

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Southcote

App Ref: 221904/HOU

Address: 38 Hatford Road, Reading, RG30 3JG

Proposals: Proposed single storey front porch extension

Case Officer: Sian Hickey

Applicant: Mr. Gaurav Gill

Date received (valid from): 4 January 2023

Agreed Target Decision date: 9 March 2023

1. SITE DESCRIPTION

The application site is a two storey semi-detached dwelling. The property is not a listed building, nor does it fall within a conservation area. The property has a hip-to-gable roof alteration with three front roof lights and a rear facing dormer. The property is set back from the street and the surrounding area is predominately residential.

Site visit date: 17/01/2023

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

The amended proposal is for a single storey front porch extension. The porch would have a width of 4.062m and a depth of 1.500m. Two windows and a door would be located in the front elevation of the porch, and one window would be located in the side elevation of the porch. The porch would have a mono-pitched roof and the roof. The proposed materials will match those of the existing dwelling.

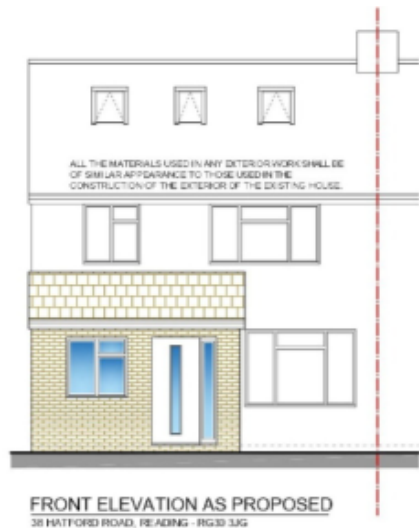
Plans considered:

Drawing No. PL/A608/02 - Existing Elevation Plans received 20 December 2022

Drawing No. PL/A608/04 - Location and Site Plan received 20 December 2022

Drawing No. PL/A608/03 rev A - Proposed Elevation Plans received 7 March 2023

Drawing No. PL/A608/01 rev A - Existing and Proposed Ground Floor Plan received 7 March 2023



3. RELEVANT PLANNING HISTORY

111698 - Certificate of lawfulness for proposed enlargement of the existing house consisting of an alteration to the roof slope and addition of a rear facing dormer extension. - Permitted

030963 - Two storey side and rear extension. - Permitted

900988 - Two storey side extension. - Permitted

4. CONSULTATIONS

The following addresses were consulted by letter.

36 Brunel Road, Reading, RG30 3JH
 36 Hatford Road, Reading, RG30 3JG
 40 Hatford Road, Reading, RG30 3JG

Letters of representation have been received as follows: None

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

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

H9 (House Extensions and Ancillary Accommodation)

SPD

Design Guide to House Extensions (2021)

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 original plans submitted included an extended roof above the proposed porch which extended across the full width of the dwelling above the ground floor front window. Officers had concerns that the proposed front porch extension with the extended roof would be an unacceptable change to the character of the host dwelling and the surrounding area and therefore this element was removed from the scheme.

Given the small scale nature of the proposed porch extension it would remain subservient to the host dwelling and with materials to match which would help aid its integration with the property. Whilst visible from the street scene, the property is significantly set back from the road, and the proposal is not considered to result in such an incongruous addition to result in any unacceptable harm to either the character of the host property or wider street scene. There are other porch extensions in the surrounding area, therefore the proposal would not be out of character for its location.

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.

It is not considered that the proposed front porch extension would have a significant impact on the neighbouring properties in terms of sunlight and daylight, privacy and overlooking, or overbearing effects. The porch is single storey in nature with a mono pitched roof and a relatively low eaves height.

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 - Time limit

AP1 - Approved plans

M1 - Materials