

COMMITTEE REPORT

BY THE DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES

READING BOROUGH COUNCIL

ITEM NO. 14

PLANNING APPLICATIONS COMMITTEE: 7 February 2018

Ward: Redlands

App No.: 170705/HOU and 170706/HOU

Address: 83 and 83a Christchurch Road

Proposal (identical for both applications): Proposed single storey flat roof rear and side extension resulting in an increase in the size of the C4 (Small HMO) from 4 to 5 bedrooms.

Applicant: Mrs Singh Danda

Date validated: 10 May 2017 (170705) and 17 May 2017 (170706)

Minor Application: Extension agreed until 28 February 2018 for both applications

RECOMMENDATION

Grant.

CONDITIONS TO INCLUDE

1. TL1 The Standard time limit
2. The development hereby approved shall not be carried out other than in accordance with the approved Arboricultural and Landscape Protection Method Statement. (Not recommended for application 170705 - 83 Christchurch Road).
3. AP1 The standard approved plans condition
4. M1 The standard materials to match condition
5. DC1 Vehicle parking space provided in accordance with approved plans

INFORMATIVES TO INCLUDE

1. Pruning of the trees overhanging from 85 Christchurch Road (on one occasion) back to the boundary are approved by virtue of this consent. Any further or future works to trees subject to Conservation Area status will require submission a Section 211 Notice.
2. IF3 Highways
3. IF1 Positive and Proactive Working - approval
4. IF5 Terms
5. IF7 Complaints about construction

1. INTRODUCTION

- 1.1 The determination of these two planning applications was deferred by the Planning Applications Committee on 6th September 2017 to allow "further discussion with the applicant regarding measures to minimise harm to adjacent trees and vegetation, which were considered to be a significant feature within the Redlands Conservation Area."
- 1.2 The applicant has appointed an experienced arboriculturalist to provide advice on how the proposed extension to 83a Christchurch Road can be built without harming the boundary planting at 85 Christchurch Road. The submitted Arboricultural and

Landscape Protection Method Statement is as follows:

The boundary adjacent to the proposed extension is made up of a variety of species which form a hedge alongside the existing drive. The hedge has been maintained and pruning back hard to the side to the boundary has been necessary to allow continued access to the drive and garage. The trees and bushes making up the hedge are small and unremarkable and apart from the mature cherry alongside the existing garage, which is not affected by the proposal, have limited value in the street scene.

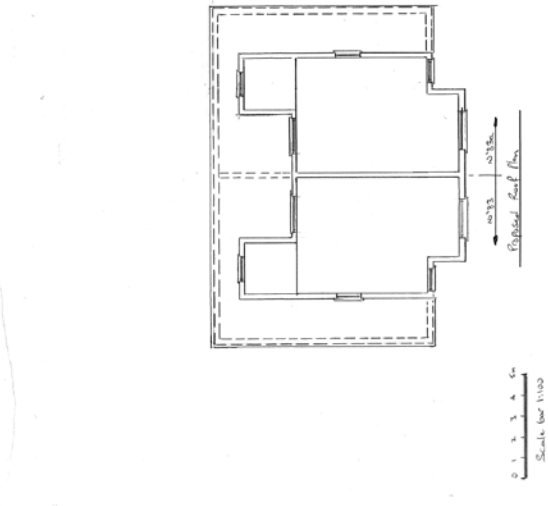
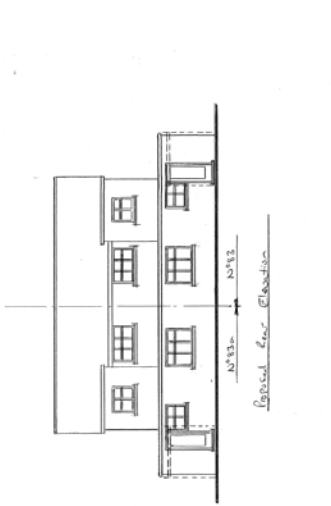
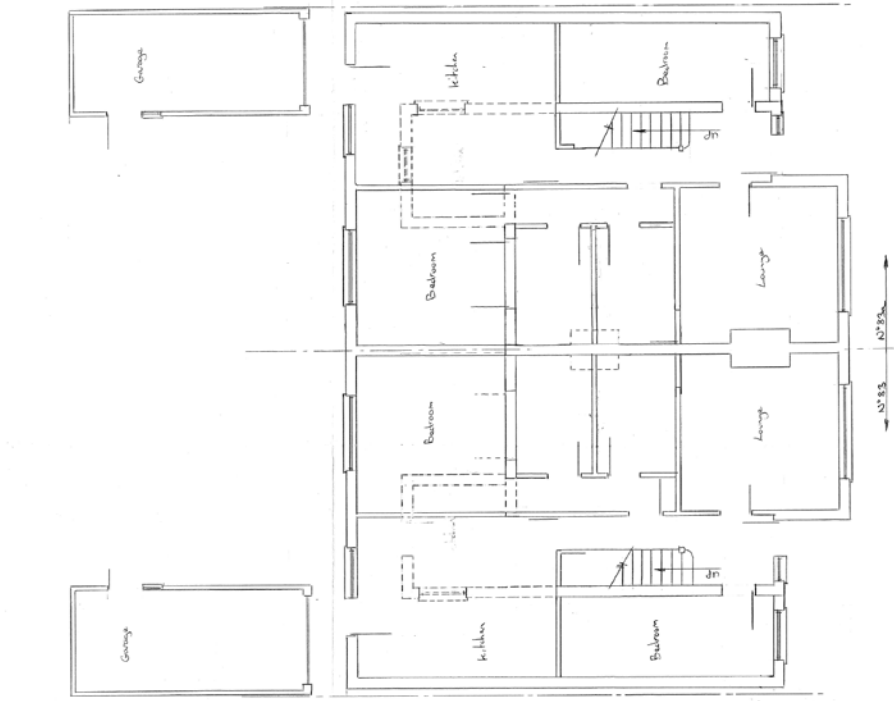
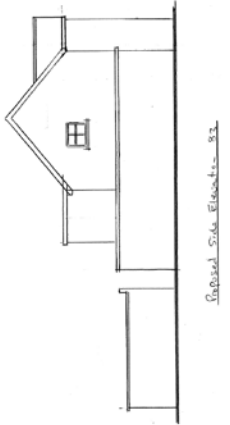
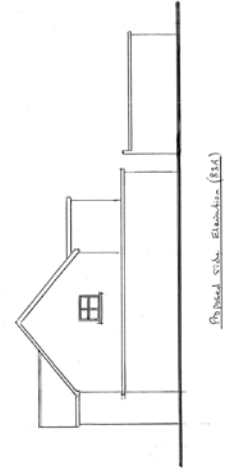
In order to construct the new extension, the boundary vegetation will have to be pruned back to the fence line. This has been carried out in the past on a regular basis and will not be detrimental to the hedge.

The new extension will also require excavation for the foundations. Due to the small size of the trees and bushes I would not expect to find any major roots under the existing concrete drive and as long as the trench is excavated by hand, in line with BS5837:2012 7.2.3, and any roots that are found carefully pruned back to the side of the trench.

The trench should then be lined with plastic to avoid leaching during curing of the concrete, further protection during construction of the walls with plastic sheeting used to form a barrier between the soil and any mortar spillage should also be installed and removed once all work has been completed.

2 READING BOROUGH OFFICER COMMENTS

- 2.1 The Council's Natural Environment Officer has confirmed that the method as described is acceptable. It is recommended that a condition is used to require that the works proceed in accordance with the submitted statement. This would also then approve tree pruning back to the boundary so a separate S211 Notice for tree works would not be required. The informative previously requested re tree works would still be prudent though, with the standard informative adjusted slightly. This is shown above.
- 2.2 Officers are satisfied that the applicant's proposed methods will minimise harm to adjacent trees and vegetation so will protect the character of this part of Redlands Conservation Area. Therefore, subject to the above recommended and amended conditions, these applications are recommended to be granted planning permission.
- 2.3 The proposed block plan has been enlarged to allow easier consideration.



Mrs. Singl. Shook
 Proposed Single Storey
 Cottage with rear
 extension and porch
 83 & 83A Christchurch Road
 Hastings RD 2 78D.
 Proposed floor Plans of
 Elevations.
 1:50
 1:50
 4/17
 Mc. L. 1894 102.

0 1 2 3 4 5
 Scale bar 1:50

BY THE DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 19 July 2017

ITEM NO. 17

Ward: Redlands

App No.: 170705/HOU and 170706/HOU

Address: 83 and 83a Christchurch Road

Proposal (identical for both applications): Proposed single storey flat roof rear and side extension resulting in an increase in the size of the C4 (Small HMO) from 4 to 5 bedrooms.

Applicant: Mrs Singh Danda

Date validated: 10 May 2017 (170705) and 17 May 2017 (170706)

Minor Application: 8 week target decision date: Extension agreed until 31 July 2017 for both applications

RECOMMENDATION

Grant.

CONDITIONS TO INCLUDE

6. TL1 The Standard time limit
7. Any foundation trench along the boundary with 85 Christchurch Road shall be lined with an impermeable membrane prior to concrete being poured. Reason: to protect roots of adjacent vegetation within the Redlands Conservation Area in accordance with Policy CS38. (Not recommended for application 170705 - 83 Christchurch Road).
8. AP1 The standard approved plans condition
9. M1 The standard materials to match condition
10. DC1 Vehicle parking space provided in accordance with approved plans

INFORMATIVES TO INCLUDE

6. The applicant is reminded that any works to trees at 85 Christchurch Road (within the adjacent Redlands Conservation Area) will require the submission of a Section 211 Notice and tree works will not be allowed until 6-weeks from the date of that Notice.
7. IF3 Highways
8. IF1 Positive and Proactive Working - approval
9. IF5 Terms
10. IF7 Complaints about construction

1. INTRODUCTION

- 1.1 83 and 83a Christchurch Road are a pair of small houses in multiple occupation (HMOs) that have 4 bedrooms each, three at first floor level and one on the ground floor. The boundary of 83a abuts the boundary of the Redlands Conservation Area. 85 Christchurch Road is Grade II listed. The site is located opposite the Christchurch Road Local Centre.

- 1.2 This application, which would normally be dealt with under delegated powers, is reported to Planning Applications Committee at the request of Councillor Gavin.



2. PROPOSAL

- 2.1 The application is for single storey side and rear extensions to both houses. Each house will see an increase in the number of HMO rooms from 4 to 5. Two parking spaces will be provided for each property.

3. PLANNING HISTORY

None for either property.

4. CONSULTATIONS

4.1 Statutory:

- No statutory consultations were required given the nature of the application.

4.2 Non-statutory:

- Transport Development Control - no objection
- Natural Environment Officer - no objection
- Councillor Gavin - Notes that these applications have caused a great deal of concern with neighbours.

4.3 Public consultation:

- 10 properties were consulted by neighbour consultation letter. A site notice was displayed by officers. The consultation period expired on 3 July 17.

3 objections to the applications have been received. In summary the comments are:

- Impact on trees
- Detrimental impact on Conservation Area
- Increased traffic flow and impact on safety, parking, environmentally through air quality, safety.
- Impact from increased noise and pollution.
- Impact from paving over of front gardens.
- Potential increase in size of HMO.
- Impact from increased number of tenants.
- Further reduction in size of garden
- Proposal represents an overdevelopment.

A further consultation with neighbours was undertaken on an amended description of development that includes the increase in the number of HMO bedrooms in each property from 4 to 5. No further representations were received at the time of writing. Should any be received before the Committee Meeting these shall be reported as an update

5. RELEVANT PLANNING POLICY AND GUIDANCE

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:

5.1 Reading Borough Local Development Framework Core Strategy

CS7 (Design and the Public Realm)
CS24 (Car/Cycle Parking)
CS33 (Protection and Enhancement of the Historic Environment)

5.2 Sites and Detailed Policies Document

SD1 (Presumption in Favour of Sustainable Development)
DM9 (House Extensions and Ancillary Accommodation)

5.3 Reading Borough Council Supplementary Planning Guidance

- Parking Standards and Design (Supplementary Planning Document).
- A Design Guide to House Extensions (Supplementary Planning Guidance).

6. APPRAISAL

Main Issues

6.1 The main issues are:

- i. Proposed extensions
- ii. Increase in HMO rooms

Proposed extensions

The proposal involves the erection of side and rear extensions to both 83 and 83a Christchurch Road. They will extend 2.15 metres from the side of the existing properties, and 1.35 metres beyond the rear. These structures will be modest in appearance and will be fully subservient to the host properties. They will have an acceptable visual impact on the host properties, and on the setting of the neighbouring listed building and Conservation Area.

85 Christchurch Road sits forward of 83a, and as such the proposed extension will extend 6.5 metres beyond the rear of this property. Nonetheless, there will be a 3.5 metre gap between the proposed extension and number 85. Furthermore, as noted above, the extension will not extend significantly beyond the existing rear of the host dwelling. It is not considered that the proposed extension to number 83a would have an unduly negative impact on number 85 as a result of loss of light or overbearing.

An objection has been received regarding the potential impact of the extension on plants in the garden of 85 Christchurch Road. The Council's Natural Environment Officer notes that the vegetation along the boundary is a mix of tall shrubs and small trees. It is located in a low raised bed and the ground level of the garden seems to be slightly higher than that at 83a. Given this, any root severance may not be as severe as it otherwise may have been. However, given the proximity of the proposed elevation to the boundary, it is entirely possible that roots will be encountered. They consider it is reasonable to require the applicant to implement simple measures to minimise harm to the future health of the vegetation, which is important to the conservation area. With normal concrete trench foundations, a simple measure would be to line the trench adjacent to the boundary with an impermeable membrane prior to pouring concrete, as concrete is toxic to roots. The applicant has confirmed that this is possible, and it is recommended this is secured by condition, as noted in the recommendation. The Natural Environment Officer has also suggested an informative is included reminding the applicant that any works to trees at 85 Christchurch Road (within the adjacent Redlands Conservation Area) will require the submission of a notice under Section 211 of the Town and Country Planning Act 1990 and tree works will not be allowed until 6-weeks from the date of that Notice.

The extension to 83 Christchurch Road will extend approximately 2.5 metres beyond the rear of 81 Christchurch. This is relatively modest and will ensure that the proposal will not have a detrimental impact on the occupants of number 81.

Increase in HMO rooms

Following a request by officers the applicant has submitted tenancy agreements demonstrating that both properties have been small HMOs (C4 use) since 2011. This pre-dates the introduction, in May 2013, of the Article 4 Direction restricting new C4 uses in this area.

Each dwelling currently has 4 bedrooms. The proposal will result in each have 5 bedrooms. There is no evidence to suggest the level of noise generated from a five bedroom HMO is likely to be significantly greater than a fully occupied family dwelling. The same is true of impacts on traffic flow, air quality and other matters raised by objectors. 5 HMO bedrooms generate a requirement for 1.25 parking spaces. Each dwelling will have 2 off road parking spaces.

It is therefore considered that the impact of the additional HMO bedrooms is acceptable. Following a request by officers the applicant has submitted tenancy agreements demonstrating that both properties have been small HMOs (C4 use) since 2011. This pre-dates the introduction, in May 2013, of the Article 4 Direction restricting new C4 uses in this area.

It is therefore considered that the impact of the additional HMO bedrooms is acceptable.

Equalities impact assessment

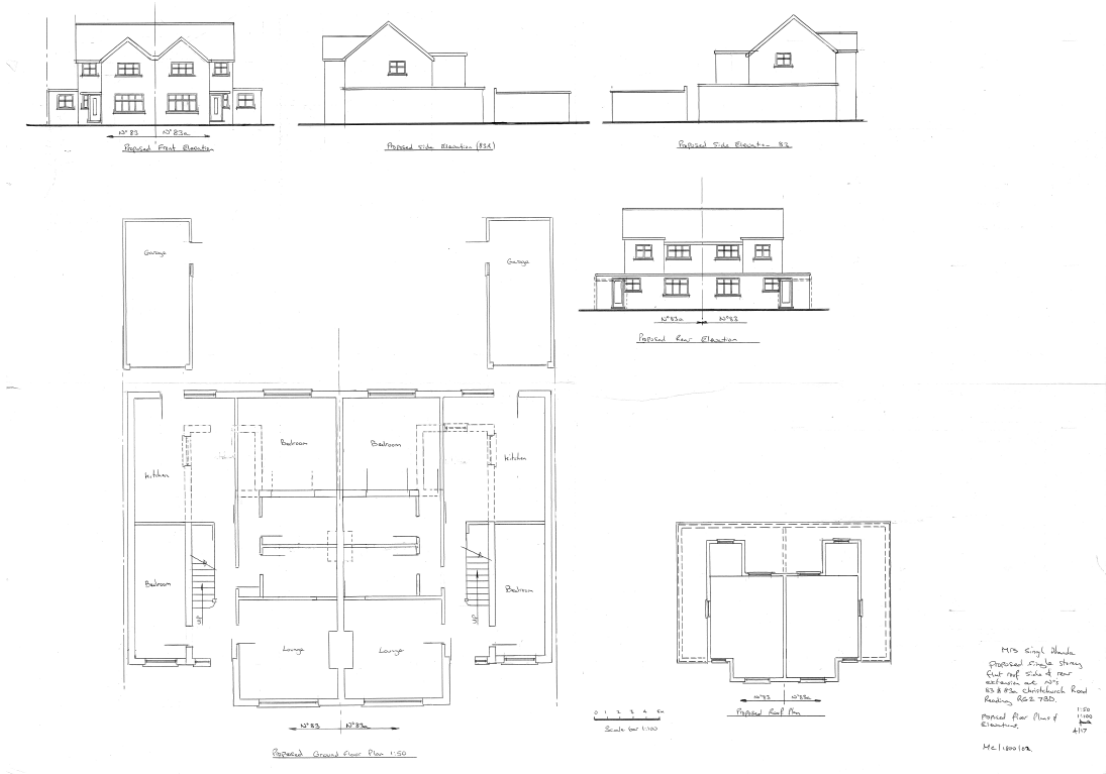
In determining this application the Committee is required to have regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, gender, sexual orientation. There is no indication or evidence (including from consultation on the application) that the protected groups have or will have different needs, experiences, issues and priorities in relation to the particular planning application.

In terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

7. CONCLUSION

The proposed development is considered to comply with the relevant Development Plan Policies as assessed above. It is therefore recommended that approval be granted, subject to suitable conditions.

Plans: MC/1800/02



Case Officer: Ben Pratley