

DELEGATED APPLICATION REPORT

Ward: Redlands Ward

App Ref: PL/25/0233 Householder planning permission

Address: 2 LANCASTER CLOSE, READING, RG1 5HB

Proposal: Proposed single storey rear / two storey side and garage conversion.

Applicant: Mr Abbas Raza Ali

Received date: 13/02/2025

Target Decision date: 30/05/2025 (EXT)

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site is a two-storey detached dwelling located on Lancaster Close, near to the entrance of the cul-de-sac. It has a projecting two storey front gable feature and a single storey detached garage adjacent to the boundary with 1 Lancaster Close, sharing the same building line as the main part of the house. Lancaster Close has a strong and consistent streetscape pattern, characterised by detached properties and for the most part with attached single storey garages. These properties are generally set back from the roadside, feature open front gardens with driveways, and lack front boundary enclosures. The property is not a listed building, nor is it located within a conservation area.

Tree Preservation Order 154/001 relates to trees within several properties at Lancaster Close. Trees T4 and T5 (Yew & Pine) are within the garden of no. 2 Lancaster Close. T3 (Pine) within the neighbouring property at 1 Lancaster Close to the left, has a canopy which extends over this property's boundary.



Fig 1 & 2: View from the front of the property (13/03/25); Image from Google Map (13/05/25)

2. PROPOSAL, SUPPORTING INFORMATION AND BACKGROUND

The proposal is for part single storey and part two storey side and rear extensions, involving garage conversion.

The original submission (as in Fig 3 below) posed high risks to the nearby TPO trees and did not respect the character and appearance of the existing property or neighbouring properties. It was also considered that the proposal would have significantly blocked light to, and been overbearing on, 1 Lancaster Close. An objection was also raised by the neighbouring resident.

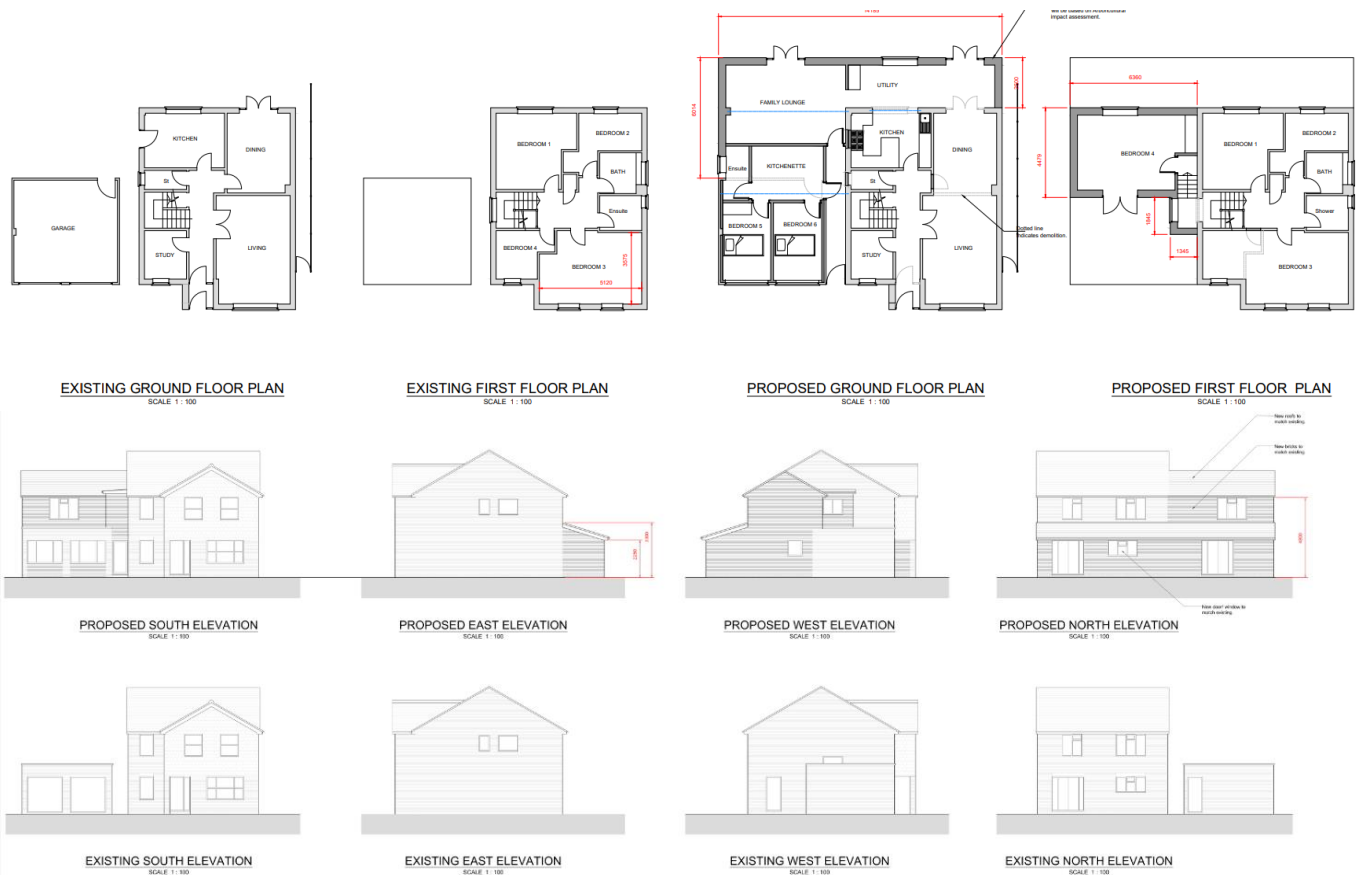


Fig 3: Original submission of the proposal

Following advice from officers, the agent provided revised plans on 14th May 2025 showing that the two-storey side extension would be set back 1m from the shared boundary with No. 1 (Figure 4 below). The revised two-storey side extension would be partially situated above the existing garage, set back from the front elevation by 2.5m, and aligned with the existing rear building line of the main house. It would feature a gable roof, measuring ca 7m in total height. The proposed single-storey rear extension would project ca 2.5m and would extend behind the existing dwelling and beyond the line of the two storey element, almost double the width of the existing house. It would have a mono-pitched roof, measuring ca 3.3m in total height and ca 2.25m at the eaves.

The proposal also involves a garage conversion. As a result, the development would add two new bedrooms, a kitchenette, an ensuite, a family lounge, and a utility room on the ground floor. The first floor would include one additional bedroom, making the property a 6-bedroom dwelling in total.

With regard to the fenestration, the two existing garage doors would be redesigned as two large windows. Additionally, two differently sized windows are proposed on the first floor. The officer can confirm that the detached garage and the main house have already been connected, which is inconsistent with the submitted existing plans. One small window is proposed on the west elevation at ground floor level. The rear elevation would largely replicate the existing rear elevation.

All new proposed materials, such as bricks, roof, windows and doors, are to match those of the existing.

Plans considered: (those struck through were superseded)

- ~~Arboricultural Report, ref MW.2501.LCR.AIA, dated 30/01/25, received 13/02/2025.~~
- ~~Drawing No. P1595-01B Block Plan (including Location Plan), received 13/02/2025.~~
- ~~Drawing No. P1595-02 Floor Plans and Elevations, received 13/02/2025.~~

- Arboricultural Report, ref MW.2501.LCR.AIA, Rev A, received 14/02/2025.
- Drawing No. P1595-01A – Block Plan (including Location Plan), received 14/05/2025.
- Drawing No. P1595-02A– Floor Plans and Elevations, received 14/05/2025.

Existing and Proposed Plans:



Fig 4: Revised submission of the proposal

Relevant planning history:

- 3 Lancaster Close
PL/24/0706 – Proposed part first floor front extension. Approved 26/07/2024.
PL/02/0001 – Garage extension with bedroom and bathroom above. Refused 03/04/2002.
PL/01/0885 – Garage extension with bedroom and bathroom above. Refused 23/01/2002.
- 1 Lancaster Close
PL/21/0059 – Single storey rear extension with 3 glazed rooflights. Approved 04/08/2021.

3. CONSULTATIONS

Natural Environment (Tree) – Reading Borough Council: Objections and initial comments were received on 14/04/25.

Tree Preservation Order 154/001 relates to several properties at Lancaster Close. At 2 Lancaster Close, T4 and T5 (Yew & Pine) are within the garden of this property. T3 (Pine) from the neighbouring property at 1 Lancaster Close, has a canopy which extends into this property's boundary. T5 is referred to as 'Pine 01' in the Arboricultural Impact Assessment, 30th January 2025, MW.2501.LCR.AIA. The Pine in the rear garden of No. 1 Lancaster Close (T3) is referred to in the AIA as 'Pine 03'.

With reference to the AIA, it appears that all of the planned works are going to be performed within a RPA, some of which includes digging, and some includes less invasive methods. The AIA states *'As this proposal is similar to one consented to for the property next door, it is deemed acceptable in principle'*. It is argued the neighbour's proposal (PL/21/0059) at 1 Lancaster Close is different in several ways. The first being the size of the proposal; the second being the tree surgery required and the third being the proximity of the tree (No. 2 proposal being closer to their Pine), its affected RPA and the related future pressures.

Furthermore, the BS5837 2012 recommends *"The default position should be that structures are located outside the RPAs of trees to be retained"*, so generally, developing within an RPA is unacceptable. The BS5837 2012 also states *"To avoid damage to tree roots, existing ground levels should be retained within the RPA. Intrusion into soil (other than for piling) within the RPA is generally not acceptable"*. RBC Building Control have advised that inclusion of roots (in foundations) would not be acceptable.

In addition, the proposed single storey rear extension would bring the property closer to the tree; the trunk being approx. 6.9m from the new rear elevation – the Pine at No. 1 is ca 8m from their new elevation. This would then put more pressure on the tree to be felled or reduced in the future as the BS5837 2012 states: *"The relationship of buildings to large trees can cause apprehension to occupiers or users of nearby buildings or spaces, resulting in pressure for the removal of the trees."* There would be pressure to fell Pine 01 in the future, particularly as the 'useable' garden space will be much reduced with effectively the whole garden being covered by the canopy of the Pine and adjacent TPO Yew.

To conclude, there are several reasons why this proposal is different to PL/21/0059 at 1 Lancaster Close. In any case, it has not been demonstrated within the AIA how the extensions will / can be built whilst meeting and providing acceptable foundations (in relation to the single-storey rear extension), nor have the details of the foundations been supported by input from relevant professionals. Currently the application is not supported on tree grounds.

A potential way of moving this forward would be to undertake trial excavations in the required locations of foundations (trench or pad/piles) to determine what roots are present hence what special measures, including foundation design, is required. The location and depth of trial excavations should be agreed in advance with the Council and applicant/agent should be hand dug under direct arboricultural supervision with the location and size of all roots found being recorded.

Planning Officer Note: Following the review of the revised AIA, the Natural Environment Officers had the following further comments:

The proposal is still not considered acceptable on tree grounds. The previous concerns regarding the proposal in relation to the proximity of the tree to the development area, the pressures to prune or remove the tree in the future, and the need to excavate within an RPA have not been addressed.

Additionally, there are new concerns regarding the Arboricultural Impact Assessment, 30th January 2025, MW.2501.LCR.AIA, Revision A.

With reference to the Structural Requirements for Extension Works, May 2025, Drawings No 0001 & 0003 (below) it is recognised that 1000mm of excavation would be required to install the pad footings and 200mm of excavation required to install the concrete encased steel beams. 200mm of excavation is also required to lower the ground level under the extension. Lowering ground levels and excavation within RPAs is not acceptable as it does not comply with BS5937 2012 recommendations, particularly given the design footprint is in a significant proportion of the RPAs of Pine 01 and small proportion of Pine 03. The use of concrete within an RPA is also not acceptable as the BS5837 2012 recommends *'Due to the highly alkaline leachate produced during the curing of wet concrete, concrete should not be poured within the*

RPA unless an impermeable liner has been installed '. Impermeable liners have not been included within the design of the foundations.

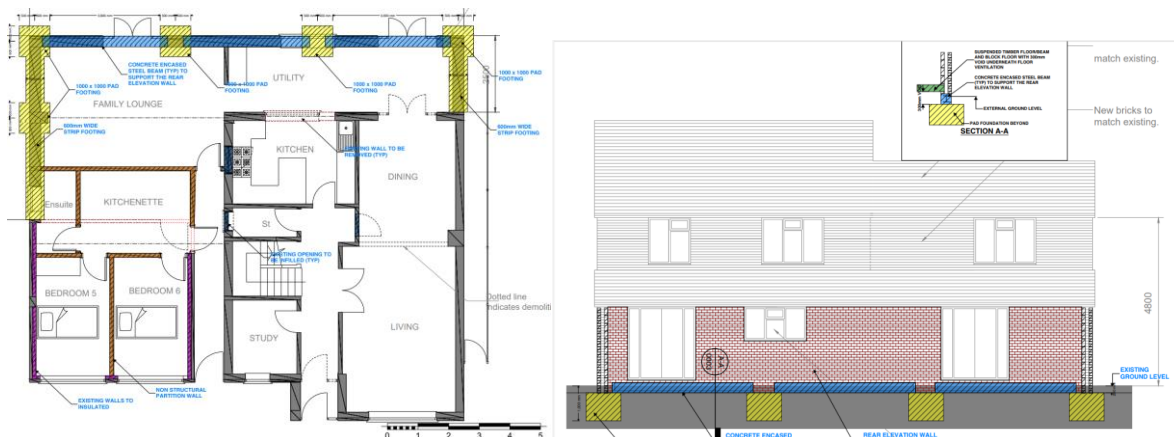


Fig 5 & 6: Drawing No. 0001 (L) and Drawing No. 0003 (R)

The revised AIA acknowledges that there will be an impact, and it can be caused directly through construction damage and indirectly from post-development resentment and pressure to detrimentally prune or remove the trees. It is noted that the revised AIA considered the impact on the protected trees are '*minimised*' presumably through the AMS to account for the excavations required. Pine 01 is a B category tree, and has recorded defects, making its health suboptimal. Any potential impacts, regardless of how minimal, should be avoided as it risks causing further detriment to the trees. The rooting conditions are encouraged to be improved, rather than hindered. This supports my previous concerns relating to the future pressure to remove or prune Pine 01 in the future, due to proximity of the development area and the tree.

Furthermore, the AIAs argue that this proposal is similar to the one at 1 Lancaster Close. We visited the site on the 11th April 2025 and measured the distance between the proposed rear extension and the Pine tree. The Pine tree at 2no. Lancaster Close is at least one metre closer to the proposed development area (being 6.9m in distance between them), than the Pine trees at 1no. Lancaster Close (being 8m in distance between them). The extension is comparatively a lot larger than the one at no.1 Lancaster Close, spanning nearly the entire width of the property boundary, whereas the rear extension at no.1 Lancaster Close was not this large. The proximity of the tree and the building is only one of the issues, the proportion of the affected RPA at 2 Lancaster Close is much larger than that of 1no. Lancaster Close. Therefore, this proposal poses a much more detrimental impact to the tree than that of 1no. Lancaster Close, due to the amount of RPA affected.

Finally, the revised AIA has not been updated and included all necessary information. For example, 1.7 does not refer to Rev A of the proposed Location and Block plan, as is the current plan under consideration. It has not considered all the required excavation when it has been stated excavation is required; the routes of underground services have not been plotted when 5.28 details the installation of underground services. 5.30 describes several alternative techniques to trenchless insertion methods. However, a specific technique for this proposal has not been demonstrated.

To conclude, this application is not supported on tree grounds as it poses a too high of a risk to the health of protected trees. If the only option for the foundation design is through the means of excavation, this application is not supported and should be refused. Trial digs were a potential of moving forward, however retaining any roots found within the development area does not seem feasible due to the need to marry ground levels. If an alternative design was submitted to avoid excavation, there would still be a risk as new hard surfacing would cover a larger proportion of RPAs. This proposal also increases the pressure to prune

or removal Pine 01 in the future, as it brings the property closer to the tree and thus the useable garden space becomes lessened.

I recommend that the application be refused on tree grounds as the proposal fails to demonstrate no harm to protected trees of high amenity value and is likely to lead to future pressure to prune or fell protected trees. As such the proposal is contrary to Local Plan Policy EN14 and to the aims of Reading Borough Council adopted Tree Strategy (2021).

Transport – Reading Borough Council: No objection, subject to conditions.

The proposed works will result in the loss of the existing double garage and, therefore, the loss of parking. The Plan shows the existing garage will be converted into 2 bedrooms, kitchenette area bathroom. The proposed extension could be (with some minor internal alterations) inhabited independently of the main dwelling.

If the proposed extension were to be commercially let, provision of 1 parking space would be required which should be independently accessible from those from the main dwelling, however the potential of a scenario for a commercial let dwelling can be controlled via the application of the appropriate condition.

The submitted block plan illustrates 3 parking spaces on the front garden area served via an existing vehicle crossing which is in excess of the adopted Parking Standards and Design SPD for a single dwelling. No alteration is proposed to the existing vehicular access.

The Natural Environment Officer should be consulted regarding any trees that may be impacted by the rear extension.

Transport do not have any objections to this application subject to the conditions and informatives stated below:

Vehicle parking (as specified)
Ancillary domestic use
Highways

Site Notice:

A site notice was displayed on 13th March 2025 in front of the application site. The 21-day consultation period ended on 3rd April 2025. One letter of representation has been received. Please see below:



Fig 7: Site Photo

- Member of the Public
- 1 Lancaster Close, Reading, RG1 5HB Object

The proposed two-storey extension would completely block the bathroom window; It is less than 1m away so nearly all the natural light would be lost to that room. No other houses on the road are as close to each other as this would be, and there are no obstructed windows. The proposed two-storey extension should be set further away from no. 1.

A follow-up objection was submitted to revised plans received on 15th May 2025, which stated: *“we would still like to object to this. While they have moved the first storey wall away from us by 1m, they have actually made the size of the first floor extension larger. It now totally covers two of our windows on that side of the house, and half covers the another. This is going to significantly reduce the light that we get into these rooms, with a brick wall less than 2m away.”*

Communications with agent/applicant:

Officers provided initial tree comments, dated 14th April 2025, to the agent/applicant, informing them that the proposal was not considered acceptable on arboricultural grounds, as it would pose high risks to the two TPOs in the rear garden. The agent was advised that a potential way to move the application forward, regarding tree concerns, would be to undertake trial excavations at the required foundation locations.

The officer provided comments and requested revised plans regarding the proposed two-storey side extension from the agent/applicant on 9th May 2025, based on all received documents, plans, and objections from the neighbouring property. The agent/applicant was informed that the assessment of the proposed single-storey rear extension would be provided once the revised AIA was received. The agent provided revised plans and a revised AIA on 14th May 2025.

Following the submission of the revised AIA and plans, the officer informed the agent/applicant via email that the proposal was not considered acceptable due to its harmful impact on character and appearance, residential amenity, and the continued high risk it would pose to the health of protected trees and would be recommending refusal of the application. The agent and applicant were offered the chance to withdraw the application. However, the agent/applicant indicated a desire to further revise the proposal.

Based on the revised proposal officers considered that no further minor amendments within the scope of this application would be sufficient to overcome the concerns raised, specifically regarding the protected trees. Therefore, a decision to refuse the application was deemed appropriate.

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 2024
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 Woodland)

TR5 (Car and Cycle Parking and Electric Vehicle Charging)

SPD

Design Guide to House Extensions SPD 2021

Revised Parking Standards and Design SPD 2011

Others

Reading Borough Council Tree Strategy (2021)

BS5837:2012

Local Plan Update

The current version of the Local Plan (adopted in November 2019) turned five years old on Tuesday 5th November 2024. The Local Plan was reviewed in March 2023 and around half of the policies in the plan are considered still up to date. However, the rest need to be considered for updating to reflect changing circumstances and national policy. A consultation version of the draft updated version of the Local Plan was published on 9th May 2025.

Although there is a five-year period for carrying out a review of a plan after it is adopted, nothing in the NPPF or elsewhere says that policies automatically become “out of date” when they are five years old. It is a matter of planning judgement rather than legal fact whether a plan or policies within it are out-of-date. This will depend on whether they have been overtaken by things that have happened since the plan was adopted, either on the ground or through changes in national policy, for example.

Officer advice in respect of the Local Plan policies pertinent to this application 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’.

5. APPRAISAL

- a) Trees
- b) Character and Appearance
- c) Residential Amenity

a) Trees

Policy EN14 requires 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. New development shall make provision for tree retention and planting within the application site, particularly on the street frontage, or off-site in appropriate situations, to improve the level of the coverage within the Borough, to maintain and enhance the character and appearance of the area in which a site is located, to provide for biodiversity and to contribute to measures to reduce carbon and adapt to climate change. Measures must be in place to ensure that these trees are adequately maintained.

As mentioned in the consultation section, the original AIA was not supported on tree grounds. A revised AIA was submitted on 14th May along with revised proposed plans.

Within the revised information the 'Structural Requirements for Extension Works', May 2025, Drawings No 0001 & 0003 shows that 1000mm of excavation would be required to install the pad footings and 200mm of excavation required to install the concrete encased steel beams. 200mm of excavation is also required to lower the ground level under the extension. This would be to enable the marrying up of internal floor levels and this lowering of ground levels and excavation within RPA's is not acceptable as it does not comply with BS5937 2012 recommendations, especially since the footprint of the proposal would be within a significant proportion of the RPAs of Pine 01 and a small proportion of Pine 03 (T3).

The submitted information acknowledges that there would be an impact on the protected trees, but that such impacts would be minimised. However, any potential impacts, regardless of how minimal, should be avoided, and rooting conditions are encouraged to be improved, rather than hindered.

The AIA recognises that *"impact can be caused directly through construction damage and indirectly from post-development resentment and pressure to detrimentally prune or remove the trees. The latter is often due to a poor juxtaposition between the proposal and the trees."* This supports officers concerns relating to the future pressure to remove or prune Pine 01, due to the proximity of the development area to the tree, which is not considered acceptable and contrary to relevant policy.

Overall, based on the proposed foundation design using excavation, the proposal poses too high a risk to the health of protected trees and could not be supported. Although trial digs were a potential way forward, retention of roots found within the development area does not seem feasible due to the need to align ground levels.

Even if an alternative design, avoiding excavation, were submitted, it is still considered that there would be risks to the protected trees as the new hard surfacing would cover a larger proportion of the RPAs and the proposal would increase the pressure to prune or remove Pine 01 in the future, as it would bring the property closer to the tree, reducing usable garden space.

As referred to above, the submitted AIA includes, as part of the justification for the acceptability in principle of the proposal, that it is similar to one consented to for the property next door. However, officers only consider it similar insofar as the proposal is a rear extension within potential RPAs. However, the neighbouring site already had a patio in place, including some hard surfacing and subbase for the full extent (and beyond) of the extension (rather than just 1–2 lines of paving slabs), and the tree was further away. Natural Environment (Tree) officers visited the property on 11 April 2025 and confirmed that the distance between the proposed single-storey rear extension and the T3 Pine tree is 6.9 m, while the Pine tree at 1 Lancaster Close is 8 m in distance. Additionally, the proposed extension at the application site is considerably larger than the one at No. 1 Lancaster Close, spanning nearly the entire width of your property boundary. Whilst it is recognised that there are a higher number of TPO trees at 1no. Lancaster Close, the proposal scheme would pose a much more detrimental impact to the TPO trees than that of 1no. Lancaster Close, due to the amount of RPA affected.

Overall, the proposal is not considered acceptable on tree grounds and the revised AIA did not address the concerns regarding the proposal in relation to the proximity of the trees to the development area, the pressures to prune or remove the tree in the future, and the need to excavate within an RPA. The proposal fails to demonstrate that it will cause no harm to protected trees of high amenity value and is likely to lead to future pressure to prune or fell these trees. As such, the proposal is contrary to Local Plan Policy EN14 of the Reading Borough Local Plan and the aims of Reading Borough Council's adopted Tree Strategy (2021).

b) Character and Appearance

Policy H9 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 revised proposal, setting back the western wall of the proposed first-floor side extension by 1m—making it 2m away from 1 Lancaster Close—mitigates the original concerns regarding the gap between No. 1 and the application site. The original proposal would have significantly reduced this gap to 1m upon completion, which could have visually created a terraced effect and resulted in the loss of views between the houses.

However, the proposed two-storey side extension is still more than half the width of the main house, making it visually dominant. The single storey element, which is almost twice the width of the original main house and extends beyond the edge of the two-storey extension, would result in a poor-quality design. As such, the proposed side extension, combined with the very large single-storey rear extension, is considered to be an overly dominant addition.

Additionally, the fenestration of the proposed first-floor side extension is not considered to be in keeping with the existing property in terms of size and placement on the front elevation.

Furthermore, the front open garden would lose all green area to accommodate three parking spaces, which would have a detrimental impact on the street scene. Lancaster Close is characterised by open front gardens with a reasonable amount of green space. This was mentioned in the email dated 14th April 2025, but no amendments were made in the revised proposal.

The size of the proposed two storey and single storey extensions, singularly and in combination, and the lack of integrated design, including the size and placement of windows to the front elevation, in relation to the original dwelling, would result in overbearing and poorly designed additions, which would be visually dominant both in terms of the dwelling but would also be a harmful addition to the streetscene. This would be contrary to Policies CC7 and H9 of the Reading Borough Local Plan (2019) and para. 135 of the NPPF.

The loss of the open garden to the front would have a detrimental effect on the overall 'green' character and appearance of the streetscene, contrary to Policies CC7 and H9 of the Reading Borough Local Plan (2019) and para. 135 of the NPPF.

c) Residential Amenity

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. Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours, and that ancillary accommodation, such as granny annexes, will be acceptable where it would not be capable of operating as a separate dwelling which could be let or sold separately. Policy H10 states that dwellings will be provided with functional private or communal open space.

The original proposed two-storey side extension was to be built up to the boundary wall, only 1m away from the property at No. 1. The revised plans for the two-storey side extension set this back from the boundary with No. 1 such that it would be 2m away from the side elevation of no.2.

Both the original and revised schemes do not include side facing windows at first floor level. There are proposed first floor rear facing windows, which would bring windows closer to no 1, but the arrangement is not significantly different to existing rear facing windows. Therefore, there are no identified risks in terms of privacy or overlooking. There is a proposed side facing ground floor window, but it is not considered that this would create any detrimental effects due to the presence of the boundary.

Although the proposal would bring development closer to no. 1 Lancaster Close and concern was raised by that resident with regard to potential loss of light to their side facing windows, it is considered that as these serve non-habitable spaces of bathrooms, that any resulting loss of light would not have such a detrimental effect as to justify a reason for refusal on this basis.

As the first-floor side extension has been set back from the shared boundary with 1 Lancaster Close, it is considered that it would no longer have an overbearing impact on No. 1.

Additionally, in terms of the proposed single-storey and two-storey side extensions to the existing house and the garage conversion, the proposal is intended to add three bedrooms to the existing house, along with an ensuite, a kitchenette, a family lounge, and a utility room. It should be noted that although the existing plans show the garage as detached without any connection, the officer confirmed that a front iron gate providing access to the proposed internal hallway—located between the side extension and the main house—has been installed (see Fig. 1).

The proposal appears that it could easily function as a separate dwelling, because it has its own front door with an internal hallway and has all the internal and external facilities required for an independent dwelling, including the removal of the front garden to accommodate three parking spaces. The Transport Officer noted that the number of parking spaces exceeds the requirements set out in the adopted Parking Standards and Design SPD for a single dwelling.

Policy H9 requires extensions/ annexes to function as ancillary accommodation to the main dwelling, as the impacts of a separate dwelling would not have been formally considered and assessed. The supporting text to Policy H9 states at paragraph 4.4.76:

“ancillary accommodation should not be a way of introducing new dwellings by stealth. Therefore, planning conditions and, where necessary, obligations will ensure that extra accommodation remains ancillary to the main dwelling. Ancillary accommodation could be considered a separate dwelling where it:

- *Is self-sufficient in terms of facilities e.g. kitchens and bathrooms;*
- *Has its own front door without internal links to the main house; and/or*
- *Has its own external facilities, e.g. access, drive, garden; or has scope for these external facilities to be easily created”.*

Had the scheme been acceptable overall a condition would have been attached regarding maintaining the extension as ancillary to the main dwelling.

6. CONCLUSION

In conclusion, the proposal poses too high a risk to the health of protected trees, contrary to Policy EN14.

The extensions are considered too large and not well integrated with the host dwelling, and the poor arrangement of front windows and the loss of the front garden, would have a detrimental effect on the character and appearance of the dwelling and the street scene, contrary to Policies CC7 and H9.

7. RECOMMENDATION

REFUSE

Due to the following reasons:

1. The proposal fails to demonstrate that it would not cause harm to protected trees of high amenity value due to the proximity of TPO trees to the development area, the potential future pressure to prune or

remove the protected T5 of TPO no: 154/001 , and the need to excavate within Root Protection Areas (RPAs), all of which pose too high a risk to the health of the protected trees. Therefore, the proposal is contrary to Policy EN14 of the Reading Borough Local Plan (2019) and the aims of Reading Borough Council's adopted Tree Strategy (2021).

2. The size of the proposed two storey and single storey extensions in combination, and the lack of integrated design between the extension and the host dwelling, including the size and placement of windows to the front elevation of the proposed extension, in relation to the original dwelling, would result in overbearing and poorly designed additions, which would be visually dominant both in terms of the dwelling but would also be a harmful addition to the streetscene, detrimental to the character and appearance of the dwelling and wider area. This would be contrary to Policies CC7 and H9 of the Reading Borough Local Plan (2019) and para. 135 of the NPPF.
3. The loss of the open garden to the front would have a detrimental effect on the overall 'green' character and appearance of the streetscene and pattern of frontage, contrary to Policies CC7 and H9 of the Reading Borough Local Plan (2019) and para. 135 of the NPPF.