

DELEGATED APPLICATION REPORT

Target Date: 12th of November 2021

Application No: 211297/FUL
Address: 58 Kings Road, Reading, RG1 3AA
Ward: Abbey
Case Officer: James Schofield
Proposal: Erection of a single storey rear extension.

1. SITE DESCRIPTION AND CONTEXT

The development site relates to a four-storey commercial building on Kings Road. The site is near the Kennet Canal - but is within Flood zone 1.

2. PROPOSAL

The application seeks planning permission for a 4.4 metre rear extension at the same depth of that next door.

3. CONSULTTEES

External

A site notice was displayed. No comments were received from adjoining properties.

Archaeology

"I measure it as having a footprint of about 9 m2, in a patch of ground that looks already to have paving, and probably which has had other relatively modern disturbances too. Therefore, on balance, I think these works are too small to warrant recommending an archaeological condition, in spite of the high archaeological potential."

4. PLANS/DOCUMENTS CONSIDERED

The agent supplied the following:

Drawing No. 09521-01 Existing Ground Floor Plan
Drawing No. 09521-02 Existing First Floor Plan
Drawing No. 09521-03 Existing Rear Elevation
Drawing No. 09521-04 Existing Side Elevation
Drawing No. 09521-05 Proposed Ground Floor Plan
Drawing No. 09521-06 Proposed First Floor Plan
Drawing No. 09521-07 Proposed Rear Elevation
Drawing No. 09521-08 Proposed Side Elevation
Drawing No. 09521-09 Block and Location Plans
As received on 6 August 2021

5. RELEVANT PLANNING HISTORY

- LPA ref: 201368/PRE: Pre-application advice for the conversion of a split level apartment into 3 x 2 bedroom / 3 person apartments and extension to create new third floor accommodation.

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. 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 Planning Policy

National Planning Policy Framework (2019)

National Planning Practice Guidance

Reading Borough Local Plan (adopted 2019):

CC7 Design and the Public Realm

CC8 Safeguarding Amenity

EN2 Areas of Archaeological Significance

EN15 Air Quality Management Area

8. APPRAISAL

8.1 Principle of development

The application seeks planning permission for a rear extension to an existing commercial unit to create a storage area. Such works are supported in principle by policy CC7 of the Reading Borough Local Plan (2019) subject to criteria which ensures the effects of the development are not harmful. This will be considered in more detail in the following section.

8.2 Character of the area

Policy CC7 of the Reading Borough Local Plan (2019) requires development to be of a high design quality that maintains and enhances the character and appearance of the area in Reading in which it is located.

This proposal seeks planning permission for a rear extension to an existing commercial unit in order to expand the size of the storage area. Due to siting and scale the proposal is considered to comply with Policy CC7 of the Local Plan 2019.

8.3 Amenity

Policy CC8 states an extension will be acceptable where it will not cause a significant detrimental impact to the living environment of existing or new residential properties.

The extension would, by virtue of its siting and scale, not impede upon on any 45-degree line of sight from neighbouring windows. Siting and height of the proposed single-storey rear extension would ensure no significant overshadowing would result for neighbouring sites.

Further to this analysis, the proposal is considered to accord with the aims of policy CC8 of the Local Plan (2019).

8.4 Archaeology

The Archaeology Officer has indicated the small scale of the development combined with the evidence of recent ground disturbance has meant that requiring any archaeological impact surveying is not necessary and risk of damage to archaeological assets is very limited. As such, the proposal is considered to accord with Policy EN2 of the Reading Borough Local Plan.

8.4 Air Quality

The proposal does not introduce any new planning units. As such, no adverse transport or air quality impacts are envisaged. And as such, the proposal is considered to accord with the aims of Policies TR3 and EN15 of the Reading Borough Local Plan (2019).

9. CONCLUSION

In light of the above assessment the proposal is considered to accord with the requirements of the development plan and is therefore recommended for approval subject to conditions.

10. RECOMMENDATION

GRANT permission with the following conditions:

1. TL1 Standard Time Limit
2. AP1 Approved Plans
3. M1 Materials (to match)