

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Norcot

App Ref: 230116/FUL

Address: 15 Amblecote Road, Tilehurst, Reading, RG30 4BS

Proposals: Replacement windows and door to the front side and rear elevations

Case Officer: Gary Miles

Applicant: Mrs Norris

Date received (valid from): 1 February 2023 **Target Decision date:** 29 March 2023



Front elevation - Ground floor only

1. SITE DESCRIPTION

The application site is a 1960's ground floor flat/maisonette, located on Amblecote Road in Tilehurst. The street is characterised by maisonettes, 2 storey semi-detached and semi-detached bungalows of similar age and style, constructed using a mixture of red brick, part render and red tiled pitched roofs. A number of properties in the street have been subject to refurbishment and ground floor rear extensions of differing sizes and designs. Properties in the street have upvc double glazed windows, the casement and openings vary in design throughout the street. The property is not listed nor within a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Replacement upvc windows and door to the front side and rear elevations. The windows and door will be white upvc to match the second floor flat/maisonette.

Plans considered:

Drawing no: MPMBW-01084027 - Location Plan - dated 1st February 2023

Drawing no: MPMBW-01084028 - Block Plan - dated 1st February 2023

Drawing no: 2023-09-1 - Existing front side & rear elevations - not dated

Drawing no: 2023-09-2 - Proposed front side & rear elevations - not dated

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following addresses were consulted by letter.

19 Amblecote Road, Tilehurst, Reading, RG30 4BS
11 Amblecote Road, Tilehurst, Reading, RG30 4BS
21 Amblecote Road, Tilehurst, Reading, RG30 4BS
13 Amblecote Road, Tilehurst, Reading, RG30 4BP
13 Amblecote Road, Tilehurst, Reading, RG30 4BP

No letters of representation have been received.

It should be noted the applicant lives above the application site at no.17 Amblecote Road, Tilehurst, Reading, RG30 4BS

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 proposal is to replace old windows and a door for new windows and a door to the front, side and rear elevations on a like for like basis (white for white). Officers believe the changes will

not be detrimental to the property or wider streetscene therefore the proposal complies with policies CC7 and 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.

Officers believe the proposal will not compromise residential amenity, therefore the proposal complies with policies CC8 and H9 of the Reading Borough Council 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
M1