

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Emmer Green

App Ref: 221348/HOU

Address: 19 Eric Avenue, Emmer Green, Reading, RG4 8QU

Proposals: UPVC Conservatory to Rear of Property

Case Officer: Ryan Allen

Applicant: Mr & Mrs Westmancoat

Date received (valid from): 12 September 2022

Target Decision date: 7 November 2022

1. SITE DESCRIPTION

Site visit date: 28/09/22

2. PROPOSAL AND SUPPORTING INFORMATION

The application site is a two-storey detached dwellinghouse located on Eric Avenue, Emmer Green. The site is not a listed building, nor is it situated within a conservation area.

Planning permission is sought for the erection of a UPVC conservatory at the rear of the property. The proposed conservatory would measure **4.6m** in depth, **4.4m** in width and **3.58m** in height.

Plans considered:

Block Plan

Location Plan

Existing and Proposed Elevations - 001

Received on 12/09/22

3. RELEVANT PLANNING HISTORY

08/05/87 - 87/TP/0320 - Erection of single-storey rear extension for lobby and extended kitchen
- Granted

4. CONSULTATIONS

The following addresses were consulted by letter.

21 Eric Avenue, Emmer Green, Reading, Berkshire, RG4 8QU

17 Eric Avenue, Emmer Green, Reading, Berkshire, RG4 8QU

Letters of representation have been received as follows:

None.

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)

EN12 (Biodiversity and the Green Network)

SPG/SPD

A Design Guide to House Extensions SPD

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 proposal of the UPVC conservatory is seen to respect the UPVC conservatories of a similar design and scale have been erected at the rear of neighbouring properties. The proposal is therefore not considered to detract from any existing pattern present. Although the materials of the proposal are not largely to match the existing dwelling, the design of which is still seen to respect the character of the existing property. Similar thought is applied when considering the scale of the proposal. Whilst the depth of the proposal seeks to measure at approximately 4.6m, a 0.6m increase from the recommended guidance in the Design Guide to House Extensions SPD (2021), the context of the property and surrounding area allow for this particular increase. All considered, the proposal is seen to comply with policies H9 and CC7 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 application site and a majority of bordering properties sit approximately 1m away from neighbouring boundaries. This established pattern of properties set-back from the boundary and the scale of the proposed is seen to establish compliance with policy CC8 of the Reading Borough Council Local Plan (2019). Given the nature of the application site, it is not considered that potential for harm in regards to privacy or overlooking would present an issue in regards to the proposal. The existing dwellinghouse is set back from the boundary, as is the neighbouring property. This is also seen to mitigate the potential harm in regards to an overbearing effect the proposal could have. The distance from the boundary, neighbouring properties and not being visible from the public domain further deem the proposal acceptable under local policy.

Substantial garden space is also set to remain when considering the proposal. The application site benefits from a large garden space at the rear of the property meaning no outdoor areas are seen to be compromised under the proposal, in line with policies H9, CC8 & H10 of the Reading Borough Council Local Plan (2019).

Trees

No substantial trees are present within the vicinity of the development. Whilst trees are present on site, they're considered a far enough distance away to not present opportunity for harm, complying with policies CC7 & EN14 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

Recommended Conditions:

TL1
AP1
M3