

DELEGATED APPLICATION REPORT

Application No: 210824/HOU

Address: 194 Southcote Lane, Reading

Proposal: Single storey front extension

Case officer: Ethne Humphreys

Target Date: 20/07/2021

Site Description and Surrounding Area:

The application property is a two-storey semi-detached single dwellinghouse located on the north western side of Southcote Lane. There is a public footpath which runs along the western side of the property leading to Maker Close. The property is not a listed building, nor located within a conservation area.

Proposal:

This is an application for a single storey front extension following demolition of an existing front porch. The extension would have a hipped roof and will provide a porch and wc/shower room. The proposed materials would match those of the host dwelling.

Plans Considered:

Drawing No: Site location plan

Drawing No: Block plan rev 3

Drawing No: Existing floor plans and elevations

Drawing No: Proposed floor plans and elevations

Received 25th May 2021

Relevant Planning History:

131484 Single storey front extension and widening of existing driveway. Permitted

Consultation Responses:

None.

Neighbour letters were sent to adjoining properties at 192 and 196 Southcote Lane and 6 Maker Close. No neighbour letters of representation received.

Summary of discussions with applicant/agent:

None. No formal pre-application advice was sought prior to the submission of this application. However, the plans are near on identical as that approved under application 131484.

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:

Reading Borough Local Plan (2019)

CC7: Design and the Public Realm

CC8: Safeguarding Amenity

H9: House Extensions and Ancillary Accommodation

Supplementary Planning Guidance

A Design Guide to House Extensions (2021)

Appraisal

The main issues are considered to be:

- Design, impact on the host dwelling, character of the area and street scene
- Impact on neighbouring amenity

Design, impact on the host dwelling, character of the area and street scene

Policy CC7 Seeks that all development is of high-quality design and maintains and enhances the character and appearance of the area within which it is located. Policy H9 seeks that houses extensions should respect the character of the host dwelling, character and pattern of surrounding dwellings and the area in terms of scale, design and any important existing building line.

Given that the proposals would utilise the footprint of the existing front porch element to be demolished, the overall increase in the actual footprint of the dwelling would not be unduly excessive.

Given the small scale nature of the proposed extension it would remain subservient to the host dwelling and with materials to match which would help aid its integration with the property. Whilst visible from the street scene, there are other similar front extensions within the surrounding area, and it is not considered to result in such an incongruous addition to result in any unacceptable harm to either the character of the host property or wider street scene such to warrant a refusal on this basis.

It is noted that the proposed extension, in terms of its scale and design, is near on identical to that approved under application 131484. Whilst that application was decided at the Planning Applications Committee meeting, that was due to the applicant at the time being related to a member of staff. That is not applicable in this instance.

The proposal would accord with Policies CC7, H9 and H10.

Impact on neighbouring amenity

Policy CC8 seeks that proposals should not cause a significant detrimental impact to the living environment of existing or new residential properties.

The neighbouring properties potentially most affected by the proposals are No's 192 and 196 Southcote Lane, located to the north west and south east of the site respectively.

Given the small scale nature and design of the proposed extension and the separation distance to the side boundaries, there would be no loss of amenity through loss of light, privacy or overbearing effects to any neighbouring property.

Therefore, in overall terms it is considered that the proposals comply with Policy CC8.

Conclusion

Having regard to the material considerations and all matters raised, the Local Planning Authority considers that the balance of considerations therefore weigh in favour of granting planning permission subject to conditions.

RECOMMENDATION: GRANT subject to conditions and informatives