

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 220571

Address: 22 Scott Close, Emmer Green RG4 8NY

Applicant: Miss Caroline Catline

Proposal: Proposed front porch extension, changes to internal ground floor walls and changes to window and door on rear elevation.

Target date: 10/6/2022

Case officer: Marcelina Rejwerska

1. Site Description and Surrounding Area:

The proposal site is a mid-terrace property on Scott Close in Emmer Green. The property is set away from the road, accessed through a footpath. The property is not listed nor in a conservation area. Scott Close is a residential road comprised of terraces in an identical design.

2. Proposal:

Planning permission is sought for a front porch extension measuring 1.5m in depth and 2.118m in width. The application also includes internal alterations and new external door and window on the ground floor rear elevations.

2.1. Plans Considered:

CATLINE-0422-01 Proposed ground floor plan
CATLINE-0422-02 Proposed elevations
CATLINE-0422-03 Existing plan and elevations
CATLINE-0422-04 Proposed section
CATLINE-0422-05 Location plan
CATLINE-0422-06 Block plan

Received 19/04/2022

3. Relevant Planning History:

None.

4. Consultation Responses:

4.1. Internal Consultees

Transport - No objections.

4.2. External Consultation

The following addresses were formally consulted via letter on 21/04/2022:
20, 24 Scott Close

No comments received.

In addition, a site notice was sent to the applicant to be displayed on site.

5. Discussions with applicant/agent

None.

6. 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.

7. Relevant Planning Policy and Guidance

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 Policy Guidance

Reading Borough Local Plan (2019)

CC8 Safeguarding Amenity
H9 House Extensions and Ancillary Accommodation

Design Guide to House Extensions - Supplementary Planning Document (2021)

8. Appraisal

8.1. House Extensions and Ancillary Accommodation

In accordance with policy H9: House Extensions and Ancillary Accommodation, house extension proposals are acceptable where it:

- *Respects the character and appearance of the house in terms of scale, location, materials and design*
 - The proposed porch is considered proportional to the main dwelling in terms of scale.
 - Materials will match the existing.
- *Respects the character and pattern of neighbouring properties and appearance of the street as a whole in terms of scale, location, materials and design, the arrangement of doors, windows and other principal architectural features and any important existing building line.*
 - Other properties within the immediate area including the neighbouring no. 20 Scott Close have front porches, the proposal therefore does not disrupt the prevailing building line and is not considered out of character for its location.

8.2. Safeguarding Amenity

This proposal has also been assessed against Reading Borough Local Plan policy CC8: Safeguarding Amenity, which states that proposals are acceptable where they will not cause a detrimental impact on the living environment of existing residential properties with regard to:

- Privacy and overlooking
 - No identified risk of overlooking from new doors and windows at the rear elevation.
- Access to sunlight and daylight
 - No identified risk of overshadowing.
- Visual dominance and overbearing effects of a development
- Harm to outlook
 - The proposal is considered acceptable in terms of size, scale and design and therefore does not pose any identified risks to amenity of neighbouring properties.

9. Conclusion

The proposed development has been assessed and the proposed works are considered to be in accordance with the above relevant policies and planning permission can be granted.

RECOMMENDATION: GRANT PERMISSION

Conditions

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Informatives