

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham

App Ref: 221896/HOU

Address: 5 Norman Road, Caversham, Reading, RG4 5JN

Proposals: Proposed single storey front porch extension

Case Officer: Beatrice Malama

Applicant: S Howard

Date received (valid from): 19 December 2022 **Target Decision date:** 13 February 2023

1. SITE DESCRIPTION

Norman Road is a small residential cul-de-sac located south west of Reading Cemetery & Crematorium. The street and the immediate surrounding area comprises of mainly semi-detached dwelling houses. Many houses on the street have been extended and this forms part of the street character.

The application site is a two storey semidetached dwelling house located north of Norman road. The rear garden of the property borders with Reading Cemetery & Crematorium. The building is not listed and does not fall within a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for a single storey front porch extension measuring 1.45m deep by 3.4m wide. The extension would have a pitched roof to match the existing house. Exterior finishes would also match the existing house.

Plans considered:

Drawing No. HOWARD-1222-01 Rev A - Proposed Ground Floor Plan received 18 January 2023

Drawing No. HOWARD-1222-02 Rev A - Proposed Elevations received 18 January 2023

Drawing No. HOWARD-1222-05 Rev A - Proposed Section A-A received 18 January 2023

Drawing No. HOWARD-1222-06 - Location Plan received 19 December 2022

Drawing No. HOWARD-1222-03 Rev A - Existing Ground Floor Plan received 1 February 2023

Drawing No. HOWARD-1222-04 - Existing Elevations received 1 February 2023

Drawing No. HOWARD-1222-07 rev A - Block Plan received 1 February 2023

Application Form dated 19 December 2022, received 19 December 2022

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following addresses were consulted by letter.

4 Norman Road, Caversham, Reading, RG4 5JN

6 Norman Road, Caversham, Reading, RG4 5JN

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 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 proposed single storey front extension would have a pitched roof with rendered exterior walls to match the existing house.

Given the scale, design and material, the proposed front extension is not considered to have an adverse impact to the character and appearance of the existing house, adjoining properties and the wider street. In addition, the street is characterised by front porch extensions and therefore an extension of this sort would not be considered alien to the area. The proposal therefore would comply with the above identified policies of the Reading Borough Local Plan.

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.

Given the size and scale of the proposed front porch extension, it is considered unlikely that the proposal would cause loss of privacy, sunlight and daylight or have any overbearing effects on the neighbouring properties. In addition, given the scale, the proposed extension would not likely result in a significant reduction in the amount of garden space available to the present and future occupants of the property. The proposal therefore would comply with Policies CC8, H9 and H10 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

Recommended Conditions:

Time Limit (Standard)

Approved Plans

Materials (to Match)