

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Thames

App Ref: 220469/HOU

Address: 60 Sheridan Avenue, Reading, RG4 7QD

Proposals: Proposed single storey rear extension with rear patio.

Case Officer: Nathalie Weekes

Date received (valid from): 29 March 2022

Extended Target Decision date: 5 September 2022

PROPOSAL AND SUPPORTING INFORMATION

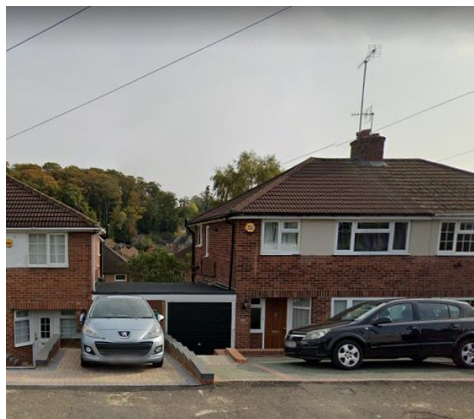
The application site is a semi-detached property set on an incline with the back gardens stepped down to the rear and the front drives set at a higher ground level, in a predominately residential area. 60 Sheridan Avenue is sited slightly higher than 62 Sheridan Avenue, however there is a separation with garages between each property. The adjoining house at 58 Sheridan Avenue already has a rear single storey extension and many properties in the vicinity have been extended. The proposal is for a single storey rear extension with flat roof and a roof lantern and a rear patio. The rear extension has a proposed measurement of 3m in depth, 5.65 m in width, 3.28m to the eaves and 3.5m to the roof height and a 1.8m high timber screen with planting on the boundary with 58 Sheridan Avenue. An enlarged window with obscure glazed panel is proposed in the ground floor side rear elevation facing 62 Sheridan Avenue. Materials are proposed to match or complement the existing property.

The property is not a listed building or in a conservation area.

Rear of 60 Sheridan Avenue



Front of 60 Sheridan Avenue



Plans considered:

Location plan

01 Existing ground floor

02 Existing roof plan

03 Existing elevations

05 Existing block plan

As received 30 March 2022

11 Proposed ground floor Rev B

12 Proposed roof plan Rev B

13 Proposed elevations Rev B

15 Proposed block plan Rev B

As received on 10 August 2022

Email from agent in 11/08/2022 8:25 confirming that the decking will be timber.
As received 11 August 2022

15 Rev A Proposed fencing section
As received 1 September 2022

PLANNING HISTORY

None

CONSULTATIONS

Public consultations:

The following addresses were consulted by letter. A site notice was displayed at the site on 9 April 2022 with comments to be made by 1st May 2022.

5 Woodberry Close, Caversham, Reading, RG4 7QG
58 Sheridan Avenue, Caversham, Reading, RG4 7QD
62 Sheridan Avenue, Caversham, Reading, RG4 7QD

One letter of representation has been received from 62 Sheridan Avenue, an observation in support of the application and in agreement to a tapered fence with trellis and planting instead of a solid boundary fence.

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 development is set away from the boundary with 62 Sheridan Road with agreement for a tapered fence with trellis boundary treatment. 58 Sheridan Avenue already has an extension to the rear. A part obscure glazed side window is proposed for the rear single storey side elevation, replacing an existing smaller window. The development will be on higher ground than 62 Sheridan Avenue, however given the separation between the properties, the proposed small

scale development and narrow decking is not considered to have a significantly detrimental impact.

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