

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Heights

App Ref: 220603/HOU

Address: 47 Morlais, Emmer Green, Reading, RG4 8PQ

Proposals: First floor side extension above existing garage and single storey rear extension to replace existing conservatory.

Case Officer: Julie Williams

Date received (valid from): 25 April 2022 **Target Decision date:** 20 June 2022

PROPOSAL AND SUPPORTING INFORMATION

Plans considered:

PARRISH-0422-01 Proposed ground floor plans

PARRISH-0422-02 Proposed 1st floor plans

PARRISH-0422-03 Proposed elevations

PARRISH-0422-04 Existing plans & elevations

PARRISH-0422-05 Proposed sections

PARRISH-0422-06 Location plan

PARRISH-0422-07 Proposed block plan

PLANNING HISTORY

180853 HPA - single storey rear extension 3.5 m deep. Confirmed approval not required. 27 June 2018.

CONSULTATIONS

Statutory or Internal consultations: None required

Public consultations:

The following addresses were consulted by letter and site notice displayed.

45 Morlais, Emmer Green, Reading, RG4 8PQ

49 Morlais, Emmer Green, Reading, RG4 8PQ

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. The proposed side extension is set back from the front by 600mm and sufficient to drop the ridge height to allow extension to follow SPD guidance. The single storey rear extension at c3.5 metres in depth is as was considered by earlier HPA application when no objections were received.

The property is relatively close to a woodland area and therefore it would be appropriate to attach an informative to provide advice on works to roofs and bats.

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