

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Thames

App Ref: 210803/HOU

Address: 28 Sheridan Avenue, Caversham, Reading, RG4 7QD

Proposals: Ground floor side extension and lower ground floor rear extension, hip-to-gable roof alteration with rear box dormer

Case Officer: Tom Hughes

Date received (valid from): 19 May 2021 **Target Decision date:** 14 July 2021

Extended to 22 October 2021

PROPOSAL AND SUPPORTING INFORMATION

Plans considered:

21011-LO-001 Location Plan

21011-SU-001 Existing Block

21011-SU-002 Existing Ground floor

21011-SU-003 Existing Roof

21011-SU-004 Existing front elevation

21011-SU-005 Existing rear elevation

PLANNING HISTORY

None on record

CONSULTATIONS

Statutory or Internal consultations:

Transport commented on loss of garage space and requested that it be shown that 2 cars could be parked on front. Also queried the “nursery” indicated on plan.

Natural Environment commented on potential loss of trees and landscaping.

Ecologist requested a bat survey - this was carried out.

Public consultations:

The following addresses were consulted by letter and a site notice also displayed.

4 Valley Close, Caversham, Reading, RG4 7QR

30 Sheridan Avenue, Caversham, Reading, RG4 7QD

26 Sheridan Avenue, Caversham, Reading, RG4 7QD

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)

SPG/SPD

- A Design Guide to House Extensions SPG (2021)

ASSESSMENT

In respect of transport's comments - In this case, given that the road is not a busy one and there is space on the site frontage for parking if needed in the future on balance the preference, for visual reasons, is to retain the front garden as it is.

The applicant has also confirmed that there will not be a commercial nursery on site but an informal child minding activity and the nursery is also for use by their own young family.

In respect of the Natural Environment comments- given that this is an application for a house extension and the applicant could have removed the landscaping at any time there is no justification for seeking any replacement planting for shrubs or trees affected. The response to the transport comments also addresses their concerns for the loss of vegetation on the front. An informative can be used to remind that the front verge should be protected during construction.

Ecology - An acceptable bat survey was provided but for in case the works are not started for some time an informative should be used to remind about the potential for bats to be in the roof.

With these clarifications it is considered that 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