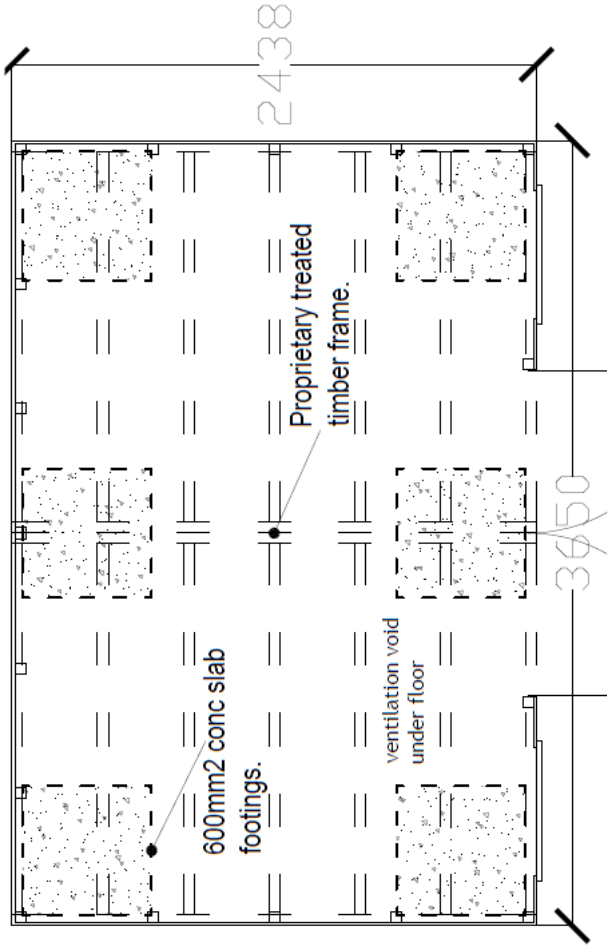
## **9. Conclusion & planning balance**

9.1 As with all applications considered by the Local Planning Authority, the application is required to be determined in accordance with the development plan unless material considerations indicate otherwise, as per Section 38(6) of the Planning and Compulsory Purchase Act 2004.

9.2 Any harmful impacts of the proposed development are required to be weighed against the benefits in the context of national and local planning policies, as detailed in the appraisal above.

- 9.3 As detailed above, the proposed shed would not harm the character or appearance of the area, would preserve trees and ecology and would offer a positive benefit in terms of the safe functioning of the children's home. As such, this application is recommended for approval subject to conditions and subject to no substantive objections being received during the consultation period.

Case Officer: Mishga Marshall



**PROPERTY SERVICES**  
19 Bennett Road, Reading RG2 0QX  
Tel 0118 937 3081 Fax 0118 937 3994  
Based upon the Ordnance Survey 1:1250 mapping with the permission of the Controller of Her Majesty's Stationery Office. The accuracy of the information is not guaranteed. The user of this information is advised to check the accuracy of the information for their own use. The user of this information is advised to check the accuracy of the information for their own use. The user of this information is advised to check the accuracy of the information for their own use.

**Pnecroft Children's Home**  
1 Monksbarn, Reading  
RG2 7RP  
Storage Shed  
Floor Plan / Elevations

Scale: A3 @ 1:500  
Drawing No: 2577 (L 883 Floor Plan / Elevations)  
Drawn by: D. Gault  
Checked by:  
Date: 27 September 2024



