

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Emmer Green

App Ref: 230935/HOU

Address: 12 Cherry Close, Emmer Green, Reading, RG4 8UP

Proposals: Single storey rear extension following removal of existing conservatory.

Case Officer: Mr Ryan Allen

Applicant: Sykes

Date received (valid from): 5 July 2023 **Target Decision date:** 30 August 2023

1. SITE DESCRIPTION

Site visit date: 09/08/23

The application site is a semi-detached bungalow, situated on Cherry Close, a cul-de-sac located in Emmer Green. The surrounding streetscene comprises of properties that're similar in character, design and scale. The property itself is not listed, nor does it fall within a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for the erection of a single storey rear extension following removal of existing conservatory.

Plans considered:

Received 05/07/23

Drawing No: 001 - Location Plan - dated 04/07/23

Drawing No: 002 - Block Plan - dated 04/07/23

Drawing No: 003 rev. 01 - Site Plan - dated 04/07/23

Drawing No: 005 rev. 02 - Existing Plans and Elevations - dated 04/07/23

Drawing No: 007 rev. 02 - Existing Elevations - dated 04/07/23

Drawing No: 010 rev. 01 - Proposed Plans and Elevations - dated 04/07/23

Drawing No: 011 rev. 01 - Proposed Plans and Elevations - dated 04/07/23

3. RELEVANT PLANNING HISTORY

24/10/07 - 071096/FUL - Erection of single storey rear conservatory - Permitted

4. CONSULTATIONS

The following addresses were consulted by letter.

14 Cherry Close, Emmer Green, Reading, RG4 8UP

18 Marchwood Avenue, Emmer Green, Reading, RG4 8UH

11 Cherry Close, Emmer Green, Reading, RG4 8UP

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

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 minimal scale of the replacement extension proposed is considered to be proportionate to the hostdwelling, as well as the surrounding area. The height of which would not exceed that of the existing roof height and would continue the existing ridgeline. Complete with uniform design for the local area and hostdwelling, furthering considerations the proposal is of complementary nature. The introduction of vertical timber cladding to the proposal's exterior, opposed to the use of matching materials, is considered acceptable in this instance by virtue of the proposal being out of the view from the public realm due to its location to the property's rear. As such, the proposal is compliant with policies CC7 & H9 of the Reading Borough Council Local Plan (2019).

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.

The application site is on a corner plot, with a neighbouring bungalow to the west. Both properties are adjoined via flat roof aspects of both properties, which separates the neighbouring property and the proposed replacement extension. The next neighbouring property is located to the south with significant separation existing between both properties via respective rear garden space. These considerations, marrying with the single-storey nature of the proposal mitigates the potential for detrimental harm on neighbouring amenity. Overall, the proposal is compliant with policies CC8 & H9 of the Reading Borough Council 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:

TL1

AP1

M3