

DELEGATED APPLICATION REPORT

Target Date: 12/04/21

Application No: 210246/FUL

Address: 141-145 Caversham Road

Proposal: Alteration of fenestration

Case Officer: Tom Hughes

Site Description and Surrounding Area

141-145 Caversham Road is a two storey mid-terraced building, extended to the rear. The ground floor was previously occupied by Standard Tandoori restaurant, though was vacant at the time of the application. Residential accommodation, including at least two flats, is located at the first floor. The site is almost entirely comprised of built form. A small rear yard is accessed via Swansea Road. The surrounding area is generally residential in character, with various ground floor commercial premises along Caversham Road.

Proposal

The proposal is for an alteration to fenestration at the ground floor, to the Caversham Road frontage. Two existing slender windows would be replaced by one larger one. The description of development was amended during the course of the application from the originally proposed installation of two doors.

Plans Considered

The applicant supplied the following, received 09/04/21:

Site Location

Block Plan

Proposed Site Plan, Existing and Proposed Rear Elevations

Site Photos

Subsequently the applicant supplied the following, received 27/04/21:

Site Location

Proposed Site Plan, Existing and Proposed Rear Elevations

Subsequently the applicant supplied the following, received 06/05/21:

Proposed Site Plan, Existing and Proposed Elevations and Sections

Flood Risk Assessment

Subsequently the applicant supplied the following, received 24/05/21:

Existing and Proposed Floor Plans

Relevant Planning History

880113/FUL - Change of use from laundrette to restaurant - Permitted 13/03/89

910101/FUL - Covering structure over existing rooftop plant - Permitted 17/05/91

210530/FUL - Installation of door at first floor and external staircase to rear - to be determined

211532/CLE - Use of ground floor as restaurant (Class E) - to be determined

Consultation Responses

Neighbouring owners and occupiers at 139-147 (odds) and 140-144 (evens) Caversham Road, 97 Swansea Road, and 86-88 (evens) York Road were consulted by letter. A site notices was displayed. No letters of representation were 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 and Guidance

The following local and national planning policy and guidance is relevant to this application:

National Planning Policy Framework

Reading Borough Local Plan (2019)

Policy CC1 - Presumption in Favour of Sustainable Development

Policy CC2 - Sustainable Design and Construction

Policy CC3 - Adaption to Climate Change

Policy CC5 - Waste Minimisation and Storage

Policy CC6 - Accessibility and the Intensity of Development

Policy CC7 - Design and the Public Realm

Policy CC8 - Safeguarding Amenity

Policy EN12 - Biodiversity and the Green Network

Policy EN18 - Flooding and Drainage

Appraisal

The proposal seeks to replace two existing slender windows with one larger window. The proposed window would be of a similar shape and size to another retained window to the principal elevation. The proposal is not considered to cause significant harm to the character and appearance of the existing building or the surrounding area. No harm would be caused to neighbouring amenities.

Conclusion

The proposal has been assessed and found to be acceptable as it accords with the identified policy and guidance.

RECOMMENDATION

GRANT