

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Park

App Ref: 230743/HOU

Address: 1a Melrose Avenue, Reading, RG6 7BN

Proposals: Application for the proposed replacement of existing carport to side of property with new, pitched roof, car port. 2no new rooflights to main roof.

Case Officer: Marcie Rejwerska

Applicant: Mr Alastair Hislop

Date received (valid from): 30 May 2023 **Target Decision date:** 25 July 2023

1. SITE DESCRIPTION

The application site is a two-storey semi-detached dwelling on the south side of Melrose Avenue. The property is set back from the road by way of a front garden and a paved driveway to the side. There is an existing car port at the side of the property; there is no formal planning history for this, however, the car port would fall under permitted development.



Application site as seen from Melrose Avenue. Image taken from Google Maps on 19 July 2023.

The property is not listed nor in a conservation area. The site is within the Air Quality Management area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a replacement of the existing car port with a single garage. The proposed garage would measure 2.68m in width and 6.54m in depth. The proposed finish is timber cladding. The garage would have a pitched roof with a parapet style gutter, measuring 2.75m to the eaves and a total height of 4.12m.



The proposal also includes three new rooflights to the front elevation.

Plans considered:

01 Location and Site Plans, dated 8 May 2023, received 30 May 2023

03 Floor Plans as Existing and Proposed, dated 10 October 2022, received 30 May 2023

04 Rev. C Elevations as Existing and Proposed, dated 27 March 2023, received 18 July 2023

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

No internal consultation.

The following addresses were consulted by letter.

262 Wokingham Road, Reading, Berkshire, RG6 1JS

258 Wokingham Road, Reading, Berkshire, RG6 1JS

260 Wokingham Road, Reading

Flat 1, 260 Wokingham Road, Reading, RG6 1JS

Flat 2, 260 Wokingham Road, Reading, RG6 1JS

Flat 4, 260 Wokingham Road, Reading, RG6 1JS
Flat 3, 260 Wokingham Road, Reading, RG6 1JS

No letters of representation received.

A site notice was displayed on site.

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)

SPD

Design Guide to House Extensions SPD 2021
Revised Parking Standards and Design SPD 2011

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.

The proposed garage despite its highly pitched roof appears sufficiently subservient to the host dwelling. The proposed timber cladding is considered sympathetic to the property and not at odds with its design. The proposed garage falls slightly below the recommended internal dimensions for a single garage as outlined in the Revised Parking Standards and Design SPD, however it is considered that the proposed dimensions would be sufficient, as they reflect a similar footprint to the existing carport.

The proposed rooflights fall under permitted development and are considered acceptable.

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.

- Privacy and overlooking;
 - No identified risk
- Overbearing effects;
 - No identified risk
- Sunlight and daylight;
 - No identified risk as there is sufficient distance between the application site and the neighbouring no. 258 Wokingham Road.

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 PERMISSION

Recommended Conditions:

1. Time Limit (Standard)
2. Approved Plans
3. Materials (As Specified)