

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Heights

App Ref: 231089/HOU

Address: 10 Stuart Close, Emmer Green, Reading, RG4 8RE

Proposals: Proposed front porch and canopy

Case Officer: James Schofield

Applicant: B Deaton

Date received (valid from): 2 August 2023

Target Decision date: Originally 27 September 2023; Extension of time agreed until 18 December 2023

1. SITE DESCRIPTION

The proposal site is a mid-terrace dwelling. The wider development includes red basecourse brickwork, render above painted peach, and concrete hanging tiles. The dwellings have concrete canopies over the entranceways. Number 12 and number 10 Stuart Close share a footpath and a passageway giving access to the rear gardens.

Site visit date: 12/10/2023

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a 1.5 metre front extension at a width of 2.35 metres, which would be a little over a quarter of the 8.4 metre width of the front elevation of the dwelling. The front extension is proposed to use matching materials, including red basecourse brickwork with render above painted to match the existing dwelling. The proposal would have a lean-to roof replacing the existing concrete canopy, while the porch is proposed to have a gable-ended roof featuring vertical timber boarding from the bottom of the eaves to the top of the eaves of the gable-ended roof. The roof is proposed to use concrete tiles intended to match those of the existing house. Plans considered:

Location Plan

Drawing Number SC/23/85 - 101 Existing plan and elevations

Drawing Number SC/23/85 - 201 Proposed plan and elevations

As received on the 2nd of August 2023
Block Plan
Received 18th December 2023

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following addresses were consulted by letter.

8 Stuart Close, Emmer Green, Reading, RG4 8RE
12 Stuart Close, Emmer Green, Reading, RG4 8RE

No letters of representation have been received.

Transport:

Indicated that there would be no impact on parking or the public highway.

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 (2023)
National Planning Practice Guidance 2014 onwards

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
H9 (House Extensions and Ancillary Accommodation)

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.

The proposal would break the integrity of the original design of the terrace which relies on uniformity and symmetry in repeating patterns of form, materials, fenestration, and roof design. However, the introduction of new relatively sympathetic design elements is seen as a non-harmful change to the character of the dwelling and wider terrace given its relatively small scale. The use of matching materials will assist in integrating the proposal with the host property. Similar to the example in the design guide (pg. 17), concerns of a break in the building line are eased by the presence of existing porch canopies to neighbouring properties.

The proposal accords with the aims of policies CC7 and H9 of the Local Plan (2019) with respect to character, scale and siting.

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. 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.

In terms of scale and siting, the proposal would not encroach on a line taken 45° from the mid-point of the window to the nearest neighbouring habitable room. Given this, the small scale nature of the proposal combined with the design, the proposal is not considered to be harmful in respect of privacy, overbearing effects, or access to sunlight.

Further to this analysis, the proposal is considered to accord with the aims of Policy CC8 of the 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:

1. Standard time limit (TL1)
2. Standard approved plans (AP1)
3. Materials as specified (M3)