

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 211555

Address: 34 Harlech Avenue, Caversham, Reading RG4 6RN

Applicant: Mr and Mrs Hembra

Proposal: Single storey front and side extension

Target date: 13/11/2021

Case officer: Marcelina Rejwerska

1. Site Description and Surrounding Area:

The proposal site is a two storey end-terrace dwelling on Harlech Avenue in Caversham. The dwelling has a front porch which extends 1.7m from the front of the property and a side element set back 0.77m from the porch. The front of the dwelling benefits from a paved driveway.

Harlech Avenue is a residential road characterised by semi-detached and terraced properties, many of which have been altered or extended. The dwelling is not listed nor in a conservation area.



1 Photograph of the front elevation of 34 Harlech Avenue, taken at site visit on 21.10.2021

2. Proposal:

Planning permission is sought for a single storey side extension to incorporate the existing side element into the main property to form part of an enlarged kitchen, as well as a single storey front extension to bring the front of the property in line with the existing porch.

2.1. Plans Considered:

27821-03 Proposed Plan

27821-04 Proposed Elevations

27821-05 Location and Block Plan

27821-01 Existing Plan
27821-02 Existing Elevations

Received 18/9/2021

3. Relevant Planning History:

None.

4. Consultation Responses:

4.1. Internal Consultees

None consulted.

4.2. External Consultation

The following addresses were formally consulted via letter on 23/9/2021

27, 28, 33, 35 Harlech Avenue, Caversham, Reading, RG4 6RN

No responses received.

In addition, a site notice was sent to the applicant on 23/09/2021.

5. Discussions with applicant/agent

None.

6. 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.

7. Relevant Planning Policy and Guidance

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 Policy Guidance

Reading Borough Local Plan (2019)

CC8 Safeguarding Amenity

H9 House Extensions and Ancillary Accommodation

Design Guide to House Extensions - Supplementary Planning Document (2021)

8. Appraisal

8.1. House Extensions and Ancillary Accommodation

In accordance with policy H9: House Extensions and Ancillary Accommodation, house extension proposals are acceptable where it:

- *Respects the character and appearance of the house in terms of scale, location, materials and design*
 - Both proposed extensions will even out the front elevation of the property, with little space lost from the front driveway.
 - The proposed front extension will have a hipped roof to match the existing porch roof and will include a roof light.
 - The proposed side extension will measure 5.2m in depth and measure 2.8m in height, and 3.18m at the highest point of the roof. This will replace the existing side element. The side extension will have a hipped roof to replace the existing flat roof which will match the rest of the dwelling.
 - The proposed extensions are therefore considered subservient and acceptable in terms of size and scale.
- *Respects the character and pattern of neighbouring properties and appearance of the street as a whole in terms of scale, location, materials and design, the arrangement of doors, windows and other principal architectural features and any important existing building line.*
 - Other properties on Harlech Avenue such as no. 1 have had the front of the property extended to align with the extended porch feature, therefore this proposal will not look out of place on this street.

8.2. Safeguarding Amenity

This proposal has also been assessed against Reading Borough Local Plan policy CC8: Safeguarding Amenity, which states that proposals are acceptable where they will not cause a detrimental impact on the living environment of existing residential properties with regard to:

- Privacy and overlooking
- Access to sunlight and daylight
- Visual dominance and overbearing effects of a development
- Harm to outlook
 - By virtue of its considered subservient and modest in height and scale, the proposed single storey front and side extension is considered not to have a detrimental impact to the living conditions of neighbouring properties.

9. Conclusion

The proposed development has been assessed and the proposed works are considered to be in accordance with the above relevant policies and planning permission can be granted.

RECOMMENDATION: GRANT PERMISSION

Conditions

TL1
AP1
M1

Informatives