

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Battle

App Ref: 212070/HOU

Address: 1 Ivanhoe Close, Reading, RG30 2GS

Proposals: Detached car port

Case Officer: James Schofield

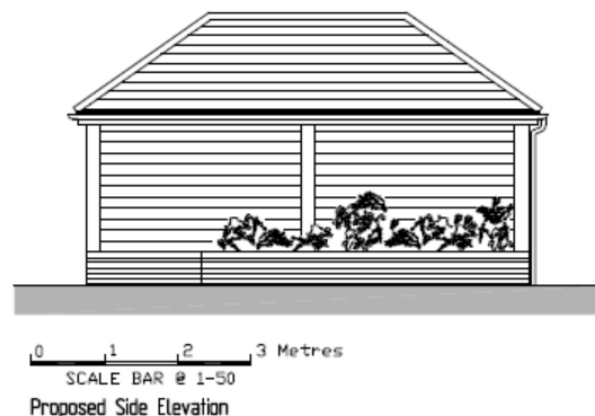
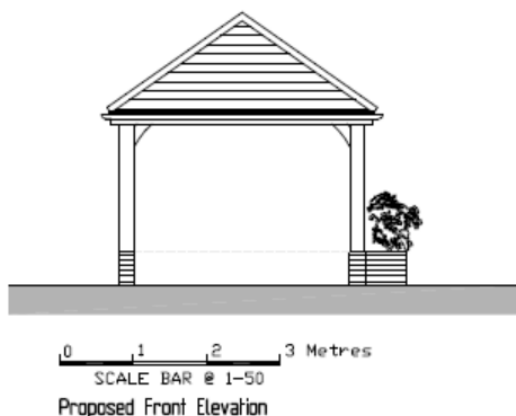
Date received (valid from): 22 December 2021

Target Decision date: 16 February 2022

Extension agreed.

PROPOSAL AND SUPPORTING INFORMATION

Plans considered - No1 including location/block/proposed plans & elevations as received on 22 December 2021.



PLANNING HISTORY

CONSULTATIONS

Statutory or Internal consultations:

Public consultations:

The following addresses were consulted by letter and a site notice displayed.

9 Western Elms Avenue, Reading, RG30 2AL
Flat 3, 11 Western Elms Avenue, Reading, RG30 2AL
Flat 1, 11 Western Elms Avenue, Reading, RG30 2AL
Flat 2, 11 Western Elms Avenue, Reading, RG30 2AL
2 Ivanhoe Close, Reading, RG30 2GS

One representation received from neighbour on Western Elms Avenue was concerned about proximity and appearance at the end of the garden and the precedent it may set. The applicant and agent have responded and in summary feel that “The fact that the roof is hipped and the structure is of timber construction I consider the impact has been fairly well mitigated and not inconsistent with other structures that are built in rear gardens locally. There are no other plots on Ivanhoe Close where a similar structure could be built without obstructing other dwellings”.

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.

RELEVANT PLANNING POLICY & GUIDANCE

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with policies in 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 current development plan is:

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 (2021)

ASSESSMENT

The objection to the proposed car port has been considered. Given the substantial tree planting on the boundary (see photographs) and the relatively small size of the proposed development with the roof hipped to reduce its bulk it has been concluded that it would not be harmful to the character or appearance of the site or its surroundings and would not have a detrimental impact on the amenities of the original building or those of neighbouring properties.

As such the proposal is found to be in accordance with Policies CC7 (Design and the Public Realm), CC8 (Safeguarding amenity) and H9 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (2019) and the Council's Supplementary Planning Guidance “A Design Guide to House Extensions” (2021).

RECOMMENDATION:

Grant. Standard conditions.