

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Whitley

App Ref: 230382/HOU

Address: 63 Maine Street, Reading, RG2 6AZ

Proposals: Install a conservatory to the rear of the dwelling.

Case Officer: Marcie Rejwerska

Applicant: Mr Sing

Date received (valid from): 23 March 2023 Target Decision date: 30 June 2023 (ext.)

1. SITE DESCRIPTION

The application site is a three storey semi-detached dwelling on the north side of Maine Street in the Green Park residential area. The property is set back from the road by way of a driveway. At the rear, the property has French doors at the ground floor elevation which open out onto a hardsurface patio area of the garden. The surrounding area is predominately residential. The application site is in Flood Zones 2 and 3.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a rear conservatory, measuring 4.3m width x 4.58m depth. The conservatory will have a hipped roof measuring 2.19m height to the eaves and 3.15m total height. The proposed finish is uPVC frames with double glazing.

Plans considered:

90011842 Location plan, dated 23 March 2023, received 23 March 2023

90011842 Block plan, received 23 March 2023

90011842 Proposed side elevations, dated 22 March 2023, received 23 March 2023

90011842 Existing side elevations, dated 22 March 2023, received 23 March 2023

90011842 Existing plan and rear elevation, dated 22 March 2023, received 23 March 2023

9001842 Proposed plan and rear elevation, dated 22 March 2023, received 6 April 2023

Flood Map, dated 23 March 2023, received 23 March 2023

Householder and other minor extensions in Flood Zones 2 and 3 EA form, received 17 May 2023

Flood Risk Assessment, received 14 June 2023

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following addresses were consulted by letter.

61 Maine Street, Reading, RG2 6AZ

65 Maine Street, Reading, RG2 6AZ

No letters of representation 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 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)
EN18 Flooding and Sustainable Drainage Systems

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 proposed conservatory exceeds the 4m depth limit as outlined in the Design Guide to House Extensions SPD, however this is considered acceptable in this case as the conservatory and its scale are not considered harmful. The proposed materials are sympathetic to the host dwelling and are not considered harmful. The proposal is considered acceptable both in terms of scale and design.

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.

- Privacy and overlooking;
 - No identified risk.
- Overbearing effects;

- No identified risk.
- Sunlight and daylight;
 - No identified risk. The applicant has submitted plans to demonstrate the 60 degree angle taken from the adjacent property's ground floor window to demonstrate no breach.

Flood Risk

As the proposal site is within flood zones 2 and 3, it is required that a flood risk assessment report be carried out and produced to support this application. The submitted report highlights that the proposed ground floor level will be set at the same level as existing and would use flood resistant materials up to at least 300mm above the estimated flood level.

It is considered that the proposals will not increase the risk of flooding or compromise the safety of the occupants or neighbours should a 1 in 100 year (FZ2) / 1 in 1000 year (FZ3) flood occur. A compliance condition is recommended to ensure that the measures stated are carried out. This is in accordance with EA [Standing Advice](#) and Policy EN18 of the Reading Borough Local Plan.

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 PERMISSION

Recommended Conditions:

TL1

AP1

M3

SU9