

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Peppard

App Ref: 211315/HOU

Address: 102 Lowfield Road, Reading, RG4 6PB

Proposals: Alteration on the front extension. Insertion of rooflight.

Case Officer: Nathalie Weekes

Date received (valid from): 10 August 2021

Extended Target Decision date: 3 November 2021

PROPOSAL AND SUPPORTING INFORMATION

The application relates to a two storey semi-detached dwelling located on the Lowfield Road. The host dwelling incorporates an integral garage with part hipped and part flat porch roof on the front elevation. Most of the properties contain similar architectural composition with a mixture of flat and hipped porch roofs.

The proposal is for an alteration of the front extension to have a hipped roof with additional Velux fenestration.

Plans considered:

Location plan

A101 + A201 Block plan draft 2

A110 + A210 Side elevation 1 draft 2

A111 + A211 Side elevation 2 draft 2

A108 + A208 Front elevation draft 2

A109 + A209 Rear elevation draft 2

A103 + A203 First floor draft 2

A102 + A202 Ground floor draft 2

A104 + A204 Loft plan draft 2

A105 + A205 Roof plan draft 2

A106 + A206 Section 1 draft 2

A107 + A207 Section 2 draft 2

As received 11 August 2021

A112 Parking provision

As received 26 October 2021

PLANNING HISTORY

None

CONSULTATIONS

Public consultations:

The following addresses were consulted by letter.

104 Lowfield Road, Caversham, Reading, RG4 6PB

100 Lowfield Road, Caversham, RG4 6PB

9 Tenby Avenue, Caversham Park Village, Reading, Berkshire, RG4 6QG

10 Tenby Avenue, Caversham, Reading, RG4 6QG

A site notice was sent to the agent to be displayed at the site. 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)

TR3 (Access, Traffic and Highway-related Matters)

TR5 (Car and Cycle Parking and Electric Vehicle Charging)

SPG/SPD

- A Design Guide to House Extensions SPG (2021)

ASSESSMENT

The proposed development is set back from Lowfield Road, the addition of additional fenestration and hipped roof element should not detract from the host dwelling and will not impact the amenity of neighbouring residents. Additional skylights are generally considered to be permitted development subject to limits and conditions.

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