

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Church

App Ref: 220798/HOU

Address: 5 Devonshire Park, Reading, RG2 7DX

Proposals: Erection of a side extension over the existing garage and front porch addition

Case Officer: Marcie Rejwerska

Applicant: Mr Anant Thakrar

Date received (valid from): 30 May 2022 **Target Decision date:** 2/9/2022

1. SITE DESCRIPTION

The application site is a two storey detached dwelling located in Devonshire Park. The property has an adjoining double garage and an existing canopy above the front entrance. Devonshire Park is characterised by large detached properties in similar character. The property is not listed nor in a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a side extension over the existing double garage. The proposed extension will align with the existing elevation of the garage, which is set back from the front elevation of the main dwelling by 0.85m and extends past the rear elevation of the main dwelling by 1.2m, and will include: 2x windows at the front and rear elevation to match the fenestration layout of the main dwelling and 2x rooflights at the front and rear, as well as an obscure glazed window on the side elevation.

The proposal also includes a front porch addition with an extended canopy with supporting columns. The total depth of the front porch extension will be 2.88m.

The development also includes a pergola at the rear of the main dwelling, measuring 3.7m in depth, and a gable canopy/dormer over an existing first floor front elevation window above the front entrance.

Plans considered:

AT_001 Location plan

AT_002 Block and site plan

AT_003 Existing floor plans

AT_004 Existing roof plan

AT_005 Existing elevations

AT_007 Demo plans

AT_008 Proposed ground floor plan

AT_009 Proposed first floor

AT_010 Proposed front and rear elevations

AT_011 Proposed side elevations

AT_012 Proposed Iso views

AT_014 Section A

Received 1/6/2022

Received 7/8/22

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

Internal consultations:

Trees - No objections

Transport - No objections

External consultation:

The following addresses were consulted by letter.

6 Devonshire Park, Off Shinfield Road, Reading, RG2 7DX

4 Devonshire Park, Reading, RG2 7DX

No comments 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.

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)

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 side extension although is not subservient to the main dwelling, is considered proportional and acceptable when considered in the context of its location. Other properties in Devonshire Park have similar extensions over their garages which align with main dwelling elevations and therefore this development would not appear out of character for this street. The matching materials, layout of the proposed fenestration and obscure glazing to the side elevation window make this proposal acceptable in terms of design. A condition is recommended to secure the obscure glazing.

The proposed front porch is also proportional to the main dwelling and considered acceptable in terms of scale. Neighbouring properties on either side of the application site have similar front porches, and therefore the proposal will fit in with the prevailing building line as well as the wider character of the street.

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;
 - a. No identified risk.
- Overbearing effects;
 - a. No identified risk; the proposal is considered acceptable in terms of scale.
- Sunlight and daylight;
 - a. No identified risk.

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

M1

PD3

DC1