

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Coley

App Ref: 221886/HOU

Address: 47 Coley Avenue, Reading, RG1 6LL

Proposals: Single storey front extension and internal alterations

Case Officer: Marcie Rejwerska

Applicant: Mr and Mrs Lancaster

Date received (valid from): 15 December 2022 **Target Decision date:** 9 February 2023

1. SITE DESCRIPTION

The application site comprises a two storey detached dwelling on Coley Avenue. The dwelling is set back from the road by way of a paved driveway. There is an existing single storey front porch and a single storey extension at the rear. Coley Avenue is a predominately residential road characterised by detached and semi-detached properties which vary in design. The property is not listed nor in a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a replacement of the existing porch. The proposal will measure 4.46m in width x 3.25m in depth. The proposed porch will have a flat roof with 2 roof lights and will be clad in timber panels.

Plans considered

MAP-C4185-001 Rev. C, Location plan, dated 17 November 2022, received 16 December 2022

MAP-C4185-111 Rev. A, Existing ground floor plan, dated 15 October 2022, received 16 December 2022

MAP-C4185-121 Rev. A, Existing first floor plan, dated 15 October 2022, received 16 December 2022

MAP-C4185-141 Rev. A, Existing roof floor plan, dated 15 October 2022, received 16 December 2022

MAP-C4185-180 Rev. B, Existing elevations, dated 15 October 2022, received 16 December 2022

MAP-C4185-211 Rev. C, Proposed ground floor plan, dated 6 December 2022, received 16 December 2022

MAP-C4185-221 Rev. B, Proposed first floor plan, dated 17 November 2022, received 16 December 2022

MAP-C4185-241 Rev. B, Proposed roof floor plan, dated 17 November 2022, received 16 December 2022

MAP-C4185-280 Rev. C, Proposed elevations, dated 6 December 2022, received 16 December 2022

3. RELEVANT PLANNING HISTORY

220850 - Two storey front extension to replace porch, two new dormers to rear roof slope. New roof covering and solar PV. - Application permitted on 26/08/2022 but not implemented.

4. CONSULTATIONS

The following addresses were consulted by letter.

51 Coley Avenue, Reading, Berkshire, RG1 6LL
49 Coley Avenue, Reading, RG1 6LL
43 Mansfield Road, Reading, RG1 6AL
45 Coley Avenue, Reading, RG1 6LL

Letters of representation have been received as follows:
1 letter of support.

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.

Although the proposed front porch is considered relatively large in scale, the proposal is acceptable in terms of scale. The property is sufficiently set back from the road to avoid the development appearing dominant. The property is also situated at an angle and there is no prevailing building line that the extension would disrupt. The proposed timber cladding is considered sympathetic to the host dwelling. The proposal is therefore not considered to pose a risk to outlook.

The replacement fenestration will complement the main dwelling and is 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.

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:

TL1

AP1

M3