

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Southcote

App Ref: 221343/HOU

Address: 82 Kenilworth Avenue, Reading, RG30 3DW

Proposals: Outbuilding to rear garden for ancillary use to main dwelling.

Case Officer: Sian Hickey

Applicant: Mr and Mrs Sirisena

Date received (valid from): 9 September 2022

Target Decision date: 4 November 2022

1. SITE DESCRIPTION

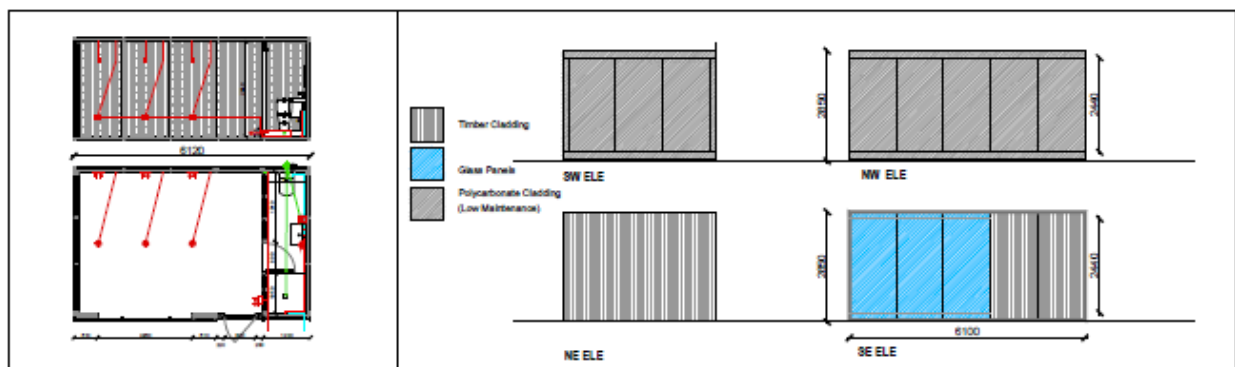
The application site is located on Kenilworth Avenue, a predominantly residential street consisting of semi-detached dwellings. The property is not a listed building, nor does it fall within a conservation area.

Site visit date: 11/10/2022

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION



The proposal is for single storey outbuilding at the end of the rear garden. The outbuilding would have a flat roof and measures 6.5m (w) x 3.98m (d) and the maximum height of the outbuilding would be 2.850m. Glass panels and a single door would be located on the front elevation facing into the garden. The use of the outbuilding would be ancillary to the main dwelling.

Plans considered:

Drawing No. P01 - Location Plan, Site Plan, Proposed Floor Plans and Elevations

Received 12/09/2022

3. RELEVANT PLANNING HISTORY

220517 - Certificate of Lawfulness for Proposed Siting of a structure that falls within the definition of the mobile homes act. The structure would be used for purposes incidental and ancillary to the main dwelling. - To be determined.

070149 - Single storey side and rear extension - Permitted

070698 - Single storey side and rear extension - Withdrawn

4. CONSULTATIONS

The following addresses were consulted by letter.

84 Kenilworth Avenue, Southcote, Reading, Berks
80 Kenilworth Avenue, Reading, RG30 3DW
25 Monks Way, Reading, RG30 3DP
27 Monks Way, Reading, RG30 3DP

Letters of representation have been received as follows: None

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.

5. LEGAL AND PLANNING POLICY CONTEXT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with 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 following local and national planning policy and guidance is relevant to this application:

National Policy

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
H9 (House Extensions and Ancillary Accommodation)

SPD

Design Guide to House Extensions (2021)

6. APPRAISAL

Character and Appearance

Policy H9 states that an extension to a house will be acceptable where it respects the character of the house in terms of scale, location, materials and design and respects the character and pattern of neighbouring properties and the street as a whole in terms of scale, location, materials and design, and any important existing building line. Policy CC7 also sets out relevant considerations for design.

The size and scale of the proposed outbuilding is considered acceptable. The outbuilding is located at the rear of the site with a gap between the rear and side boundaries. A sufficient distance remains between the outbuilding and the main dwelling. This proposal will not represent an unacceptable loss in private outdoor space. There are a variety of rear outbuildings in the wider surrounding area therefore this development is not considered uncharacteristic. The outbuilding will be screened from the road by the main property, therefore posing no risk of harm to the streetscape. As such, the proposal is not considered harmful to the character and appearance of the property or the surrounding area.

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. Policy H10 seeks to ensure that the amenity of gardens and other outdoor areas are not compromised. Policy CC8 states an extension to a house will be acceptable where it will not cause a significant detrimental impact to the living environment of existing or new residential properties.

The proposal is considered acceptable in terms of size, scale and design and, therefore, does not pose any identified risks to amenity of neighbouring properties. Officers consider that the outbuilding would not be harmful to residents of neighbouring properties in terms of overbearing effects or visual dominance and there will be no loss of sunlight or daylight. The outbuilding is not significantly higher than the existing boundary fences, there is also sufficient distance between the outbuilding and properties at the rear of the site, as such there is not considered to be any harm to the residents of neighbouring properties in terms of loss of privacy or overlooking.

Trees

Although there are trees in the vicinity, hard landscaping is already in situ and no ground works to install foundations would be required, therefore, it is considered that there would be no further impact to existing trees.

7. CONCLUSION

The proposed development has been assessed as set out above and is considered to be acceptable on that basis, subject to the following conditions.

8. RECOMMENDATION - GRANT

Recommended Conditions:

TL1 - Time limits

AP1 - Approved plans

Materials in accordance with plans

PD6 - Ancillary domestic use