

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Emmer Green

App Ref: 230327/VAR

Address: 46 Queensway, Caversham, Reading, RG4 6SJ

Proposals: Proposed single storey rear extension, garage conversion, front porch, front extension to garage following demolition of existing conservatory and part demolition of garage.

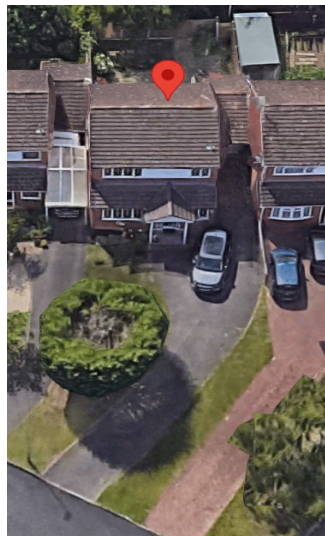
Case Officer: Gary Miles

Applicant: Mr and Mrs G and A Pulickaparambil and Poulouse

Date received (valid from): 14 March 2023 **Target Decision date:** 24 May 2023

SITE DESCRIPTION

The application site is a dwellinghouse at 46 Queensway. This part of Queensway is characterised by link-detached and semi-detached properties, constructed using a mixture of red brick and part timber or plastic upvc cladded front and rear first floor elevations in varying colours with distinct gaps between properties. A number of properties have been subject to refurbishment or extensions over the years.



PROPOSAL AND SUPPORTING INFORMATION

The proposal is under s.73 and therefore the description must remain the same as the original permission “Proposed single storey rear extension, garage conversion, front porch, front extension to garage following demolition of existing conservatory and part demolition of garage.”

The effect of the proposed application is to vary of condition 2 of planning permission 221317 - An internal layout change to kitchen/utility during construction has led to changes in the location of door and window.

Documents considered

Application Form with details - dated 14/03/2023

Drawing no: VAR-01 - Location and Block Plan - dated 14/03/2023

RELEVANT PLANNING HISTORY

Application Ref: 221317 - Proposed single storey rear extension, garage conversion, front porch, front extension to garage following demolition of existing conservatory and part demolition of garage - Permitted December 2022

Application Ref: 101705 - Part retrospective application for erection of conservatory to rear of property - Permitted September 2010

CONDITIONS TO VARY

Condition 2. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

QW01 - Location & Block Plan dated 30 August 2022, received 7 September 2022

QW04 - Proposed Plans & Elevations dated 30 August 2022, received 7 September 2022

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

REVISED CONDITION

2. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans and application form* received 14th March 2023:

Drawing no: VAR-01 - Location and Block Plan - dated 14/03/2023

Drawing no: VAR-02 - Proposed Plans & Elevations - dated 06/03/2023

Application Form* dated 14/03/2023 states the condition should be changed to include the following amendments:

Utility door moved to the flank elevation and utility window size increased in front elevation.

Front gable roof to utility door entrance removed.

Location of roof lantern over kitchen roof changed.

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

CONSULTATIONS

The following addresses were consulted by letter.

48 Queensway, Caversham, Reading, RG4 6SJ

44 Queensway, Caversham, Reading, Berkshire, RG4 6SJ

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.

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 2021

National Planning Practice Guidance 2014

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

H9 (House Extensions and Ancillary Accommodation)

APPRAISAL

In line with NPPG, this proposal is considered to be a Minor Material Amendment and will result in a development which is not substantially different from the one which was originally approved. The current modifications to design and materials are not in contradiction to those secured in the previous application 221317.

Officers consider the proposals as part of this condition will enhance the character and appearance of the property, specifically the changes to the utility door moving to the flank elevation, the utility window to the front elevation increased in size to mirror existing window shape and style and the removal of the fronted gable roof over the previously permitted utility door entrance. The materials proposed in this variation of condition application are to match the existing building. It is therefore still considered that the design and proportions of the extension ensure that the development does not detract from the character of the existing property or wider street scene such that they will warrant a refusal to this application.

CONCLUSION

The proposed variation to condition 2. Is considered to be in accordance with CC7 (Design and the Public Realm), CC8 (Safeguarding Amenity) and H9 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (2019)

The proposed development has been assessed as set out above and is considered to be acceptable on that basis, subject to the following conditions.

RECOMMENDATION

GRANT

Recommended Conditions:

AP1

TL1

M1