

DELEGATED PLANNING APPLICATION REPORT

Ward: Park

App Ref: 230836/HOU

Address: 110 Liverpool Road, Reading, RG1 3PQ

Proposals: Rear extension with flat roof and 2 skylights

Case Officer: James Schofield

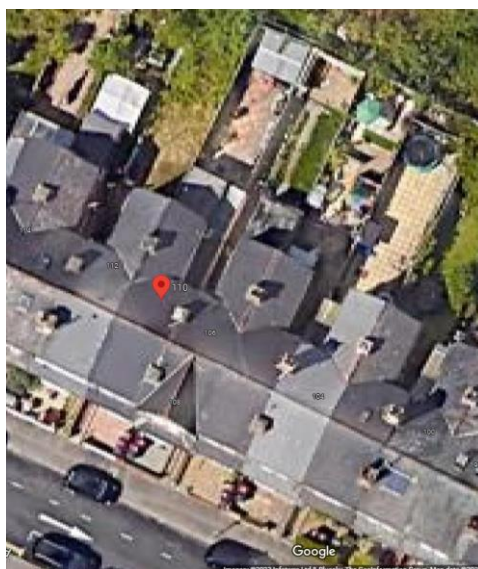
Date received (valid from): 15 June 2023 Target Decision date: 10 August 2023

1. SITE DESCRIPTION

Proposal site is a mid-terrace house which until recently had a polycarbonate roof over the proposed development area.

Site visit date: 31/07/2023

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Rear extension with flat roof and 2 skylights to replace part of the existing rear extension.

Plans considered:

Drawing No: PP-12239406v1 - Site Location Plan
Drawing No: 00 - Block Plan
Drawing No: A100 - Existing Elevations Plan
Drawing No: A101 - Existing & Proposed Floor Plans
Planning Statement and Design & Access Statement
As received 15th of June 2023

3. RELEVANT PLANNING HISTORY

Application Number: 220322

Description: Lawful Development Certificate for a Proposed loft conversion with rear dormer and two rooflights

Decision: Permitted on 27/4/2022

4. CONSULTATIONS

The following addresses were consulted by letter.

112 Liverpool Road, Reading, Berkshire, RG1 3PQ
108 Liverpool Road, Reading, RG1 3PQ
Flat 1, 112 Liverpool Road, Reading, RG1 3PQ
Flat 2, 112 Liverpool Road, Reading, RG1 3PQ

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 Planning Policy

National Planning Policy Framework (2019)

National Planning Practice Guidance

Reading Borough Local Plan (adopted 2019)

CC7 Design and the Public Realm

CC8 Safeguarding Amenity
EN12 Biodiversity and the Green Network
H9 House Extensions and Ancillary Accommodation
H10 Private and Communal Outdoor Space

SPG/SPD

Design Guide to House Extensions SPD (adopted 2021)

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APPRAISAL

The proposed extension, due to its siting and scale in relation to adjacent sites and in particular the established impacts of the existing side lean to extension, is considered unlikely to worsen the impact on the residential amenity of neighbours or the host dwelling provided the flat roof is not converted to a balcony, or other similar use. The character of the proposed extension is deemed to be adequately sympathetic to the host dwelling. The proposal would not impact any notable vegetation or biodiversity.

Conclusion

The proposal is considered to accord with the relevant local and national policies.

RECOMMENDATION

Approve

Subject to the following conditions:

1. Standard time limit (TL1)
2. Standard approved plans (AP1)
3. Materials to match (M1)
4. Use of roof restricted (PD5)