

DELEGATED HOUSEHOLDER NON MATERIAL AMENDMENT APPLICATION REPORT

Ward: Caversham

App Ref: 221222/NMA Case Officer: Julie Williams

Address: 20 North Street, Caversham, Reading, RG4 8JA

Proposals: Demolition of existing rear extension and replacement with a rear and side extension. Reduced set back of proposed rear infill wall from 450mm to 337.5mm

Date received (valid from): 17 August 2022 Target Decision date: 14 September 2022

PROPOSAL AND SUPPORTING INFORMATION

Explanation letter

Amended Plans: AL(0)200 (REV P2) Proposed Plans and Elevations

PLANNING HISTORY

220470 - Demolition of existing rear extension and replacement with a rear and side extension. Permitted. 24 May 2022

CONSULTATIONS

Section 96a applications for small changes, by their minor nature, are not subject to statutory notification procedures. The applicant confirmed that neighbours had been advised.

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.

RELEVANT PLANNING POLICY & GUIDANCE

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with policies in 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 current development plan is:

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 (2021)

ASSESSMENT

The proposed amendment to the approved development would not be harmful to the character or appearance of the site or its surroundings and would not have a detrimental impact on the amenities of the original building or those of neighbouring properties. As such the proposal is found to be in accordance with Policies CC7 (Design and the Public Realm), CC8 (Safeguarding amenity) and H9 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (2019) and the Council's Supplementary Planning Guidance "A Design Guide to House Extensions" (2021).

RECOMMENDATION:

Agree change to approved plans