

01 November 2023

Title	PLANNING APPLICATION REPORT
Ward	Church
Planning Application Reference:	230398
Site Address:	99 Hartland Road, Reading, RG2 8AF
Proposed Development	Single storey extension to a three-bedroom residential property.
Applicant	Reading Borough Council
Report author	Gary Miles
Deadline:	Extension of Time until 8 th November 2023
Recommendations	Grant planning permission, subject to conditions as follows
Conditions	<ol style="list-style-type: none">1. <i>TL1 – Time Limit – Three Years</i>2. <i>AP1 – Approved Plans</i>3. <i>M1 – Materials to Match</i>4. <i>Works in accordance with Arboricultural Method Statement</i>5. <i>DC1 – Vehicle Parking as Specified</i>6. <i>DC24 – EV Charging Points</i>
Informatives	<ol style="list-style-type: none">1. <i>IF3 – Highways</i>2. <i>I35 / 28 - Advice about solar panel location in relation to trees</i> <i>You are advised to fully consider the location of the proposed solar panels in relation to the ultimate size of adjacent trees. Solar panels should be located to avoid the need to fell or significantly prune adjacent trees to maintain functionality.</i>3. <i>I24 – Damage to highway verge</i>4. <i>L7 – Trees and soil conditions: subsidence and differential movement.</i>5. <i>Ecology – Bird nesting</i>

1. Executive summary

- 1.1. The proposal is to support provision of accessible family accommodation as part of the Council's housing stock. The proposal is considered acceptable in terms of its effect on the character of the area, the effect on neighbouring amenity and the impact on trees.
- 1.2. The proposal is recommended for approval subject to the conditions as outlined above.

2. Introduction and site description

- 2.1. The application seeks full planning permission for a single storey extension to the existing house to support accessible family accommodation.
- 2.2. The application is required to be determined by Planning Applications Committee as Reading Borough Council is the applicant.
- 2.3. The proposal site is located midway along Hartland Road to the northern side of the street. The site consists of a large 1960's, three bedroom detached property. The eastern boundary abuts the John Madejski Academy with the boundary flanked by mature trees and hedgerows none of which are subject to a TPO. Housing neighbours the site to the west and north.

Location Plan



Site Photographs



3. The Proposal

- 3.1. The works comprise a single storey extension to the house. The property is being converted to provide accessible family accommodation and will entail the installation of

an accessible ground floor bedroom and bathroom. The building will be insulated externally, and an air source heat pump and solar panels will be installed to provide a thermally efficient building.

3.2. The following plans have been received:

- Drawing No. 001 – Location Plan
- Drawing No. 002 – Site Plan
- Drawing No. 003 – Proposed Block Plan
- Drawing No. 004 – Existing Ground Floor
- Drawing No. 005 – Existing First Floor
- Drawing No. 006 – Existing South Elevation
- Drawing No. 007 – Existing North Elevation
- Drawing No. 008 – Existing East Elevation
- Drawing No. 009 – Existing West Elevation
- Drawing No. 010 – Proposed Ground Floor
- Drawing No. 011 – Proposed First Floor
- Drawing No. 012 – Proposed South Elevation
- Drawing No. 013 – Proposed North Elevation
- Drawing No. 014 – Proposed East Elevation
- Drawing No. 015 – Proposed West Elevation
- Drawing No. 016 – Proposed External Works

Received 10th May 2023

- Drawing No. 019 – External Works (EV charging point)

Received 10th July 2023

4. Planning history

4.1. None.

5. Consultations

5.1. The following consultation responses were received:

5.2 RBC, Transport Development Control

“The proposed site is located within Zone 3, Secondary Core Area, of the Council’s adopted Parking Standards and Design SPD (Supplementary Planning Document). Typically, these areas are within 400m of a Reading Buses high frequency ‘Premier Route’, which provides high quality bus routes to and from Reading town centre and other local centre facilities.

The proposal seeks to extend an existing three-bedroom house which would appear to be currently vacant to provide an accessible bedroom and shower room.

Images show that the property is served with an existing dropped crossing leading to an area of hard standing which has been used for parking by previous occupants of the dwelling, this provision therefore should be retained and illustrated on plans. In accordance with the adopted Parking Standards and Design SPD the development should be provided with 2.0 off road parking spaces.

Although this is not a new construction the introduction of EV charging points should be considered, this would support the Councils local strategy plan to encourage and enable low carbon or low energy travel choices for private and public transport.

Bin storage should not be further than 15m from the access point of the site to avoid the stationing of service vehicles on the carriageway for excessive periods it is assumed that bins will be brought to the property boundary to allow for kerbside collection which would be reflective of other properties on the road, this will need to be illustrated on plans. It should be noted that it is not permitted for bins to be located or left on any part of the footway as it would be an obstruction for pedestrians.

In principle there are no Transport objections to this application, however revised plans are required addressing the parking provision."

5.3 RBC Natural Environment

"The site benefits from extensive shrub and tree vegetation on the eastern boundary, albeit some of it is growing off site beyond the boundary. As the proposed extension sits on the east part of the site, its potential impact on the existing trees must be mitigated.

I note the Proposed External Works Drg. No. 016 indicates a new foul waste route through the RPA of the retained T5 Ash (growing off site), however, the Tree Protection Plan does not provision hand digging to lay it or a root barrier to prevent future conflict with the existing vegetation. In any case, this should ideally be routed to avoid any RPAs.

There is no mention of the tree protection measures installation timeline. These must be installed only after all necessary tree works have been carried out but prior to the commencement of any construction works or delivery of machinery or materials and retained on site until all construction activity has ended.

I agree with the conclusion of the AIA in principle – the proposed development can be carried out and impact to existing trees can be mitigated. However, the submitted documents showing tree protection measures are not enough to secure as an Arboricultural Method Statement (see comments above) – we should secure the necessary details (as per my comments above) via condition.

In conclusion Natural Environment have no objections however, condition L7 should be included to secure the AMS as well as the soil informative."

Officer Note: The applicant submitted a revised Arboricultural Method Statement which has subsequently been sent to the Natural Environment Officer for review. Any comments will be reported in an update report.

5.4 RBC Ecology

"The Bat Survey (Hampshire County Council Ecology Team, July 2023) has been conducted to the appropriate standard and provides the results of a preliminary bat roost assessment and a single emergence survey. No bats were seen emerging from the building and the report concludes that the house is not being used as a bat roost. The weather conditions were not ideal during the survey, however for the reasons stated in the report, it is considered that the findings of the report are accurate and that the house is unlikely to host roosting bats.

As such, there are no objections to this application on ecological grounds.

However, an old bird nest was identified in the brickwork to the rear of the house and there is a small risk that birds may nest in the building. It is requested that an informative be included about bird nests and eggs, as above."

5.5 **Neighbour Consultations**

4 Ashmore Road, Reading

97 Hartland Road, Reading

John Madejski Academy

No letters of representation have been received.

6. **Legal context**

- 6.1 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).
- 6.2 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).
- 6.3 Accordingly, the latest NPPF and the following development plan policies and supplementary planning guidance are relevant:

National Planning Policy

National Planning Policy Framework (2023)

National Planning Practice Guidance

SPD – Design Guide to House Extensions 2021

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

H9 (House Extensions and Ancillary Accommodation)

TR3 Access, Traffic and Highway-Related Matters

TR5 Car and Cycle Parking and Electric Vehicle Charging

EN12 (Biodiversity and the Green Network)

EN14 (Trees, Hedges and Woodlands)

CC2 (Sustainable Design and Construction)

7. **Appraisal**

Character and Appearance

- 7.1 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.

- 7.2 The proposed ground floor side extension, would be subservient in scale to the original house and would have a similar built form. It would be constructed with matching materials. It is considered that the proposal has been appropriately designed to complement the existing dwelling and would not harm the wider streetscene. The proposal is considered compliant with policies H9 & CC7 of the Reading Borough Local Plan 2019.

Residential Amenity

- 7.3 Policy H9 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 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.
- 7.4 The proposal is ground floor only and would be located adjacent to the boundary with the John Madejski Academy and as such would not be detrimental to amenity of neighbouring residential properties in terms of daylight, sunlight, privacy or overbearing effects. The property will retain a larger than average rear garden and outdoor amenity space.
- 7.5 The proposal is considered compliant with policies H9 & CC8 of the Reading Borough Local Plan 2019.

Ecology

- 7.6 Policy EN12 states the key elements of the green network will be maintained, protected, consolidated, extended and enhanced. 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.
- 7.7 The Ecology Officer confirms that the Bat Survey has been conducted to the appropriate standard and that the proposals are acceptable in ecological terms.
- 7.8 The proposal is considered compliant with policies H9 and EN12 of the Reading Borough Local Plan 2019.

Trees/Natural Environment Officer

- 7.9 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.
- 7.10 The Natural Environment Officer (NEO) was consulted and in principle has no objections. The proposed development can be carried out and impact to existing trees can be mitigated. An amended Arboricultural Method Statement has been received, addressing the NEO's queries regarding the position of tree-protective fencing and the need for hand-digging within root protection areas. Any additional comments received from the NEO will be reported in an update.
- 7.11 It is considered the proposal complies with policies H9 and EN12 of the Reading Borough Local Plan 2019.

Transport

- 7.12 The Council's Transport team requested that Electric Vehicle charging points should be considered to support the Council's strategy of encouraging and enabling low carbon or low energy travel choices for private and public transport. It was also requested that 2 off road parking spaces should be retained within the plot.
- 7.13 The agent supplied an amended plan titled 'Drawing No. 019 – External Works (EV charging point)' showing the location of the EV charging point and the proposed parking provision and it is considered that the proposal is compliant with policies TR3 & TR5 of the Reading Borough Local Plan 2019.

Sustainable Design and Construction

- 7.14 Policy CC2 states that proposals for new development, including the construction of new buildings and the redevelopment and refurbishment of existing building stock, will be acceptable where the design of buildings and site layouts use energy, water, minerals, materials and other natural resources appropriately, efficiently and with care and take account of the effects of climate change.
- 7.15 Whilst the above policy is not directly applicable to this type of application, officers note that the building will be externally insulated and will have an air source heat pump and solar panels. The changes will make the building more thermally efficient.

8. Equality implications

- 8.1 Under the Equality Act 2010, Section 149, a public authority must, in the exercise of its functions, have due regard to the need to—
- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 8.2 The key equalities protected characteristics include age, disability, sex, 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 that the protected groups have or will have different needs, experiences, issues and priorities in relation to this particular application.

9. Conclusion & planning balance

- 9.1 As with all applications for planning permission considered by the Local Planning Authority, the application is required to be determined in accordance with the development plan unless material considerations indicate otherwise, as per Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 9.2 It is considered that the proposed single storey extension would be acceptable in terms of its effect on the character and appearance of the area. It would not harm the amenity of neighbouring properties and the suitable protection is secured for existing trees. As such, this application is recommended for Approval subject to conditions.

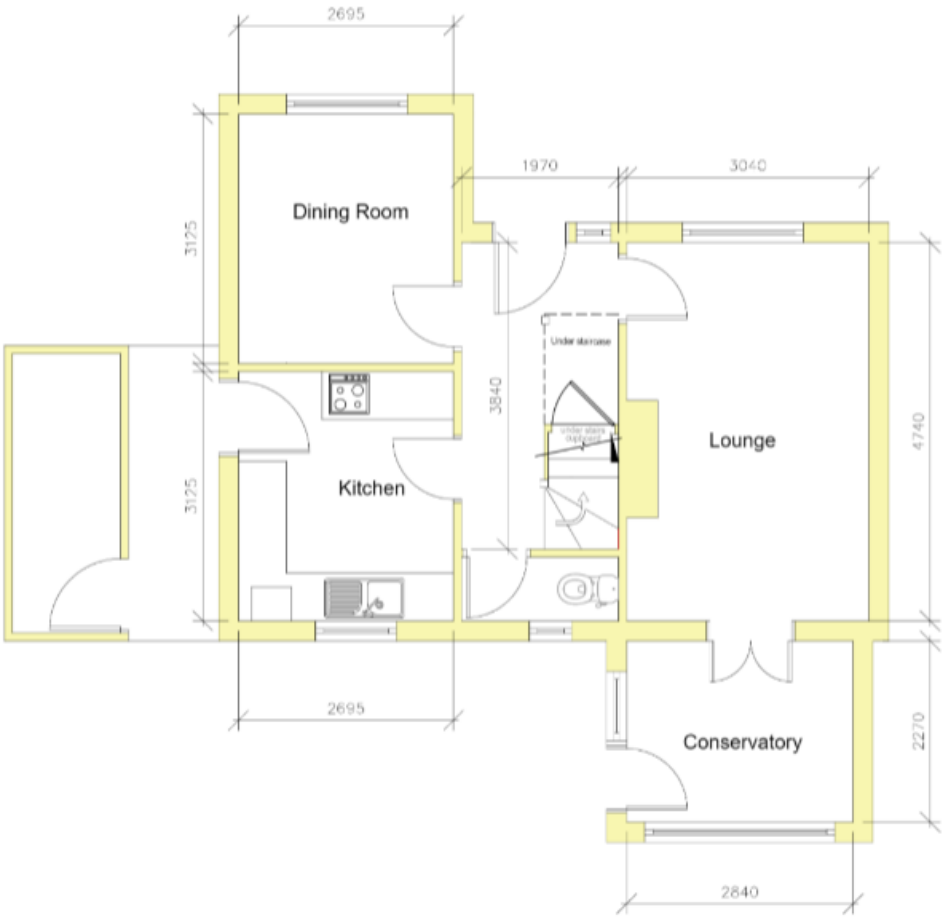
Drawing No. 001 - Location Plan



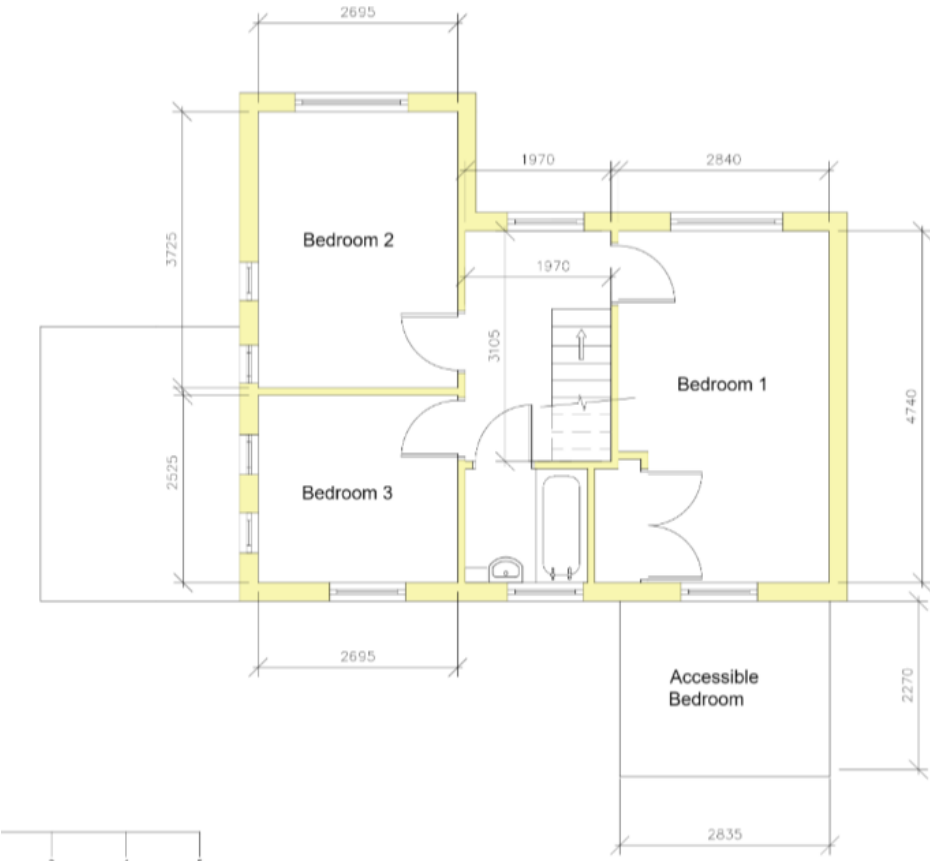
Drawing No. 003 – Proposed Block Plan



Drawing No. 004 – Existing Ground Floor



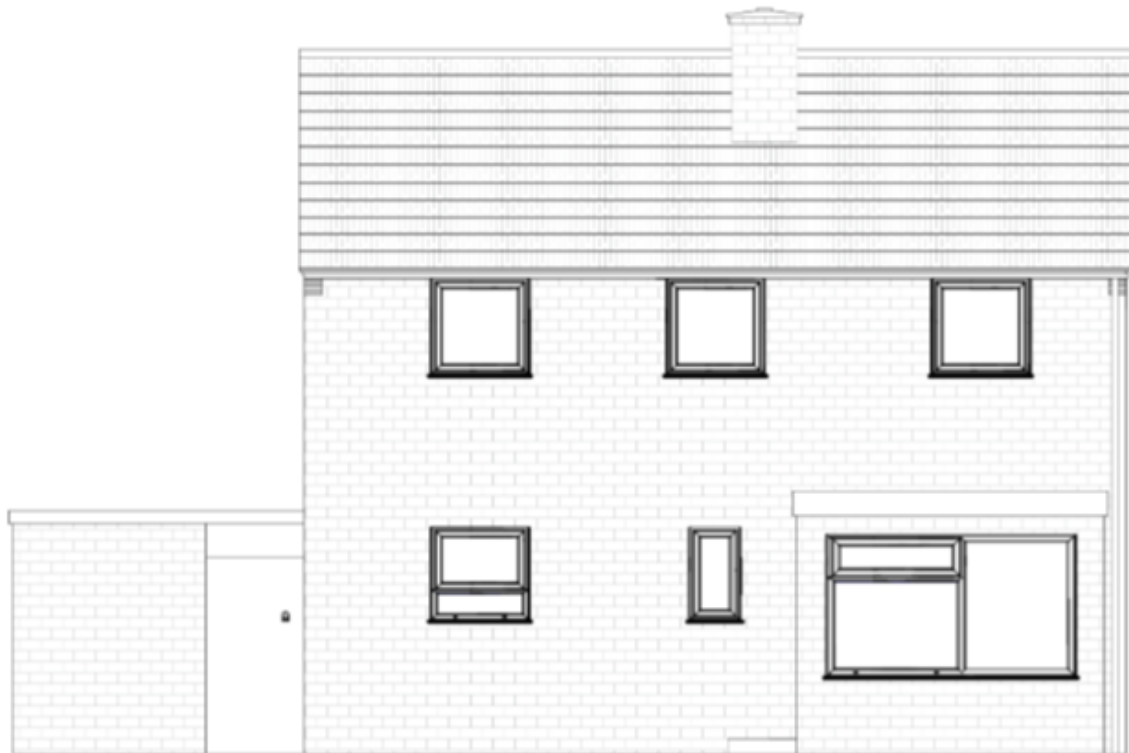
Drawing No. 005 – Existing First Floor



Drawing No. 006 – Existing South Elevation



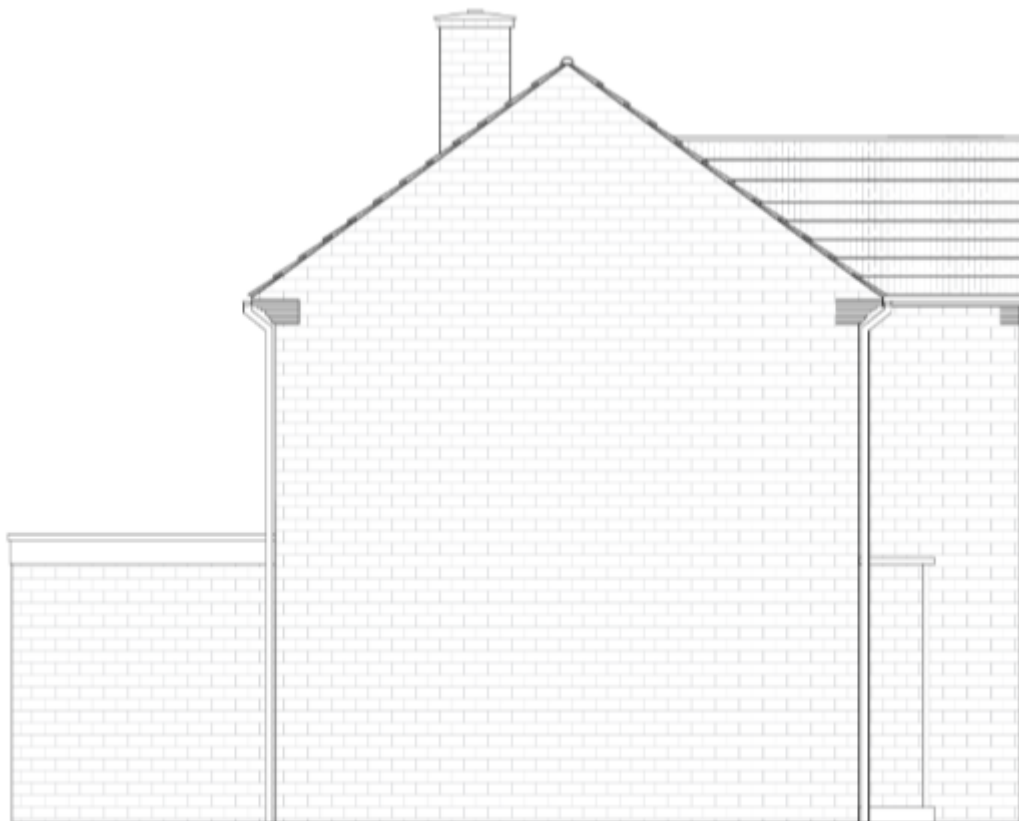
Drawing No. 007 – Existing North Elevation



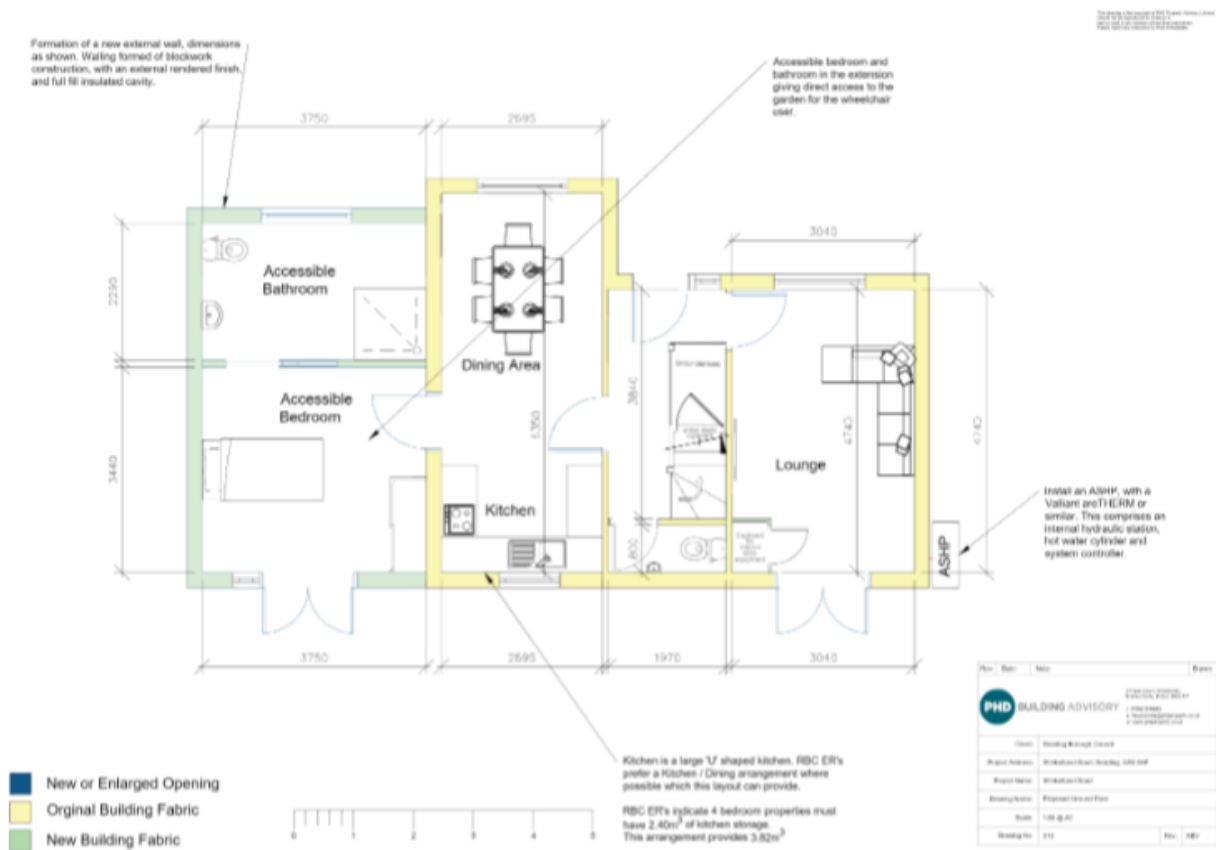
Drawing No. 008 – Existing East Elevation



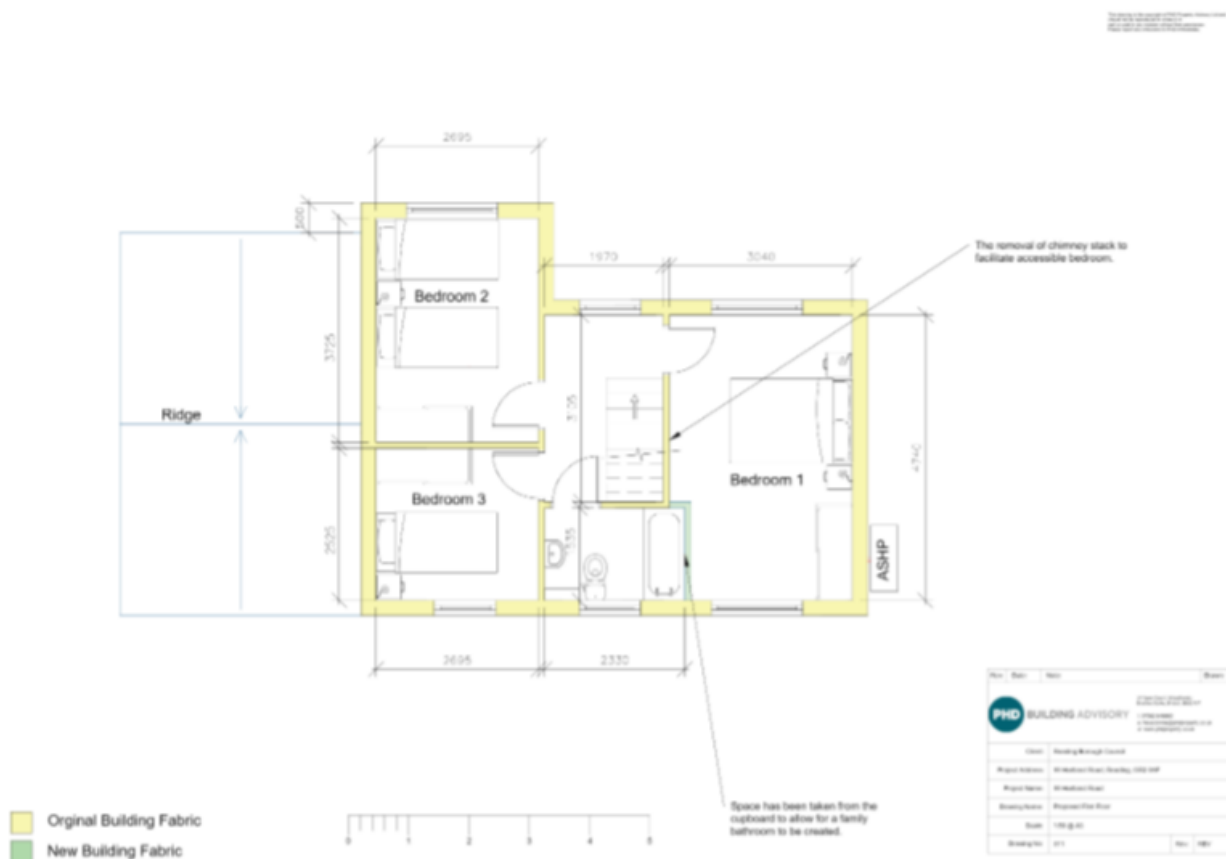
Drawing No. 009 – Existing West Elevation



Drawing No. – 010 – Proposed Ground Floor



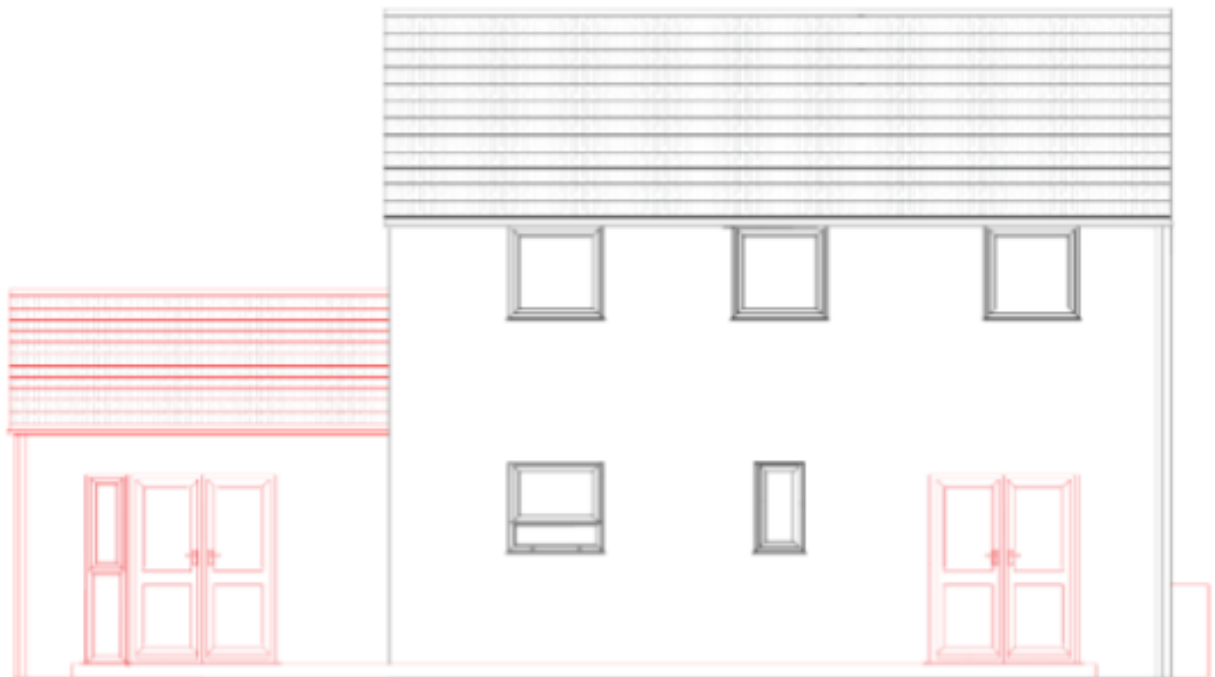
Drawing No. 011 – Proposed First Floor



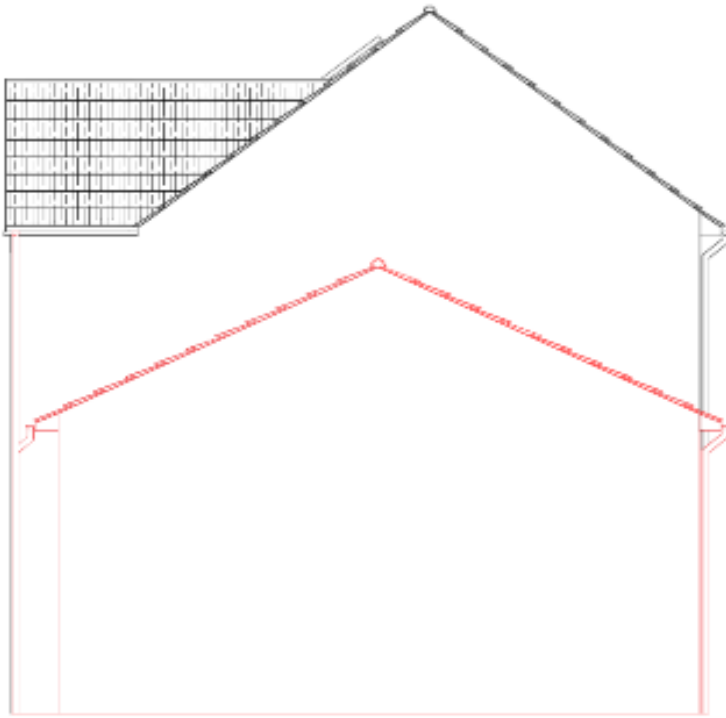
Drawing No. 012 – Proposed South Elevation



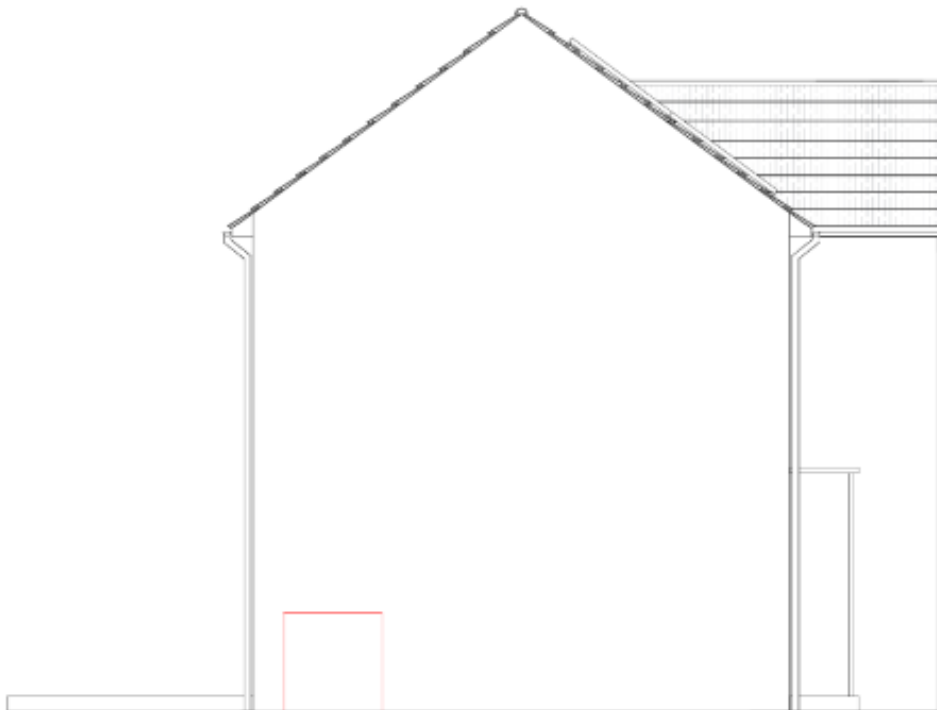
Drawing No. 013 – Proposed North Elevation



Drawing No. 014 – Proposed East Elevation



Drawing No. 015 – Proposed West Elevation



Drawing No. 016 – Proposed External Works

