

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Minster

App Ref: 210508/HOU

Address: 16A Berkeley Avenue

Proposals: Single storey pitched roof front extension with conversion of garage into a habitual room

Case Officer: James Overall

Date received (valid from): 7 April 2021 Extended Target Decision date: 25 July 2021

SITE CONTEXT

16A Berkeley Avenue is a mid-terrace dwelling. The terrace is very slightly staggered with 18 Berkeley Avenue protruding beyond 16A Berkeley Avenue.

PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a garage conversion and single storey front extension. The proposed extension originally was designed to take the whole frontage forward but have been amended following officer advice.

Plans considered;

Location Plan (N/A)

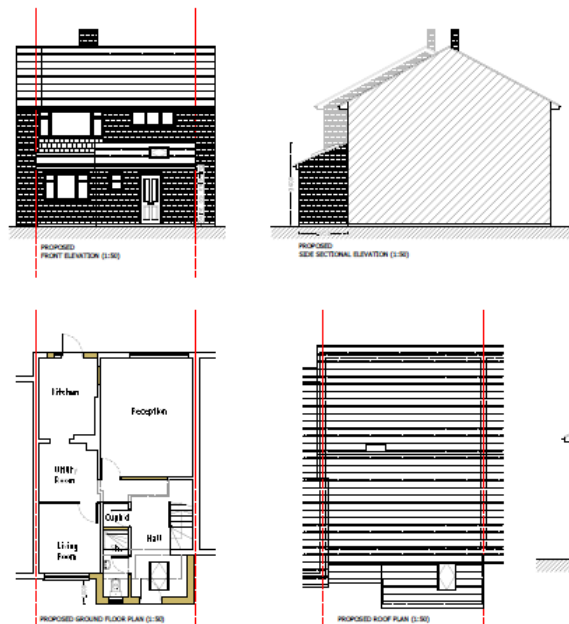
Existing Floor Plans & Elevations (BA-02)

Proposed Floor Plans & Elevations (BA-03) - Amended Revision B - 5 July 2021

As received 12th April 2021

Block Plan (N/A)

As received 13th May 2021 - Amended Revision B - - 25 July 2021



Amended Plan

CONSULTATIONS

Transport

Originally the Transport department requested amended plans in order to ensure that two parking spaces can be accommodated within the site curtilage.

Amended plans were received on 13th May 2021 (and 25 July 2021); and were confirmed as acceptable by the Transport department.

The Transport departments final consultation comments state:

“The applicant has confirmed that a distance of 5.05m driveway depth will be retained from the proposed extension to the highway which is acceptable. 2no. vehicle parking spaces will be provided which complies with the Council’s adopted Parking Standards SPD”.

Two conditions were recommended as well as two informatives.

Case Officer Note:

Given that this is a small driveway off the main carriageway the planning case officer did not agree that it was necessary in planning terms to insist that these spaces should be provided as there is merit in retaining the front garden for its visual amenity contribution. It is sufficient that it has been demonstrated that there is space for parking on the plot for 2 cars if needed.

Public

The following addresses were consulted by letter.

- 16 Berkeley Avenue
- 18 Berkeley Avenue
- 11 Mansfield Road

One letter of representation was received from 18 Berkeley Avenue objecting to the original application as the extension in front of the house extended beyond the building line and will therefore overshadow 18 Berkeley Avenue. It was mentioned that the proposal would be considered acceptable by 18 Berkeley Avenue if the extension is reduced to be in-line with the building line.

Case Officer Note:

This point was taken up by the case officer as the full width front projection is also contrary to guidance in the adopted SPD for house extensions. The amended plans has addressed this problem by not extending forwards adjacent to no18. See below:



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 and 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

- Design Guide to House Extensions SPG (2021)

Assessment

The proposed front extension would have a mono-pitch roof. Whilst this is uncharacteristic of the area, it is considered to be more aesthetically pleasing than the existing flat roof's which are characteristic of the area.

The objection from the neighbouring property has been addressed with the amended plans.

As such the amended proposal is considered to accord with CC7 (Design and the Public Realm), CC8 (Safeguarding amenity) H9 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (2019) and the Councils Supplementary Planning Guidance "Design Guide to House Extensions" (2021).

RECOMMENDATION:

Grant

CONDITIONS:

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