

DELEGATED PLANNING APPLICATION REPORT

Ward: Coley

App Ref: 230500/HOU

Address: 2 Argyle Road, Reading, RG1 7YL

Proposals: Porch to front of existing house

Case Officer: Nathalie Weekes

Date received (valid from): 26 April 2023 **Extended Target Decision date:** 7 August 2023

1. SITE DESCRIPTION

The site consists of a unique two storey detached dwelling with arched windows and single storey side extension, on the corner of Argyle Road and Prospect Street. The house is not listed or in a conservation area, however it should be considered an undesignated heritage asset as it was built in at least 1875 and the design is of some value.



Site visit date: 14/06/2023

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is to build a front porch measuring 2.5m in width and 1.4m in depth, sited about 0.7m back from the elevation fronting Argyle Road, with a side entrance door and re-siting of the front gate 1.7m to the west.

Plans considered

Location Plan

~~Proposed Block Plan~~

Design and Access Statement

As received 17 April 2023

~~Existing plan~~

Existing elevation East

Existing elevation front

~~Proposed plan~~

As received 26 April 2023

Proposed Front View Rev 4

Proposed East view Rev 4

Proposed West View Rev 4

Porch measurements front view Rev 4

Porch measurements East view Rev 4

Porch measurements West view Rev 4

Floor plan proposed Rev 4

Floor plan existing Rev 4

As received on 23 July 2023

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

The following addresses were consulted by letter.

2a Argyle Road, Reading, Berkshire, RG1 7YL

50 Prospect Street, Reading, RG1 7YG

Reading CAAC

No neighbour letters of representation have been received. A letter of objection was received from CAAC with concerns regarding the original proposed design. Following revisions to the plans, CAAC commented that the plans were much improved however preferred the front door to be positioned in front of Argyle Road as opposed at the side. CAAC requested that the window and door be timber and for roof materials to match the dwelling were conditioned to protect the character of the dwelling and that the Virginia Creeper may be causing harm to the fabric of the building.

Communication with the applicant

Plans were amended to make the design more in keeping with the original dwelling.

RBC Transport – there is an existing pedestrian gate front the footway on Argyle Road, the pedestrian gate should open inwards onto the site and not outwards onto the public footpath. There are no transport objections for the addition of a front porch.

Conservation and Urban Design Officer raised verbal concerns regarding the original designs.

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

Reading Borough Local Plan (2019)

CC7: Design and the Public Realm

EN1: Protection and Enhancement of the Historic Environment

TR3: Access, Traffic and Highway Related Matters

SPG/SPD

A Design guide to house extensions

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.

APPRAISAL

Design

The small scale design has been revised to complement the design of the original dwelling with similar roof style and arched window designs which are considered to integrate with the existing character of the dwelling. Materials are proposed to match the external walls, roof tiles and windows. The front door will be situated at the side entrance to the porch and will be in the same material and colour as the existing windows. A materials condition to state that the front door should be timber was not considered be reasonable as it is not on the front elevation and the proposed door is to match the colour and materials of the existing windows.

Due to the small scale works proposed, and the restricted space on the plot, it is acceptable for the front entrance to be located at the side of the porch. The front gate should ensure that it opens into the front garden and not onto the public highway to avoid any obstruction and a condition is recommended.

Conclusion

The proposal is considered to comply with policy CC7, EN1 and TR3 of the Reading Local Plan subject to conditions.

RECOMMENDATION

Approve

Subject to the following conditions:

Time Limit

Approved plans

Materials to match

Gate to open inwards and not onto the public footpath

