

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Kentwood

App Ref: 211361/HOU

Address: 135 Norcot Road, Tilehurst, Reading, RG30 6BS

Proposals: Erection of a single storey rear extension, internal alterations, and loft conversion with a rear dormer and recessed juliette balcony.

Case Officer: Julie Williams

Date received (valid from): 18 August 2021

Target Decision date: 13 October 2021

PROPOSAL AND SUPPORTING INFORMATION

Detached house on north side of Norcot Road. Not listed or in a conservation area. There are trees at the northern end of the site and some screen planting between the site and vacant plot to the west. Plot next door recently given permission for new dwelling.

Plans considered:

4200a - 1 Existing Plans

4200a - 2 Existing Elevations

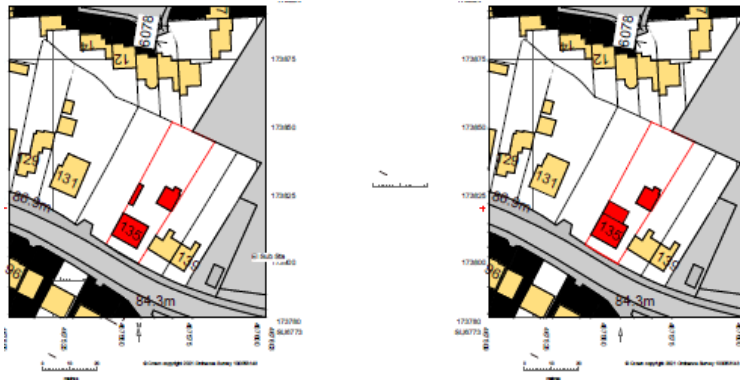
4200a - 3 Proposed Floor Plans

4200a - 5 Proposed Elevations

4200a - 6 Proposed Elevations - 3D image

4200a - 7 Location Plan

4200a - 8 Existing and Proposed Block Plan



① Exist & prop location plan
1 : 1250



② Existing 3D rear



③ Proposed 3D rear

PLANNING HISTORY

201452/FUL Land adjacent to 135 Norcot Road, Tilehurst, Reading

Construction of 1no. new 4 Bedroom dwelling with associated amenity space and off-street parking on land adjacent 135 Norcot Road. Granted 19/5/2021

200950/FUL Construction of 2no. new 3 Bedroom dwellings with associated amenity space and off street parking on land currently owned by 135 Norcot Road. Withdrawn.

080612/FUL To build three x four bed houses on a site to the east and north of 135 Norcot Road Tilehurst Reading. Withdrawn.

070554 Development of land to provide 5 additional houses. Withdrawn.

070223/FUL Development of land at 135 Norcot Road to provide 3 additional houses (re-submission of planning application 07/00317/FUL). Refused and dismissed at appeal.

900335/OUT Erection of five bedroom house with integral garage. Permitted.

CONSULTATIONS

Statutory or Internal consultations:

None required

Public consultations:

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

131 Norcot Road, Tilehurst, Reading, RG30 6BS
9 Delft Close, Tilehurst, Reading, RG30 6EU
10 Delft Close, Tilehurst, Reading, RG30 6EU
137 Norcot Road, Tilehurst, Reading, RG30 6BS

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)

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.

The rear elevation of the original house to the rear garden boundary with properties in Delft Close is a distance of c34 metres and c43 metres to the nearest house so the additional rear facing window within the roof should not lead to a loss of privacy.

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