

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 220585

Address: 25 Clevedon Road, Tilehurst RG31 6RL

Applicant: Martin-Bates

Proposal: Proposed single storey rear extension and internal link, new carport, and internal alterations

Target date: 15/6/2022

Case officer: Marcelina Rejwerska

1. Site Description and Surrounding Area:

The proposal site is a two-storey detached dwelling on Clevedon Road in Tilehurst. The property is set back from the road by way of a driveway/front garden. Clevedon Road is comprised of residential properties in varying character.

2. Proposal:

Planning permission is sought for a single storey rear extension and internal link, internal alterations and a car port. Planning permission has already been obtained for the single storey rear extension, internal link and alterations under planning application reference 210996. This application will therefore mainly address the proposed car port.

2.1. Plans Considered:

390-001 Location Plan
390-002 Existing Block
390-003 Existing Floor Plans
390-004 Existing Second Floor and Roof
390-005 Existing Elevations
390-006 Existing Side Elevations
390-007C Proposed Block Plan
390-009B Proposed Ground Floor
390-010B Proposed First Floor
390-011B Proposed Second Floor and Roof
390-012B Proposed Elevations
390-013B Proposed Side Elevations and Section
390-014B Proposed Side Elevations
Design and Access Statement

Received 20/04/2022

3. Relevant Planning History:

210996 - Proposed single storey rear extension and internal link, and internal alterations - Application permitted on 8/10/2021

4. Consultation Responses:

4.1. Internal Consultees

None consulted.

4.2. External Consultation

The following addresses were formally consulted via letter on 3/5/2022:
23 and 27 Clevedon Road
5 and 6 Rissington 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 car port is considered proportionate in terms of scale.
 - The materials proposed for the car port will complement the main dwelling and are therefore considered acceptable.

- A condition is recommended to secure replanting of trees as detailed in the proposed block plan.
- *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.*
 - Properties on Clevedon Road vary widely in character, therefore the addition of the car port will not appear 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.
- 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

TL1
AP1
M3

Informatives