

DELEGATED APPLICATION REPORT

Ward: Coley Ward

App Ref: PL/24/1492 Full planning permission

Address: 194, Flat 2 and Flat 7, Tilehurst Road, Reading, RG30 2LY

Proposal: Single storey wrap around extension to basement flat (flat 7) and side extension to Ground floor flat (Flat 2)

Applicant: Mr M Sachdev

Received date: 08/11/2024

Target Decision date: 24/01/2025 (EOT)

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site is a two-storey semi-detached property with seven self-contained flats. The ground level slopes down from the front to the rear. To the southwest of the site is Prospect Park, and to the south is the English Martyrs Catholic Church. The surrounding area is predominantly residential.



Fig 1: Site photo from the rear of the property, captured by officer on 23/12/2024

2. PROPOSAL AND SUPPORTING INFORMATION

The application seeks planning permission for a single-storey wraparound extension to the basement flat (flat 7) and side extension to the ground floor flat (Flat 2). As such, the total number of flats would remain the same as existing. The proposed wraparound extension to the basement flat would have a total depth of 9.5m, while the proposed side extension to the ground floor would have a depth of approximately 6m, aligning with the existing rear building line. Both proposed roofs would be flat, with heights of 2.5m and 4.96m, respectively. All proposed materials are to match those of the existing.

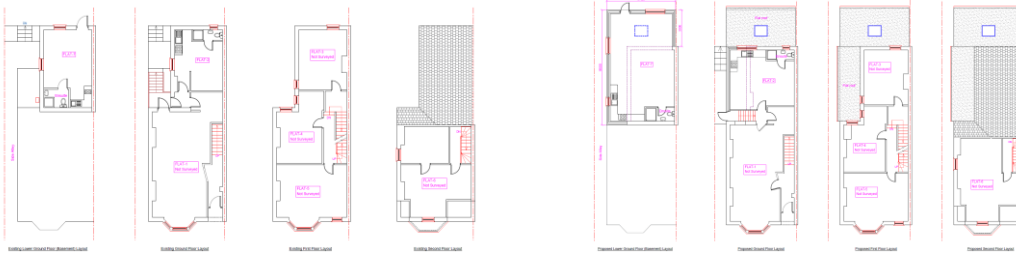
One tree would be replaced with a new pear tree and a sweet apple tree to mitigate its loss, while all other existing trees and shrubs would be retained.

Further to the communication with the agent regarding the trees and side windows, the following plans were considered:

- Drawing No: ART/2024/RE194TR/EE01 – Existing Elevations received on 8th November 2024.
- Drawing No: ART/2024/RE194TR/EE02 – Existing Elevations received on 8th November 2024.
- Drawing No: ART/2024/RE194TR/PL – Proposed Floor Layouts received on 8th November 2024.
- Drawing No: ART/2024/RE194TR/EL – Existing Floor Layouts received on 8th November 2024.
- Application Form received on 13rd November 2024
- Soft Landscaping Proposals, CAS/2025/107– Planting Plan received on 20th January 2025.
- Drawing No: ART/2024/RE194TR/SPLP Rev B – Site plan & Location Plan received on 20th January 2025.
- Drawing No: ART/2024/RE194TR/PE02 Rev B – Proposed Elevations received on 22nd January 2025.

- Drawing No: ART/2024/RE194TR/PE01 Rev B – Proposed Elevations received on 22nd January 2025.

Existing & Proposed Plans:



Existing & Proposed Elevations:



Relevant Planning History:

None.

3. CONSULTATIONS

Natural Environment consultee, Reading Borough Council:

T7 loss acceptable. To avoid pre-commencement condition, applicant to be asked for more specific tree proposals (species and stock size). Construction Exclusion Zone to be shown in rear garden to protect retained trees from development activity.

A site notice was displayed on 23rd December 2024 in front of the application site. The 21-day consultation period end on 13rd January 2025. No letters of representation have been received.



Fig 2: Site notice photo

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.

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

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)
EN14 (Trees, Hedges and Woodlands)

SPD

Design Guide to House Extensions SPD 2021

5. APPRAISAL**Character and Appearance**

Policy H9 relates specifically to extensions to houses but is considered equally applicable to considerations with respect to C3 flats. 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 sets out relevant considerations for design.

The rear garden is sufficiently spacious to accommodate the proposed development. The scale of the proposed extensions is moderate, and they are considered subservient to the existing property, so the proposed development would not be overbearing. All proposed materials, including the colour of bricks, windows, and doors, would match the main building. The proposed extensions are primarily located at the rear of the property, at a lower ground level compared to the street at the front, making them invisible from the street. Therefore, they would not detract from the street scene or local environment. One tree would be removed to facilitate the proposed development; however, this is not considered detrimental to the appearance of the garden, as the remaining six trees would be retained, and two new fruit trees would be planted to mitigate the loss.

Amenity Impact

As above although Policy H9 is specifically related to extensions to houses, the principles are equally applicable to residential flats. The Policy 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 that "*Development will not cause a*

detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties". This includes, but is not limited to, with respect to visual dominance and overbearing effects; privacy and overlooking; access to sunlight and daylight; harm to outlook; and noise and disturbance.

The proposal is to improve the living space for the occupants of Flat 2 and Flat 7, with no identified negative effects on the existing residents. The original steps to Flat 2 would be removed, with access provided directly through the side passage. The access to Flat 7 remains unchanged. Following communications with the agent, all proposed side windows would be obscured. Therefore, there are no identified risks regarding privacy or overlooking. The proposed development would not block sunlight or daylight to neighbouring properties, considering the moderate size of the lower ground-floor rear extension and the proposed ground-floor side extension. The side extension would not extend beyond the existing rear building line. The entire proposal is not considered overbearing due to its moderate scale.

Tree

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.

Following the site visit conducted by the officer on 23/12/2024, it was noted that there are existing trees in the rear garden of the application site. However, these trees were not plotted within the original submitted materials nor mentioned in the application form. Further to communication with the agent, the agent submitted a revised plan (Drawing No: ART/2024/RE194TR/SPLP) that plots the trees, showing Tree 7 (T7) to be removed to facilitate the development. All other existing tree and shrub canopy cover areas would remain unchanged. The removal of T7 would be mitigated by planting one new pear tree and one new sweet apple tree. A Construction Exclusion Zone, to be fenced off with Herris fencing, has been indicated to prevent any construction activities (such as logistics and materials storage) near the trees to be retained. Therefore, the proposal is considered acceptable in relation to the trees. Relevant details to be secured via conditions.

6. 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.

7. RECOMMENDATION

Approve with Conditions

Recommended Conditions:

Approved Plan

Time Limit

Materials (As Specified)

Use of Roof restricted

Landscape Implementation (As Specified)

Arboricultural Method Statement (As Specified)

Obscure Glazing