

DELEGATED APPLICATION REPORT

Ward: Southcote

App Ref: PL/25/0175 Householder planning permission

Address: BRAMBLES, POPLAR AVENUE, TILEHURST, READING, RG30 4JH

Proposal: Erection of single storey conservatory at rear of property

Applicant: Dasgupta

Received date: 04/02/2025

Target Decision date: 01/04/2025

Case Officer: James Schofield

1. SITE DESCRIPTION

The proposal site is a detached bungalow with accommodation within the roof space 1950s which has been extended previously. The application is within the Horncastle Conservation Area. The proposal site is at the end of Poplar Avenue which is not a through road.

Site visit date: 28/02/2025

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a single-storey conservatory at a depth of 3 metres, width of 3.5 metres, eaves height of 2.1 metres, and total height of 3 metres. It would include a half-height brick wall with remaining walls and roof being a UPVC and aluminium framed glasshouse. Plans and considered;

Design & Access Statement

Site Location Plan

Existing & Proposed Plans & Elevations

Biodiversity Statement

As received on the 4th of February 2025

3. RELEVANT PLANNING HISTORY

App Ref: PL/06/0623 Full planning permission

Proposal: Rear dormer and rear and side extension to include garage, utility, dining room and bedroom

Decision: Approve on 26th of September 2006

Note: PD right for garage's use to be changed removed, and for the extension to remain ancillary to the main dwelling.

App Ref: PL/06/0624 Full planning permission

Proposal: Demolition of garage and car port.

Decision: Approve on 26th of September 2006

App Ref: PL/25/0297 Works to a tree in a Conservation Area

Proposal: Reduce 4 conifers to 8ft in height

Decision: Approve on 18th of March 2025

Note: The trees were found not worthy of a TPO.

4. CONSULTATIONS

The site notice was posted on the 28th of February 2025 and the consultation period ran through to the 21st of March 2025. No letters of representation have been received from the public.

Conservation

The Conservation Officer was consulted on provided the following comment:

"The application site is approximately 30m distant from the Grade II-listed terrace, Horncastle Almshouses, at 1-6 New Lane Hill. Due to the proposed development/extension's location, there would not be any impact on the setting of this heritage asset(s).

I noted that the subject building dates from the 1950s and does not constitute a special architectural characteristic but has a place within the character of the Horncastle Conservation Area. Although using upvc/plastic for windows would not be supported for conservation areas, I think it would have little impact on the significance of the conservation area, which is negligible for this particular site and building. I find the scale subordinate and subservient to the host building as well. In short, no objections and no suggested conditions."

5. LEGAL AND PLANNING POLICY CONTEXT

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.

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the LPA to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

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 2024
National Planning Practice Guidance 2019 onwards

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
EN3 (Enhancement of Conservation Areas)
EN6 (New Development in a Historic Context)
EN12 (Biodiversity and the Green Network)
H9 (House Extensions and Ancillary Accommodation)

SPG/SPD

A Design Guide to House Extensions SPD 2021
Horncastle Conservation Area Appraisal 2010

6. APPRAISAL

Character and Appearance

Policy H9 states that alterations to a house will be acceptable where it respects the character of the house in terms of location, materials and design and respects the character and pattern of neighbouring properties and the street as a whole. Policy EN3 requires that the special interest, character and architecture of Conservation Areas will be conserved and enhanced and that development proposals within Conservation Areas must make a positive contribution to local character and distinctiveness. Policy CC7 also sets out relevant considerations for design.

The proposed conservatory is of limited size and scale and located in a part of the conservation area which is not visible from public spaces. The design of the conservatory, while relatively traditional, would use modern materials including upvc. In a conservation area this material would not usually be acceptable, as it could harm the character of the area. However, as noted by the Conservation Officer, *"it would have little impact on the significance of the conservation area, which is negligible for this particular site and building."* The house is not of any special architectural merit and the use of upvc is not considered unacceptable in this specific instance.

In summary, the appearance of the proposed conservatory is sufficiently sympathetic to the host dwelling such that no detrimental impact to its character would result. Furthermore, it would not harm the Conservation Area. Further to the above analysis, the proposal satisfies the character and conservation considerations of local policies H9, CC7, EN3, and EN6.

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not harm the privacy amenity of neighbouring sites. Policy CC8 states alterations to a house will be acceptable where they will not cause a significant detrimental impact to the living environment of existing or new residential properties.

The size and location of the proposed conservatory are well within the recommendations made by the adopted Design Guide. It is noted that it would not fall within the 60-degree line discussed in 7.1.1. It is deemed that there would be no impact on neighbour's amenity in terms of overlooking, loss of light, or overbearingness.

Further to the above analysis, the design and siting of the proposed two-storey side and rear extension would ensure the avoidance of any loss of privacy, light, or overbearingness. Further to this analysis, the proposal is considered to meet the aims of local policies H9, H10, and CC8.

Trees

Part 'b' of Policy EN12 indicates that all development sites should not result in a net loss of biodiversity or geodiversity. These aims are supported by Policy H9 which states that an extension will only be acceptable where it does not result in the loss of biodiversity within gardens.

There are no Tree Protection Orders on the site. The site does have a number of trees with a trunk diameter of 75 mm or more at 1.5 metres above ground level. Three conifers have recently been given permission to be trimmed. None of the trees are close to the proposed development which would be on the site of an existing concrete pad which is to be removed and replaced with the conservatory.

The proposal is considered unlikely to result in a net loss of biodiversity or geodiversity. As such the proposal is considered to accord with the biodiversity and sustainability considerations of Policies H9 and EN12 of the local plan.

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.

8. RECOMMENDATION

Recommended Conditions:

1. TL1 Standard time limit
2. Materials as specified
3. AP1 Approved plans