

DELEGATED APPLICATION REPORT

Ward: Church Ward

App Ref: PL/24/1346 Householder planning permission

Address: 46 SHINFIELD ROAD, READING, RG2 7BW

Proposal: Proposed ground floor rear extension, floor plan redesign and all associated works.

Applicant: Jinfeng Luo

Received date: 09/10/2024

Extended Target Decision date: 04/02/2024

Case Officer: Nathalie Weekes

1. SITE DESCRIPTION

The site is a large two storey 5 bedroom detached house with three gable ends and bay windows, set back from Shinfield Road. The western side of the road is characterised by large dwellings, mostly detached or semi-detached. The eastern side of the road is occupied by Reading University, with a well established tree boundary running adjacent to the road. The buildings along Shinfield Road are a mixture of designs. The garden boundary provides screening from established tree coverage and vegetation.

It is not a listed building or located in a Conservation area

Site visit 4 December 2024

Site photos from DAS



2. PROPOSAL AND SUPPORTING INFORMATION

The application proposes an extension to the existing rear ground floor extension with a roof lantern and attached pergola at the rear elevation, with an internal redesign and all associated works. The existing flat roof contains a small external terrace and the proposed plans propose a larger external first floor terrace area and a heat pump

The existing rear ground floor extensions will be partially demolished to enable the proposed extension to be constructed. Materials proposed are red brickwork to match the existing dwelling, white smooth render and dark grey aluminium parapet copings and pergola structure. The frames of the doors, windows and lantern rooflight are proposed to be dark grey aluminium, with a fibreglass roof and black uPVC downpipes to match the existing dwelling. The terrace railings, are proposed to be coloured steel.

An arboricultural report has been provided to assess the impact of the development on the existing trees in the rear garden.

Plans considered

PP-13246750v1 Location Plan

B237186-1100 Rev A Existing drawings
B237186-1200 Rev A Existing Elevations, Sections and 3D Views
B237186-1-3100 Rev A Proposed Floor and Roof Plans
B237186-1-3200 Rev A Proposed Elevations, Sections and 3D Views
B237186-1-3000 Rev A Block Plans
Fire safety statement July 2024, Resi design Ltd
Design and Access statement, October 2024, Resi design Ltd
TH4794 Arboricultural Impact Assessment Method Statement & Tree Protection Plan, Trevor Heaps
Arboricultural Consultancy Ltd, 12 September 2024
TH/A3/4794/TPP
Site photos August 2024, Resi design Ltd
CIL
As received 9 October 2024
15/01/2025 15:22 Email from the agent stating that the terrace railings would be coloured steel
As received 15 January 2025
21/01/2025 09:12 Email from the agent stating that the terrace railings would be a dark coloured steel
As received 21 January 2025

Relevant planning history

940795 Demolition of existing concrete double garage, greenhouse & utility room. Erection of double garage with bedroom and games room over. Single storey rear extension & conservatories. Permitted 20 September 1994.

3. CONSULTATIONS

The following addresses were consulted by letter:

- 49, 51, 55 Northcourt Avenue, 42, 50 Shinfield Road

A site notice was displayed at the property for the required consultation period. No letters of representation have been received.

Internal consultations

RBC Transport Development Control – No objections. The proposed works do not change the existing on site parking provision and the garage is to be retained. No changes are proposed to the existing vehicle crossing.

RBC Ecology – No objections were received. An informative for a bird nesting informative due to the proposed tree works was recommended.

Trees - Planning Natural Environment No objection, subject to condition L7A:

Protective measures, including fencing, ground protection, supervision and working procedures shall be carried out in accordance with the TH4794 Arboricultural Report and Method Statement / Tree Protection Plan prepared by Trevor Heaps Arboricultural Consultancy Ltd, dated 12 September 2024. Any deviation from the works prescribed or methods agreed in the report will require prior written approval from the Local Planning Authority.

REASON: In order to ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

RBC Environmental protection – No objections subject to a condition for a noise assessment to be submitted to the local authority in writing prior to the installation to demonstrate that it meets the 42dBA noise limit; or If the unit does not meet the above then a full noise assessment would be required which

demonstrates that the impact on neighbouring properties is acceptable (10dB below background for the neighbouring properties).

Equality Act

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, 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 (including from consultation on the current applications) that the protected groups have or will have different needs, experiences, issues and priorities in relation to this particular planning application.

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’. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12). In this case the development plan consists of the Reading Borough Local Plan 2019.

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). The Local Plan is currently under review with a partial update under consideration. Many of the policies remain relevant, with a number of policies in need of update, policies listed are relevant existing policies with a moderate level of weight. Existing policies can be referred to in conjunction with the NPPF, with reference to the emerging policy particularly in reference to policy CC7 <https://www.reading.gov.uk/planning-and-building-control/planning-policy/new-local-plan/local-plan-partial-update/>

Accordingly, **the National Planning Policy Framework** and the following development plan policies and supplementary planning guidance are relevant:

National Policy and Guidance

National Planning Policy Framework (December 2024)

2. Achieving sustainable development
4. Decision-making
5. Delivering a sufficient supply of homes
8. Promoting healthy and safe communities
9. Promoting sustainable transport
11. Making effective use of land
12. Achieving well-designed places
14. Meeting the challenge of climate change, flooding and coastal change
15. Conserving and enhancing the natural environment
16. Conserving and enhancing the historic environment

National Planning Practice Guidance (2014 onwards) (PPG) (in particular with regard to flood risk and coastal change)

Reading Borough Local Plan 2019

- CC1 Presumption in Favour of Sustainable Development
- CC2 Sustainable Design and Construction
- CC3 Adaption to Climate Change
- CC7 Design and the Public Realm

CC8 Safeguarding Amenity
EN12 Biodiversity and the Green Network
EN14 Trees, Hedges and Woodlands
EN16 Pollution and Water Resources
EN17 Noise Generating Equipment
TR3 Access, Traffic and Highway-Related Matters

Supplementary Planning Documents

Revised Parking Standards and Design Supplementary Planning Document (2011)
Sustainable Design and Construction (2019)

Other relevant guidance

Reading Borough Council Tree Strategy (March 2021)

5. APPRAISAL

- Design and impact of the design on character of the area
- Impact on neighbouring amenity
- Arboricultural Impact
- Impact on biodiversity

- Design and impact of the design on character of the area

Policy CC7 (Design and the Public Realm) aims to preserve or enhance the character of the area in which a development is in terms of layout, landscape, density, scale, height, massing, architectural detail and materials.

The design will not be visible within the public realm and is obscured from neighbouring properties by the established vegetation and tree lined garden boundary. The scale of development is considered acceptable for the size of the house and sufficient garden space will be provided due to the depth of the garden. The proposed rear extension will have a more uniform and up to date appearance, whilst improving the internal habitable space on the ground floor and is not considered to have a detrimental impact on the existing dwelling. The proposed materials are considered to be in keeping with the existing building.

Complies with policy CC7 of the Reading Local Plan 2019

- Impact on neighbouring amenity

Policy CC8 states that development should not cause a detrimental impact on the living environment of existing residential properties in terms of privacy and overlooking, visual dominance and overbearing effects of a development and harm to outlook.

There is already an existing terrace area on the roof of the ground floor rear elevation, the proposed expanded terrace area is set in from the edges of the ground floor roof extension. It is not considered to result in overlooking or loss of privacy to neighbouring properties due to the inset location of the terrace within the roofspace and due to the tree lined boundary and established vegetation in the rear garden. A condition is recommended that the roof area outside of the roof terrace enclosed with railings is not used as a balcony, given this would result in unacceptable overlooking and loss of privacy to the neighbouring dwellings.

A heat pump is proposed, the resultant noise should remain below a 42dBA noise limit to be considered acceptable under permitted development regulations. The siting of the heat pump is shown 1m in

distance from the neighbouring property. A condition is recommended for the heat pump noise to be restricted to 42dBA or a noise assessment will need to be provided, with remediation to address any resultant impact of noise.

- Arboricultural Impact

Policy EN 14 states '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. New development shall make provision for tree retention and planting within the application site.'

The RBC Natural Environment team have reviewed the Arboricultural method statement and Tree Protection Plan provided and have no objections subject to a condition. The trees designated to be removed are seven small trees and a small section of Cypress hedge, not considered of high value and in this instance, there is already significant planting in the rear garden.

This is contrary to policy EN14 as it will result in a small net loss in the existing number of trees but due to the size and species of trees to be removed and due to the existing landscaping within the garden, is considered acceptable in this instance.

- Impact on biodiversity

Policy EN12 states 'On all sites, development should not result in a net loss of biodiversity and geodiversity, and should provide a net gain for biodiversity wherever possible'.

The RBC Ecology adviser raises no objection to the proposal and does not consider that there is likely to be any adverse impacts upon protected species.

It is considered that the impact of the development, a replacement single storey rear extension and decking area would have negligible upon biodiversity given the majority of the development would be sited upon the existing hardstanding rear patio. Retained mature landscaping and trees would provide suitable habitat for wildlife. An informative is recommended to remind the applicant of their legal obligations in terms of disturbance to nesting birds. .

6. CONCLUSION

On balance the proposed development would not be harmful to the character or appearance of the site or its surroundings and would not have a detrimental impact on the appearance of the original building or neighbouring properties or amenity despite the removal of a number of small trees contrary to EN14. On balance the proposed works are considered to be in accordance with policies CC3, CC7 and CC8 and permission can be granted.

7. RECOMMENDATION

Application Permitted

Recommended Conditions:

1. Time limit
2. Plans
3. Materials as specified
4. Arboricultural works as specified
5. Heat pump noise assessment to be submitted
6. Remaining roof terrace not to be used as a balcony