

DELEGATED PLANNING APPLICATION REPORT

Ward: Kentwood

App Ref: 230890/HOU

Address: 5 Wealden Way, Reading, RG30 6DA

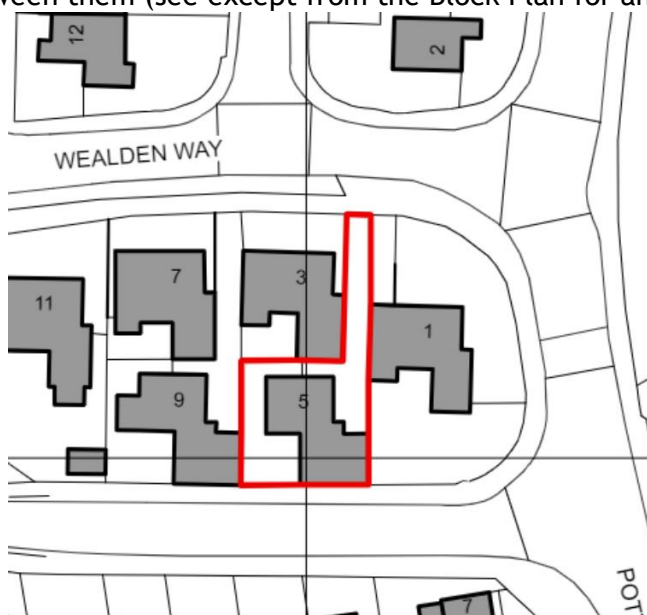
Proposals: Front porch extension and associated landscaping.

Case Officer: James Schofield

Date received (valid from): 24 June 2023 Target Decision date: 19 August 2023

1. SITE DESCRIPTION

The proposal site has a somewhat atypical layout, as this side of Wealden Way consists of detached houses where every other house is set behind the other two adjacent sites, with its driveway running between them (see except from the Block Plan for an illustration).



Site visit date: 02/08/2023

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Front porch extension and associated landscaping.

Plans considered:

Dwg. No: 2314-S001 - Location Plan

Dwg. No: 2314-S100 - Existing Floor Plans and Elevations

Dwg. No: 2314-S002 - Block Plan

Dwg. No: 2314-P100 - Proposed Floor Plan and Elevations

As received on the 26th of June 2023

3. RELEVANT PLANNING HISTORY

None relevant.

4. CONSULTATIONS

The following addresses were consulted by letter.

1 Wealden Way, Tilehurst, Reading, Berkshire, RG30 6DA

9 Wealden Way, Tilehurst, Reading, Berkshire, RG30 6DA

7 Wealden Way, Tilehurst, Reading, RG30 6DA

3 Wealden Way, Tilehurst, Reading, RG30 6DA

Letters of representation have been received as follows:

RBC Ecology Consultants

Considered the condition of the building and the small extent of the works to result in the proposal being unlikely to affect any protected species.

Transport Officer

No transport objections as the site will retain an appropriate level of parking.

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 and Guidance

National Planning Policy Framework (2019)

National Planning Practice Guidance

Reading Borough Local Plan (adopted 2019)

CC7 Design and the Public Realm

CC8 Safeguarding Amenity

EN12 Biodiversity and the Green Network

H9 House Extensions and Ancillary Accommodation

H10 Private and Communal Outdoor Space

SPG/SPD

Design Guide to House Extensions SPD (adopted 2021)

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APPRAISAL

The proposal sites somewhat atypical layout results in the front porch extension having little impact on the street-scene or neighbouring amenity. The development would prevent access to the garage and the proposal notably does not include a change of use for the garage. However, the planning officer spoke with the applicant who indicated that the garage is used for storage only due to its size and the driveway provides them with sufficient space.

Conclusion

The proposed development has been assessed and the proposed works are in accordance with the above relevant policies and planning permission can be granted.

RECOMMENDATION

Approve

Recommended Conditions:

1. Time Limit (TL1)
2. Approved Plans (AP1)
3. Materials to Match (M1)