

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Heights

App Ref: 220478/HOU

Address: 91 St Peters Avenue, Reading, RG4 7DP

Proposals: Proposals for a first floor side extension, single storey rear and front extensions and alterations to the front elevation and internal layout to the house

Case Officer: Julie Williams

Date received (valid from): 30 March 2022 Target Decision date: 25 May 2022

SITE LOCATION

In residential area typified by large individually designed detached houses. Not Listed or in Conservation Area.



PROPOSAL AND SUPPORTING INFORMATION

Plans considered as received on 30 March 2022:

- 2125/02 001 Location plan
- 2125/02 002 Existing ground floor plan
- 2125/02 003 Existing first floor plan
- 2125/02 004 Existing roof plan
- 2125/02 005 Existing east elevation
- 2125/02 006 Existing west elevation
- 2125/02 007 Existing north elevation
- 2125/02 008 Existing south Elevation
- 2125/02 009 Existing store building
- 2125/02 010 Proposed ground floor plan
- 2125/02 011 Proposed first floor plan
- 2125/02 012 Proposed site/roof plan
- 2125/02 013 Proposed east elevation
- 2125/02 014 Proposed west elevation
- 2125/02 015 Proposed north elevation
- 2125/02 016 Proposed south elevation



Proposed East (front)



Existing East (front)



Proposed side elevations.

PLANNING HISTORY

030830 Internal alterations entrance, enlarged bedroom and dormer. Granted 1/10/2003

CONSULTATIONS

Statutory or Internal consultations: None

Public consultations:

The following addresses were consulted by letter. Site notice displayed outside the property on 13 April with a closing date for comments as 04 May 2022.

8 Knowle Close, Caversham, Reading

7 Knowle Close, Caversham, Reading, RG4 7LH

89 St Peters Avenue, Caversham, Reading, RG4 7DP

93 St Peters Avenue, Caversham, Reading, RG4 7DP

No representations 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

Following consideration of plans and site visit officers conclude that 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 permission with standard conditions.