

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Minster

App Ref: 210205/HOU

Address: 1 Edenham Crescent, Reading, RG1 6HU

Proposals: Proposed single storey side extension and modification of roof to existing rear extension from flat roof to pitched roof.

Case Officer: Nathalie Weekes

Date received (valid from): 9 February 2021

Extended Target Decision date: 5 May 2021

PROPOSAL AND SUPPORTING INFORMATION

The application site is a two storey property with a detached garage at the rear of the garden. It is situated on the corner of Edenham Crescent and Ashley Road. 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 a wraparound single storey side and enlarged rear extension and modification to the roof on the existing single storey rear extension to a pitched roof.

The single storey side extension is set back from the front elevation by 1.14m with an open entrance canopy roof and measures approximately 10.5m in depth, 2m in width, 2.3m to the eaves and 3.6m to the roof ridge height. The proposed single storey rear extension is proposed to increase by 2m in width to approximately 8.2m with a rooflight window. Materials are proposed to match the existing dwelling.

Plans considered

EC-02 Existing plans & elevations

EC-03 Proposed plans & elevations

As received 9 February 2021

EC-01R Location and block plan

As received 7 April 2021

Planning history

None

CONSULTATIONS

The following addresses were consulted by letter.

2 Ashley Road, Reading, RG1 6HT

3 Edenham Crescent, Reading, RG1 6HU

One observation was received have been received regarding clarification on how the proposed extension will be built and any impact on the boundary wall, the foundations, sewerage and the manhole. *Case officer - A Party wall agreement is recommended in relation to the boundary and any shared services.* A site notice was emailed to the agent to be displayed at the site.

Internal consultations

Transport had no objections once the location plan was amended, subject to informatives.

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)

H9 (House Extensions and Ancillary Accommodation)

EN14 (Trees, hedges and woodland)

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

Assessment

The proposed hipped roof on the rear single storey extension will be hipped away from the boundary with 3 Edenham Crescent and will not cause significant harm to the external amenity or reduce access to daylight on the neighbouring property.

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