

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Whitley

App Ref: 220912/HOU

Address: 98 Wentworth Avenue, Reading, RG2 8JL

Proposals: Demolition of existing lean to structure and construction of single- storey side and rear extension.

Case Officer: Marcie Rejwerska

Applicant: Mrs Rosemary James

Date received (valid from): 21 June 2022 Target Decision date:

1. SITE DESCRIPTION

The application site is a semi-detached two storey dwelling on the corner of Wentworth Avenue and Whitley Wood Road in Whitley. The property is set back from the road and has an existing lean-to on the side. Wentworth Avenue is a residential road comprised of semi-detached properties and short terraces in a similar style. The property is not listed nor in a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a single storey side/rear extension to replace the existing lean-to. The proposed extension will measure 1.8m in depth at the rear of the property. The proposed side extension will measure 3.46m in width and 4.5m in depth, connecting to the proposed rear extension. The side extension is set back 5.98m from the front elevation. The proposed side extension will be angled in line with the property boundary, similarly to the existing lean-to. New bifold doors are proposed at the rear, and 3 new windows are proposed at the front and side elevations. The proposed extensions will have a pitched roof to match the main dwelling, including 2 new roof lights at the rear elevation.

Plans considered

AD/01/B Site and location plans

AD/02/B Existing plans and elevations

AD/03/E Proposed plans and elevations

Received 21/6/2022

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following addresses were consulted by letter.

128 Whitley Wood Road, Reading, RG2 8JG

100 Wentworth Avenue, Reading, RG2 8JL

96 Wentworth Avenue, Reading, RG2 8JL

No letters of representation 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 extensions are modest in size and proportionate to the main dwelling. The existing rear garden is modest and therefore a bigger rear extension would not be acceptable. The proposed side extension although angled to follow the property boundary, mirrors the design of the existing lean-to. The proposed side extension will therefore not drastically alter the character of the property. The proposal will be visible from the street, however it is not considered to pose harm to the wider street scene. The proposal is considered acceptable in terms of scale and design.

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;
 - No identified risk; a condition is recommended for obscure glazing of new utility room and bathroom windows.
- Overbearing effects;
 - No identified risk.
- Sunlight and daylight;
 - 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