

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham

App Ref: 210054/HOU

Address: 80 Hemdean Road, Caversham, Reading, RG4 7ST

Proposals: Removal of existing garage, summer house and shed located at the rear of the property and replace with a single larger garage structure

Case Officer: Nathalie Weekes

Date received (valid from): 13 January 2021

Extended Target Decision date: 30 March 2021

PROPOSAL AND SUPPORTING INFORMATION

The proposal site is in the rear of a 32m garden of a two storey semi-detached property in a 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 is to remove the existing garage, summer house and shed and to replace with a larger garage structure measuring 5.2m in width, 6.22m in depth, 2.31m to the eaves and 3.51m to the ridge. A circular window is proposed on the eastern elevation facing the garden, a side window and 3 roof windows are proposed on the southern elevation and a 4m wide garage door is proposed on the west elevation onto a rear access alleyway. The garden is proposed to be re-landscaped. The forwards building line of the existing garage will be retained. There are outbuildings at the end of neighbouring gardens, it will be 1.25m away from the boundary with 78 Hemdean Road and 0.4m away from the boundary with 82 Hemdean Road.

The materials proposed are a concrete tile roof, neutral colour render for the walls and UPVC windows and doors with low energy PIR sensor lighting at points of access.

Plans considered

20-004-1A Location plan

20-004-2B Proposed block plan

As received 13 January 2021

20-004-3 Site plan existing

20-004-4 Floor plan existing

20-004-5 Garage elevations existing

20-004-6 Summer house existing elevations

20-004-7 Proposed site plan

20-004-8 Proposed floor plan

20-004-9 Proposed garage elevation

20-004-10 Proposed and existing site plan

As received 12 January 2021

CONSULTATIONS

The following addresses were consulted by letter.

18a Hemdean Road, Caversham, Reading, Berkshire, RG4 7SU

16c Hemdean Road, Caversham, Reading

78 Hemdean Road, Caversham, Reading, RG4 7ST

82 Hemdean Road, Caversham, Reading, RG4 7ST

18 Hemdean Road, Caversham, Reading, RG4 7SU

Flat 2, 16 Hemdean Road, Caversham, Reading, RG4 7SX
Flat 1, 16 Hemdean Road, Caversham, Reading, RG4 7SX

A site notice was sent to the agent and displayed on 25 January 2021. 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 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)
EN12 (Biodiversity and the Green Network)
TR5 (Car and Cycle Parking and Electric Vehicle Charging)

SPG/SPD

- A Design Guide to House Extensions SPG

Assessment

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