

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Whitley

App Ref: 230267/HOU

Address: 23 Connecticut Street, Reading, RG2 6AN

Proposals: Installation of EV charger on the external wall of the house.

Case Officer: Gary Miles

Applicant: Jason Lai

Date received (valid from): 13 March 2023 Target Decision date: 12 May 2023

1. SITE DESCRIPTION

The application site is a modern terraced property constructed within the last couple of years. The street and wider area is characterised by two and three storey terraced and semi-detached properties, constructed using block and cladding of various colours. The property has private parking bays for 2 vehicles

2. PROPOSAL AND SUPPORTING INFORMATION

Installation of EV charger on the external wall of the house.

Plans considered

Drawing no: TQRQM23061125543126 - Location Plan - dated 02/03/2023

Fast Charging Solo 3 - Home Electric Vehicle Charger Datasheet

Received by the Local Planning Authority on 2nd March 2023

Drawing no: TQRQM23061154452220 - Proposed Block Plan - dated 02/03/2023

Received by the Local Planning Authority on 13th March 2023

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

Internal: Transport

There are no Transportation objections to this Electric Vehicle charging point application.

External: The following addresses were consulted by letter

17 Connecticut Street, Reading, RG2 6AN

21 Connecticut Street, Reading, RG2 6AN

100 Maine Street, Reading, RG2 6AZ

No letters of representation have been received.

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.

5. 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

National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

H9 (House Extensions and Ancillary Accommodation)

TR5 (Car and Cycle Parking)

EN15 (Air Quality)

SPG/SPD

A Design Guide to House Extensions SPG

6. APPRAISAL

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.

Officers deem the proposed installation of the Electric Vehicle charger on the external wall of 23 Connecticut Street will not be detrimental to the house or wider streetscene and the proposal is therefore considered acceptable with policies H9 and CC7 of the Reading Borough Local Plan 2019.

Residential Amenity

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.

Officers deem the proposed installation of the Electric Vehicle charger on the external wall of 23 Connecticut Street will not be detrimental to the house or wider streetscene and the proposal

is therefore considered acceptable with policies H9 and CC7 of the Reading Borough Local Plan 2019.

Transport Matters

Policy TR5 (Car and Cycle Parking and Electric Vehicle Charging)

Development should provide car parking and cycle parking that is appropriate to the accessibility of locations within the Borough to sustainable transport facilities, particularly public transport. The Policy has a requirement for new developments in terms of the provision of EVCP where possible.

The proposed installation of the Electric Vehicle charger on the external wall of 23 Connecticut Street will comply with policy TR5 of the Reading Borough Local Plan 2019.

Policy EN15 (Air Quality)

States that all developments should have regard to the need to improve air quality and reduce the effects of poor air quality.

The proposed installation of the Electric Vehicle charger on the external wall of 23 Connecticut Street will help reduce the reliance of fossil fuels.

The proposal complies with policy EN15 of the Reading Borough Local Plan 2019.

7. 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

GRANT

Recommended Conditions:

AP1 (APPROVED PLANS)

TL1 (TIME LIMIT)