

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Mapledurham

App Ref: 210142/HOU

Address: 6 Mapledene, Caversham, Reading, RG4 7DQ

Proposals: The insertion of 5x roof lights in the rear roof.

Case Officer: Nathalie Weekes

Date received (valid from): 27 January 2021 **Target Decision date:** 7 April 2021

PROPOSAL AND SUPPORTING INFORMATION

This application relates to a detached dwelling located on Mapledene, which is a cul-de-sac in a low density residential area.

The application building is not listed, nor is it located in a conservation area.

Due to extenuating circumstances a site visit could not be conducted and the agent submitted photos of the site for consideration.

The proposal consists of the insertion of 5v roof lights in the rear roof elevation. Materials are proposed to match the existing building.

Plans considered

17.12.2020 Existing elevations

08.12.2020 Existing ground and first floor plans

09.12.2020 Existing roof plans

Iplans Planning statement, dated 26/01/2021

As received 28 January 2021

10.03.2021 Rev C Proposed Elevations

10.03.2021 Rev C Proposed roof floor plans

10.03.2021 Rev C Proposed ground and first floor plans

As received 11 March 2021

26.01.2021 Site location and block plan

17.12.2020 Proposed right side

As received 6 April 2021

CONSULTATIONS

The following addresses were consulted by letter.

21 Chazey Road, Caversham, Reading, RG4 7DS

7 Mapledene, Caversham, Reading, RG4 7DQ

10 Upper Warren Avenue, Caversham, Reading, RG4 7EJ

4 Mapledene, Caversham, Reading, RG4 7DQ

5 Mapledene, Caversham, Reading, RG4 7DQ

No letters of representation have been received. A site notice was emailed to the agent to be displayed at the site.

Communications with agent

The original application was for a side extension and additional roof fenestration. Following discussions regarding concerns relating to nearby trees, the application was amended to works to the roof only and the side extension was removed. Amended plans were provided by the agent and the amended description approved.

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

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)

EN12 (Biodiversity and the green network)

H9 (House Extensions and Ancillary Accommodation)

SPG/SPD

- A Design Guide to House Extensions SPG

Assessment

The Velux windows would be permitted development and would not cause a significant detrimental impact on neighbouring properties.

The development is not harmful to the character or appearance of the site or its surroundings and does not have a detrimental impact on the original building or neighbouring properties. As such the proposal is considered to be in accordance with CC7 (Design and the Public Realm), CC8 (Safeguarding amenity) and H8 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (2019) and the Councils Supplementary Planning Guidance "A Design Guide to House Extensions" (2003).

RECOMMENDATION:

Grant