

DELEGATED PLANNING APPLICATION REPORT

Ward: Tilehurst

App Ref: 240457/HOU

Address: 61 Church End Lane, Tilehurst, Reading, RG30 4UR

Proposals: Proposed timber framed building to provide additional living space for the original dwelling.

Case Officer: Nathalie Weekes

Date received (valid from): 12 April 2024

Extended Target Decision date: 22 January 2025

1. PROPOSAL AND SUPPORTING INFORMATION

The site relates to a semi detached house on Church End Lane with a long rear garden. The end of Bourton Close cul de sac is situated to the rear of the site. The site is located within a predominantly residential area and is surrounded by a mix of housing styles.

The site is not listed, nor in a conservation area.

Site visit date: 01/05/2024

Site visit photos:



View from the rear of 61 Church End Lane, from Bourton Close



Planning permission is sought for a proposed timber framed outbuilding to provide additional ancillary living space for the original dwelling, measuring approximately 5.95m in width, 7.4m in depth and 2.45m to the eaves in height rising to a 3.64m gable roof, set in over 1m away from neighbouring side boundaries. Facilities comprise a living room, bedroom and an ensuite. No kitchen area is shown on the proposed plan. An entrance door and window are

proposed in the South East elevation, with an obscure window in the south west elevation and window in the north west elevation.

The proposed materials are a timber framed building covered with cedar wood cladding, with grey single ply membrane roof and UPVC windows and doors. It is more than 20m away from the rear of neighbouring houses.

Plans considered

Location plan

~~Existing Site plan~~

~~Proposed block plan~~

~~OAS/24/1868/2 Rev 0 Existing plans~~

~~OAS/24/1868/3 Rev 0 Existing elevations~~

~~OAS/24/1868/4 Rev A Proposed plans~~

~~OAS/24/1868/5 Rev A Proposed elevations~~

CIL

As received 12/04/2024

~~OAS/24/1868/4 Rev B Proposed plans~~

~~OAS/24/1868/5 Rev B Proposed elevations~~

As received 10/05/2024

Proposed block plan, showing trees to rear

OAS/24/1868/1 Rev C Site plan and north west elevation

OAS/24/1868/2 Rev C Existing plans

OAS/24/1868/3 Rev C Existing elevations

OAS/24/1868/4 Rev C Proposed plans

OAS/24/1868/5 Rev C Proposed elevations

BS5837:2012 Tree Constraints Appraisal

As received 14/06/2024

2. RELEVANT PLANNING HISTORY

070822 Single storey front, side and rear extension. Permitted 18/09/2007

3. CONSULTATIONS

The following addresses were consulted by letter and a site notice was emailed to the agent to be displayed at the site.

63 Church End Lane, Tilehurst, Reading, RG30 4UR

7 Bourton Close, Tilehurst, Reading, RG30 4LB

59 Church End Lane, Tilehurst, Reading, RG30 4UR

No letters of representation have been received.

RBC Natural Environment - No objection subject to a condition for tree protection during the proposed development preparation and construction.

4. 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 and Guidance

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)

EN12 (Biodiversity and the Green Network)

EN14 (Trees, Hedges and Woodland)

TR3 (Access, Traffic And Highway-Related Matters)

SPG/SPD

- A Design Guide to House Extensions SPG

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. APPRAISAL

The existing dwelling is built across the width of the plot and the rear of the site is accessed through the entrance to the main house located on Church End Lane. The application is proposed to create ancillary living accommodation for the family living at 61 Church End Lane. No additional access is proposed. It is important to protect the future use of the site, to conserve the character of the area and appearance of the site within the public realm and local vicinity, to avoid detrimental changes to the surrounding boundaries, to protect neighbour amenity and to limit an over intensification of the site in accordance with policies H9 and CC8. The future use of the outbuilding is proposed to be controlled by condition and S106 legal agreement so that it cannot be used as a self-sufficient separate dwelling. A S106 legal agreement accompanies this planning application to confirm the use as 'ancillary', with the following restrictions:

- Not to sell lease sub-let or otherwise dispose of or part with possession of the Outbuilding or any part or parts thereof separately from the Principal Dwellinghouse.
- Not to sell lease sub-let or otherwise dispose of or part with possession of the Principal Dwellinghouse or any part or parts thereof separately from the Outbuilding.

- Not to Occupy the Outbuilding at any time other than for purposes ancillary to the residential use of the Principal Dwellinghouse.
- Not to install any kitchen in the Outbuilding.
- Not to install any door openings in the elevation of the Outbuilding facing towards Bourton Close.
- Not to create any access from the Land onto Bourton Close

The development is therefore not considered harmful to the character or appearance of the site or its surroundings and does not have a detrimental impact on the original building or neighbouring properties. Tree protection has been recommended for the trees at the rear of the site. Due to the location of the outbuilding in close proximity to Bourton Close a S106 is advised to retain the outbuilding to be ancillary accommodation for 61 Church End Road and to restrict any future openings to the rear. The proposed outbuilding does not contain a kitchen and is not considered to be a self-contained, separate building.

As such the proposal is considered to be in accordance with CC7 (Design and the Public Realm), CC8 (Safeguarding amenity), EN14 (Trees, Hedges And Woodland) and H8 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (2019) and the Councils Supplementary Planning Guidance “A Design Guide to House Extensions” (2021).

6. RECOMMENDATION

Approve