

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham

App Ref: 230353/HOU

Address: 8 Pembroke Place, Caversham, Reading, RG4 5HU

Proposals: Proposed single storey porch to replace existing.

Case Officer: Ryan Allen

Applicant: Mr & Mrs Matt Beresford-Jones

Date received (valid from): 17 March 2023 **Target Decision date:** 26 June 2023

1. SITE DESCRIPTION

The application site is a two-storey, semi-detached dwellinghouse, located on cul-de-sac, Pembroke Place, Caversham. The surrounding streetscene comprises of properties similar in character and design. The property is not located within a conservation area, nor is it listed.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for the erection of a single-storey porch to replace existing.

Plans considered:

Received 17/03/23

Drawing No: MBJ-0323-01 - Proposed Ground Floor Plan

Drawing No: MBJ-0323-02 - Proposed Elevations

Drawing No: MBJ-0323-03 - Existing Plans & Elevations

Drawing No: MBJ-0323-04 - Proposed Section A-A

Drawing No: MBJ-0323-05 - Location Plan

Drawing No: MBJ-0323-06 - Block Plan

Received 05/04/23

Drawing No: MBJ-0323-01 rev. A - Proposed Ground Floor Plan

Drawing No: MBJ-0323-02 rev. A - Proposed Elevations

Drawing No: MBJ-0323-04 rev .A - Proposed Section A-A

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following addresses were consulted by letter.

7 Pembroke Place, Caversham, Reading, RG4 5HU

33 Mayfield Drive, Caversham, Reading, RG4 5JP

9 Pembroke Place, Caversham, Reading, RG4 5HU

35 Mayfield Drive, Caversham, Reading, RG4 5JP

Letters of representation have been received as follows:

None.

Internal

Transport

It was requested that due to the increased scale of the porch at the property, a revised block plan was submitted illustrating the retention of sufficient off-road parking at the property. The agent then sent through the requested block plan and colleagues in Transport confirmed that sufficient parking at the property is retained when considering the proposal. Condition DC1 was recommended to secure this.

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)

TR5 (Car and Cycle Parking)

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.

Initial plans submitted illustrated a replacement single-storey front porch that would project 2.4m from the properties frontage. This was considered too deep and overly dominant on the streetscene. Revisions were ultimately received illustrating a reduction in projection by 0.4m to 2m. Although still large, the presence of comparatively large front porches and/or extensions on the streetscene is considered to mitigate the potential for the proposal to disrupt the pattern present on the street. As such, on balance, the proposal is compliant with policies CC7 & 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.

The proposal sits to the east of the properties frontage, a significant distance away from neighbouring property, 7 Pembroke Place. The semi-detached nature of the property means a shared driveway separates the application site and 9 Pembroke Place, mitigating the potential for harm on residential amenity. As such, the proposal is compliant with policies CC8 & H9 of the Reading Borough Council Local 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
DC1

Informative:

IF3