

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham

App Ref: 220250/HOU

Address: 53 Oxford Street, Reading, RG4 8HN

Proposals: Construction of a garden room spanning the width of the far end of rear garden for use as a home office.

Case Officer: Tom Hughes

Applicant: Mr Daniel Darby

Date received (valid from): 21 February 2022

Target Decision date: 18 April 2022

1. INTRODUCTION

The application site comprises a mid-terraced dwelling. The surrounding area is residential in character.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for the erection of a timber clad outbuilding at the end of the rear garden, to be used as a home office. The outbuilding would have a flat roof with a maximum height of 2.7m.

The applicant supplied the following, received on 22/02/22:

Site Location

Block Plan

Proposed Front Elevation

Proposed Side Elevation

Proposed 3D View

Materials Schedule

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

4.1 The following addresses were consulted by letter:

55 Oxford Street, Caversham, Reading, Berks

51 Oxford Street, Caversham, Reading, RG4 8HN

4.2 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)

Design Guide to House Extensions SPD (2021)

6. APPRAISAL

The proposed outbuilding is sufficient in its design and proportion that it would not detract from the character and appearance of 53 Oxford Street or the surrounding area. The outbuilding would have a modest footprint and would not appear overly bulky or visually dominant. There are several examples of similar outbuildings along the terraced row, which eases any concerns regarding inconsistent design. While the choice of external materials would differ from those used on the main dwelling, they are suitable for the purpose as an outbuilding. The application form states that the outbuilding would be used as a home office. A condition is recommended to ensure that the use remains ancillary to the main dwelling. While a window is proposed for the elevation facing back into the garden, it would not result in any greater degree of overlooking/loss of privacy than the existing use of the residential garden.

7. 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.

8.0 RECOMMENDATION

Application Permitted