

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham

App Ref: 230562/HOU

Address: 2 Eccles Close, Reading, RG4 5BJ

Proposals: Proposed front porch extension, with removal of the existing porch

Case Officer: Gary Miles

Applicant: Mr Padma Lama

Date received (valid from): 26 April 2023 **Target Decision date:** 21 June 2023

1. SITE DESCRIPTION

The property is a 2 storey semi-detached dwellinghouse located in a row of 2 properties on their own. Eccles Close is characterised by 1960's, semi-detached and terraced properties, constructed using red brick and tiled pitched roofs. The properties in the Close and the nearby streets are all of similar appearance and constructed in the same way. The properties are part clad in green or brown hanging tiles, or in various types and colours of plastic cladding. Most properties have the original small flat felt-roofed open porches and some properties have small enclosed porches constructed using brick and tiles but with varying roof types, differing window and door layouts and of differing scale. The properties have average rear gardens and some have driveway parking or garage in a block. The property in question has a larger than average rear garden, a front garden and driveway parking for one vehicle. The property is not listed nor is it within a conservation area.

Drive by site visit date: 19th May 2023

2. PROPOSAL AND SUPPORTING INFORMATION

Proposed front porch after the removal of the existing front porch, to be constructed using bricks to match existing and a lean to style roof with roof tiles to match the existing roof shape and roof materials. The porch will incorporate a new modern style front door with adjacent full height window and a smaller window on the western-side elevation. The proposed front porch will measure 1.5m deep by 2.58m wide resulting in an increase of floor space of over 1m.

Plans considered

Location Plan - 2 Eccles Close, Caversham, Reading, RG4 5BJ

Drawing no: 001 - Proposed Roof Plan - dated April 23

Drawing no: 02 001 - Existing & Proposed Plans - dated April 23

Received by the Local Planning Authority on 26th April 2023

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following addresses were consulted by letter.

1 Eccles Close, Caversham, Reading, RG4 5BJ

19 Douglas Road, Caversham, Reading, RG4 5BH

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)

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 overall appearance will be acceptable in the context of the existing house and wider streetscene and therefore the proposed changes are considered acceptable in terms of design, quality and scale and thus complies with Policies CC7 and H9 of the Reading Borough Council Local Plan 2019 and the Design Guide to House Extensions 2021.

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 do not consider the proposed front porch extension will be overbearing, overlook neighbouring properties or take a way privacy - the proposal is replacing a structure that already has windows and a door. It is considered that the proposal will not have a negative impact on daylight or sunlight. The proposal is therefore considered compliant with policies H9 & CC8 of the Reading Borough Council Local Plan (2019).

Transport

The proposed front extension will reduce the size of the front garden area. The proposed parking layout has not been illustrated on plans however there is sufficient space to provide a parking area.

There are no Transport objections to this application.

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:

TL1
AP1
M1