

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Park

App Ref: 200515/HOU

Address: 14 Norris Road, Reading, RG6 1NJ

Proposals: Single-storey rear extensions to 7-person HMO (Sui Generis)

Case Officer: Mr Anthony Scholes

Date received (valid from): 23 October 2020

Target Decision date: 18 December 2020

PROPOSAL AND SUPPORTING INFORMATION

Location plan

Forms

Drawing No: 1276.3 - Proposed block plan

Drawing No: SP.14 Rev C - Proposed elevations

Drawing No: 1276.1 Existing floor plan and elevations

Drawing No: 1276.2.a - Proposed floor plan and elevation

As received 3 April 2020

Drawing No: 1276.3.a - Proposed block plan

As received 9 April 2020

Drawing No: 1276.1a - Existing elevations and ground floor plan

Drawing No: 1276.10b - Existing first and second floor plan

As received 9 July 2020

Drawing No: 1276.2.C - Plans & rear Elevations as Proposed

As received 19 November 2020

RELEVANT PLANNING HISTORY

200944/CLE - Certificate of Lawfulness for Existing use as sui generis House in Multiple Occupation for 7 persons CERTIFICATE ISSUED 23/10/2020

CONSULTATIONS

The following addresses were consulted by letter.

12 Norris Road, Reading, RG6 1NJ

16 Norris Road, Reading, RG6 1NJ

No letters of representation have been received at the time of writing.

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)

SPG/SPD

- A Design Guide to House Extensions SPG

Assessment

The proposed development provides additional space in the rear of the existing Sui Generis HMO use and includes provision of two downstairs bathroom. The existing lawfully established HMO would not have a reduced amount of shared space compared to the existing situation and as such is acceptable in this regard. As the use is lawful, but not serviced by bicycle storage, or restricted in terms of communal space, conditions are recommended to ensure that these facilities are provided, and to retain the communal space in perpetuity as long as the property is a HMO. As per the Council's policies, parking permits will be restricted in this area due to the increase in number of residents compared to single dwellings.

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