

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Norcot

App Ref: 210638/HOU

Address: 62 Waverley Road, Reading, RG30 2PY

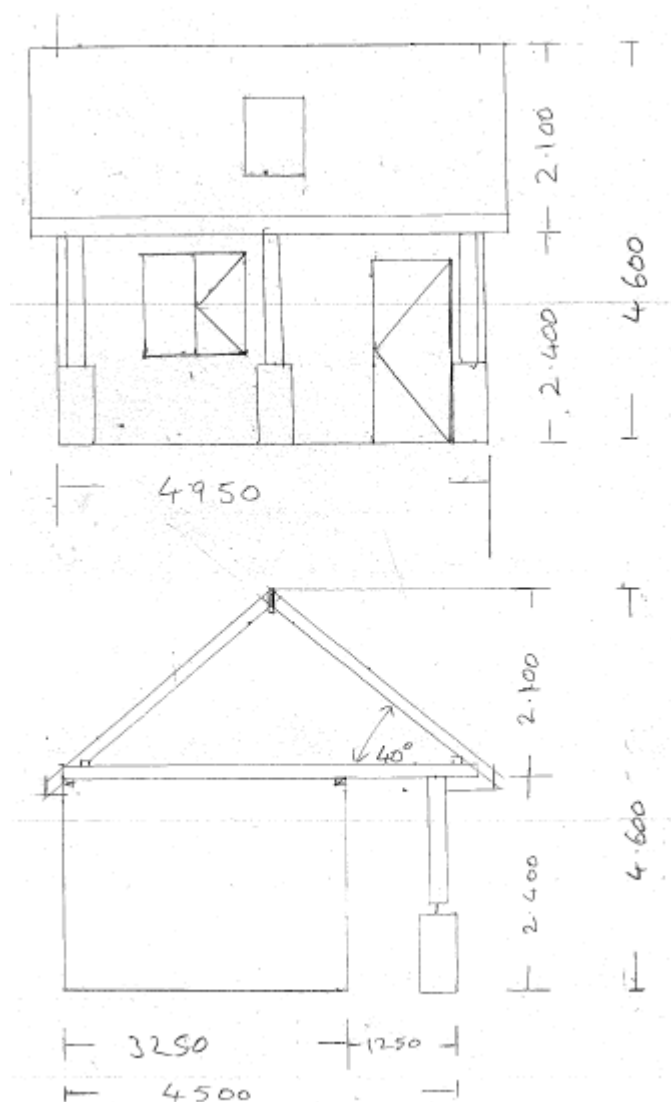
Proposals: Change to roof on brick garden shed roof from a flat roof to a pitched roof.

Case Officer:

Date received (valid from): 10 May 2021 Target Decision date: 5 July 2021 ext to 29/7/21

PROPOSAL AND SUPPORTING INFORMATION

Plans considered: Unreferenced plans showing shed 4.5m in height with pitched roof. 4.950 m wide and 4.500m deep in total incorporating a veranda as amended and received on 15 July 2021.



PLANNING HISTORY

150153 - single storey side and rear extension. Granted 27/3/2015

160389 - NMA to 150153. Agreed - 24/3/2016

CONSULTATIONS

Statutory or Internal consultations:

none

Public consultations:

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

64 Waverley Road, Reading, Berkshire, RG30 2PY
60 Waverley Road, Reading, RG30 2PY
The Firs, Windrush Way, RG30 2NT

No letters of representation have been received.

Amendments though were requested to drop the height of the roof from the original 5.1 metres. The amended design is shown above as received on 15 July to drop the ridge (dimensions shown add up to 4.5 metres but 4.6 metres in height also shown) with lower pitched roof.

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 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

Standard conditions plus ancillary use only of the outbuilding.