

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 220157

Address: 108 Prince of Wales Avenue, Reading RG30 2UR

Applicant: Mr Javed Kachhalia

Proposal: Erection of single storey side extension

Target date: 31/03/2022

Case officer: Marcelina Rejwerska

1. Site Description and Surrounding Area:

The proposal site is a mid-terrace two storey dwelling on Prince of Wales Avenue. At the rear, the property has a rear part two storey / single storey element which extends 7.48m away from the main dwelling. The element measures 3.04m in width. Adjacent to the rear element there is also an existing lean-to measuring 4.9m in depth across the remainder of the width of the main dwelling. The rear garden appears to be entirely paved. Prince of Wales Avenue is a residential road comprised of terraces of similar design and style. The property is not listed nor in a conservation area.

2. Proposal:

Planning permission is sought for replacement of the existing lean-to with a rear/side extension on the same footprint. The proposed development will have a flat roof at the same height as the existing rear element, with materials to match.

2.1. Plans Considered:

PA1-202112-ELE-006 Proposed Side Elevations
PA1-202112-PLN-001 Existing Ground Floor Plan
PA1-202112-PLN-002 Proposed Ground Floor Plan
PA1-202112-SITE-001 Location Plan
PA1-202112-ELE-001 Existing Side Elevation
PA1-202112-ELE-002 Existing Rear Elevation
PA1-202112-ELE-003 Existing Side Elevation
PA1-202112-ELE-004 Existing Side Elevation
PA1-202112-ELE-005 Proposed Rear Elevations

Received 03/02/2022

3. Relevant Planning History:

None.

4. Consultation Responses:

4.1. Internal Consultees

None consulted.

4.2. External Consultation

The following addresses were formally consulted via letter on 30/3/2022:

95 Kensington Road

106, 110 Prince of Wales Avenue

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 proposal is modest in size and scale - the proposed extension sits on the same footprint as the existing lean-to and aligns with the existing rear element. As such the proposal is considered acceptable in terms of size and scale.
 - The proposed extension is to be constructed with materials to match and is therefore considered acceptable in terms of design.
 - A condition is recommended to restrict the use of the flat roof.
- *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.

- The proposal is at the rear of the property and will not be visible from the street and therefore has no impact on the character of the wider street.

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
- Access to sunlight and daylight
- Visual dominance and overbearing effects of a development
- Harm to outlook
 - The proposal is considered subservient in terms of size and scale and therefore there are no concerns regarding impact on amenity to 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
M1
PD5

Informatives