

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Church

App Ref: 220083/HOU

Address: 80 Northcourt Avenue, Reading, RG2 7HQ

Proposals: Rear single storey extension and rear first floor extension

Case Officer: James Schofield

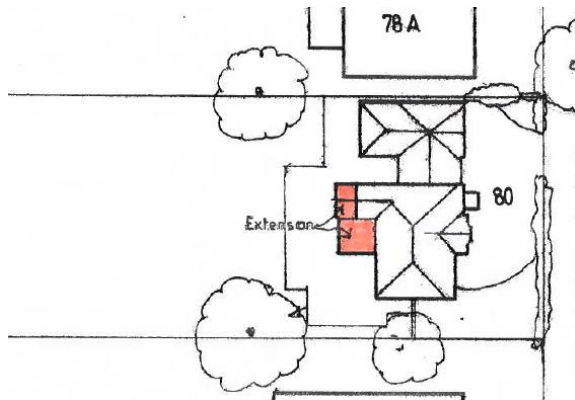
Date received (valid from): 16 February 2022 Target Decision date: 13/4 Ext 14/4 2022

PROPOSAL AND SUPPORTING INFORMATION

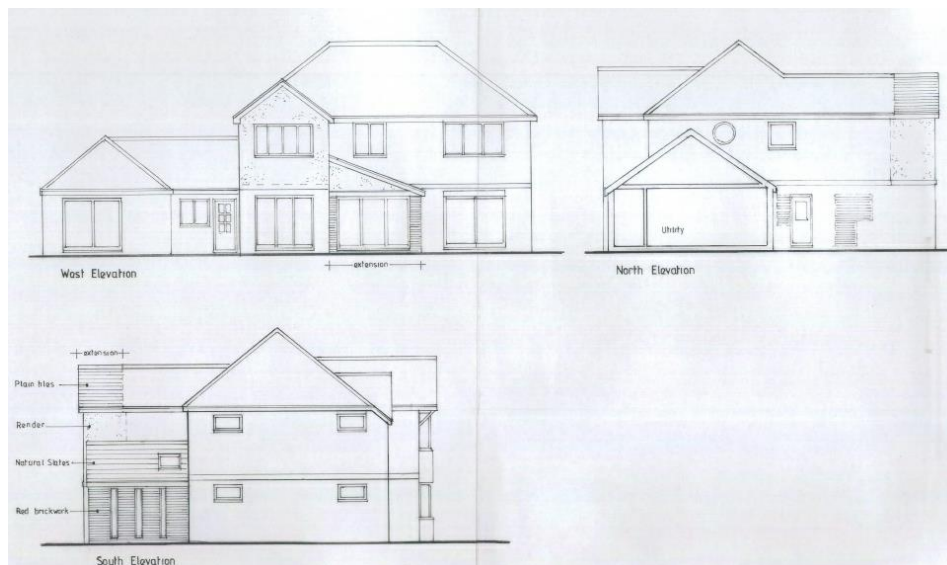
Plans considered:

NZ4a - Proposed Plans

NZ6 - Block & location Plan



NZ7 - Proposed Elevations



Tree Survey and Protection information

PLANNING HISTORY

020384 - New entrance porch and cloakroom extension Granted 10/10/2002

CONSULTATIONS

Statutory or Internal consultations:

None

Natural Environment

With reference to Block plan NZ 6, Proposed Floor Plans NZ4A and to the Tree document/letter from Future Tree (no title or reference).

The Tree report provides sufficient information to demonstrate that the proposal is acceptable in tree terms, subject to the protection measures recommended within this document being secured (I believe this document should also be listed as an approved document). I therefore have no objections subject to the following condition:

L6 TREE PROTECTION MEASURES (AS SPECIFIED).

Public consultations:

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

78 Northcourt Avenue, Reading, RG2 7HQ

101 Barnsdale Road, Reading, RG2 7JQ

78a Northcourt Avenue, Reading, RG2 7HQ

82 Northcourt Avenue, Reading, RG2 7HQ

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)

EN14 (Trees, Hedges & Woodland)

SPG/SPD

- A Design Guide to House Extensions SPG (2021)

ASSESSMENT

The proposed development as shown on plans 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. Information regarding trees on site have been considered and the proposed measures to protect trees on site while construction takes place found to be acceptable and can be a planning condition. Informative regarding works to roof and bats also recommended. As such the proposal is found to be in accordance with Policies CC7, CC8, H9 & EN14 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 plus tree protection.