

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Katesgrove

App Ref: 210793/HOU

Address: 9 Canterbury Road, Reading, RG2 7TB

Proposals: Proposed two storey side extension, single storey rear extension and front porch

Case Officer: Nathalie Weekes

Date received (valid from): 18 May 2021 Extended Target Decision date: 25 August 2021

PROPOSAL AND SUPPORTING INFORMATION

The application site is an end of terrace property on a triangular corner plot. The rear of the property faces towards the rear garden at 5 Canterbury Road. There are existing outbuildings in the rear garden. The surrounding area is predominately residential.

The proposal is for a two storey side extension, single storey rear extension and new porch.

The proposed porch is 1.5m in depth, 7.3m in width and 2.2m to the eaves. The ground floor rear extension is approximately 1.2m in depth, 3.7m in width and 2.2m to the eaves. The ground floor element of the side extension measures 9.9m in length, whilst the two storey side element is set back from the front elevation, down from the roof ridge by 0.15m, 7.2m to the eaves and measuring 6.7m in depth built to the same building line as the rear elevation. A first floor rear angled window is proposed to minimise overlooking of neighbouring properties.

A dilapidated lean to side extension and single storey rear extension are illustrated on the existing plans but are to be removed as part of the proposed development and are not shown on the proposed plans.

Due to unforeseen circumstances a site visit cannot be undertaken however the applicant has provided photographs of the property.

Google Earth



Front elevation



Rear elevation



Plans considered:

Location plan

Existing plans ground floor

Existing plans first floor and roof

Existing elevations

As received 19 May 2021

Proposed plans ground floor

Proposed plans first floor and roof

Proposed elevations

Block plan

Site with parking

As received by email on 18/08/2021 at 10:06

PLANNING HISTORY

None

CONSULTATIONS

Public consultations:

The following addresses were consulted by letter.

5 Canterbury Road, Reading, Berkshire, RG2 7TB

11 Canterbury Road, Reading, RG2 7TB

A site notice was displayed on 1 June 2021 and a letter of support has been received from 5 Canterbury Road.

Internal consultation

Transport - There are no transport objections to this application as the property will widen the driveway to provide parking for 2+ vehicles at the front of the site as indicated on the proposed site plan. The parking areas should be constructed in permeable materials so not to increase the surface water run-off from the site.

Therefore, there are no transport objections subject to the conditions and informatives below;

DC1 VEHICLE PARKING (AS SPECIFIED)

IF3 Highways

Communications with the applicant

Revisions were made to the proposed plans following feedback on the siting and size of the proposals and their impact on neighbouring properties.

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)

TR5 (Car and Cycle Parking and Electric Vehicle Charging)

SPG/SPD

- A Design Guide to House Extensions SPG (2021)

ASSESSMENT

Due to the siting of 9 Canterbury Road, proposed plans have been amended to move development away from the boundary at ground floor level and set back to the existing rear elevation at first floor level to reduce any overbearing or detrimental impact of loss or daylight or sunlight for 5 Canterbury Road. The two storey side extension is set back and set down from the existing dwelling and the porch should not detract from the public realm.

The first floor rear bedroom window has been angled towards the rear of the garden at 9 Canterbury Road to mitigate overlooking onto the neighbouring garden at 5 Canterbury Road and the main rear view has been illustrated to minimise any impact on 11 Canterbury Road. The amended plans are considered acceptable with the proposed side extension built on the current driveway, however the site has existing outbuildings in the rear garden and development is considered at its maximum capacity. Any further development is likely to be

overdevelopment, leading to an insufficient garden amenity. Adequate parking provision will be retained on site.

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