

## **DELEGATED HOUSEHOLDER APPLICATION REPORT**

**Ward:** Tilehurst

**App Ref:** 220308/HOU

**Address:** 29 Warnford Road, Reading, RG30 4LA

**Proposals:** Part 2 storey and single storey rear extension

**Case Officer:** Beatrice Malama

**Date received (valid from):** 3 March 2022      **Target Decision date:** 28 April 2022

### **PROPOSAL AND SUPPORTING INFORMATION**

This application is for a part two story part single story rear extension with a pitched roof. The extension would be of brick to match the existing house. The proposed extension would replace the existing conservatory and would have a larger footprint than the existing conservatory. It would measure 3.73m deep and 7m wide.

The proposed works would introduce three new windows in the side elevation of the existing building. These would include one upper floor bathroom window, two windows on ground floor level; one for the bathroom and the other one would serve the living room.

Plans considered:

29 Warnford Road, Reading, RG30 4LA - site location plan dated 10/02/22

29 Warnford Road, Reading, RG30 4LA - proposed block plan dated 10/02/22

Drawing No. 01/A - Existing Plans and Elevations

Drawing No. 02 - Proposed Plans and Elevations

Received by the Local Planning Authority on 4<sup>th</sup> March 2022

### **PLANNING HISTORY**

991984 - Single Storey Front and Rear Extension - Determination made - 09 June 1999

### **CONSULTATIONS**

The following addresses were consulted by letter.

3 Bourton Close, Tilehurst, Reading, Berkshire, RG30 4LB

31 Warnford Road, Tilehurst, Reading, Berkshire, RG30 4LA

4 Bourton Close, Tilehurst, Reading, RG30 4LB

5 Bourton Close, Tilehurst, Reading, RG30 4LB

27a Warnford Road, Tilehurst, Reading, RG30 4LA

No letters of representation have been received.

### **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 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

## **CONDITIONS**

Time Limit (Standard)

Approved Plans

Materials (as specified)

No new openings

Obscure Glazing