

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Thames

App Ref: 220470/HOU

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

Proposals: Demolition of existing rear extension and replacement with a rear and side extension.

Case Officer: Julie Williams

Date received (valid from): 29 March 2022 Target Decision date: 24 May 2022

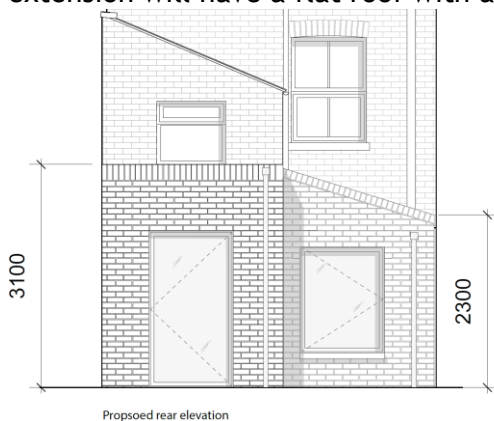
SITE INFORMATION.

Property is a mid-terrace Victorian property where the characteristic is of ground floor outrigger extensions with gaps between giving access to the rear garden. Property not listed or in a conservation area. C1.2m high boundary wall extending to c 2metres high immediately next to the main rear elevations of both adjoined properties. Rear is north facing.



PROPOSAL AND SUPPORTING INFORMATION

A full length single storey side extension, and a rear extension proposed to replace the original rear extension. On the boundary with No.18 the height of the eaves of the side extension will be 2.3m. The proposed side extension is stepped back from the rear elevation slightly. The replacement rear extension will be no deeper than existing. The new rear extension will have a flat roof with a skylight.



Rear elevation considered.

Plans:

1015_NS_DESIGN + ACCESS STATEMENT

AL(0)001.P1 - Location Plan

AL(0)100.P1 - Existing Plan
AL(0)200.P1 - Proposed Plan
received on 30 March 2022

PLANNING HISTORY.
None on record.

CONSULTATIONS
Statutory or Internal consultations: none required

Public consultations:
The following addresses were consulted by letter and site notice displayed. No replies.
1 Short Street, Caversham, Reading, RG4 8JJ
18 North Street, Caversham, Reading, RG4 8JA
22 North Street, Caversham, Reading, RG4 8JA
3 Short Street, Caversham, Reading, RG4 8JJ

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 development has been carefully considered for potential impact on neighbours but this is mitigated by existing high wall near to house and the width of gap between the houses. The design 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:
Grant