

DELEGATED APPLICATION REPORT

Target Date: 21/04/22

Application No: 220268/FUL

Address: 7 Littlestead Close

Proposal: Single storey side extension

Case Officer: Tom Hughes

Site Description and Surrounding Area

The application site comprises a two storey detached dwelling, located on a cul-de-sac off Caversham Park Road. A flat roof garage adjoins the southward side elevation. Aside the garage is a strip of land containing several shrubs and a tree of amenity value. The surrounding area is residential in character.

Proposal

The proposal is for a small single storey side extension, to widen the existing garage by 0.5m. The proposed garage would also have a flat roof, approximately 0.5m higher than the existing.

Plans Considered

The applicant supplied the following, received 24/02/22:

Design & Access Statement

Drawing No: 01222-05 - Site Location and Block Plan

Drawing No: 01222-01 - Existing Ground Floor Plan

Drawing No: 01222-02 - Existing Elevations

Drawing No: 01222-03 - Proposed Ground Floor Plan

Drawing No: 01222-04 - Proposed Elevations

Relevant Planning History

None.

Consultation Responses

Neighbouring owners and occupiers at were consulted by letter. A site notice was displayed. No letters of representation were 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 and Guidance

The following local and national planning policy and guidance is relevant to this application:

National Planning Policy Framework

Reading Borough Local Plan (2019)

Policy CC1 - Presumption in Favour of Sustainable Development

Policy CC2 - Sustainable Design and Construction

Policy CC7 - Design and the Public Realm

Policy CC8 - Safeguarding Amenity

Policy EN12 - Biodiversity and the Green Network

Policy EN14 - Trees, Hedges and Woodland

Policy H9 - House Extensions and Ancillary Accommodation

Policy TR3 - Access, Traffic and Highway-Related Matters

Policy TR5 - Car and Cycle Parking and Electric Vehicle Charging

Design Guide to House Extensions SPD (2021)

Appraisal

The proposed extension is very modest in scale and would not significantly alter the appearance of the dwelling. A sufficient degree of subservience would be achieved and the use of matching materials is deemed appropriate. The extension would be located a sufficient distance from neighbouring properties, with no harm caused to their residential amenities.

A tree of amenity value is located in close proximity to the area of the proposed extension. Given the modest scale of the extension, it is unlikely that the tree would be harmed during the course of construction, nor would its future growth be compromised. A condition is recommended to secure root protection of the tree during excavations.

Conclusion

The proposal has been assessed and found to be acceptable, subject to conditions, as it accords with the identified policy and guidance.

RECOMMENDATION

GRANT