

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Heights

App Ref: 220479/HOU

Address: 32 Albert Road, Reading, RG4 7PE

Proposals: Ground floor rear/side extension

Case Officer: Julie Williams

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

PROPOSAL AND SUPPORTING INFORMATION

Plans considered:

2204-001 Location Plan and Site Plan

2204-002 Existing Plan

2204-003 Existing Elevations

2204-004 Proposed Plan

2204-005 Proposed Elevations

PLANNING HISTORY

200607 CLP - Loft conversion including pitched roof dormers to rear and side and front and rear windows. Certificate for lawful proposed development issued 30 June 2020

CONSULTATIONS

Statutory or Internal consultations - none required

Public consultations:

The following addresses were consulted by letter.

25A Kidmore Road, Caversham, Reading, Berks, RG4 7LR

25b Kidmore Road, Caversham, Reading, RG4 7LR

28 Albert Road, Caversham, Reading, RG4 7PE

27 Kidmore Road, Caversham, Reading, RG4 7LR

34 Albert Road, Caversham, Reading, RG4 7PE

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

Following consideration of the submitted drawings and a site visit the proposed development has been found to 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.

Standard conditions