

## DELEGATED HOUSEHOLDER APPLICATION REPORT

**Ward:** Southcote

**App Ref:** 201358/HOU

**Address:** 260 Gainsborough Road, Reading, RG30 3BP

**Proposals:** Canopy roof on porch (Retrospective) (Amended Description).

**Case Officer:** Mr David Brett

**Applicant:** Mr G Biela

**Date received (valid from):** 29/09/2020

**Target Decision date:** 16/02/2021, extension of time agreed on decision from 29/01/2021 to allow for full consultation of neighbours.

### 1. INTRODUCTION

The proposal site is a two storey end terraced dwelling located on Gainsborough Road, Southcote. The surrounding area is considered predominantly residential, and largely consists of similarly designed terraced rows.



Fig 1. Rear of 260 Gainsborough Road. Site photo provided by agent on 09/12/2020.

A site visit for this application was not possible due to the Coronavirus lockdown. The applicant supplied site photos on 09/12/2020. These photos were used for the purpose of determining this application.

### 2. PROPOSAL AND SUPPORTING INFORMATION

This application seeks retrospective planning permission for a porch roof canopy.

Plans considered:

~~Elevations 260 Gainsborough Road~~  
Received on 30/09/2020

- Proposed Block  
Received on 19/10/2020

- Location Plan  
Received on 09/11/2020

- Pre-Existing Side Elevation
- Pre-Existing Front Elevation
- Existing Side Elevation
- Existing Front Elevation

Received on 04/12/2020

### 3. RELEVANT PLANNING HISTORY

None

### 4. CONSULTATIONS

#### 4.1 *The following addresses were consulted by letter.*

- 258 Gainsborough Road, Reading, RG30 3BP - No response received
- 262 Gainsborough Road, Reading, RG30 3BP - No response received
- Flats 1 to 25, 58 Granville Road, Reading, RG30 3PX
- 58a Granville Road, Reading, RG30 3PX

No consultation responses have been received for this application. The decision date of this application was extended to allow for the full consultation of the plans on all the adjoining neighbours.

### 5. 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.

### 6. LEGAL AND PLANNING POLICY CONTEXT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with 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 following local and national planning policy and guidance is relevant to this application:

#### **National Policy**

National Planning Policy Framework

National Planning Practice Guidance

#### **Reading Borough Local Plan (Adopted November 2019)**

CC7 Design and the Public Realm

CC8 Safeguarding Amenity

H9 House Extensions and Ancillary Accommodation

H10 Private and Communal Outdoor Space

#### **SPG/SPD**

A Design Guide to House Extensions SPG (2003)

### 7. APPRAISAL

#### 7.1 *House Extensions and Ancillary Accommodation*

In accordance with Reading Borough Local Plan policy H9: House Extensions and Ancillary Accommodation, house extension proposals are acceptable where it:

- *Respects the character and appearance of the house in terms of scale and locations.*
- *Respects the character and pattern of neighbouring properties and appearance of the street as a whole in terms of scale, location, materials and design, the arrangement of doors, windows and other principal architectural features and any important existing building line.*

This application seeks retrospective planning permission for a porch roof canopy above a porch extension. The existing porch extension does not appear to have planning permission, or have been granted a certificate of lawfulness by the LPA. The existing porch extension has a depth of 1.2m, and a width of 2.5m (footprint of 3m<sup>2</sup>), features a flat roof with a maximum height of 2.3m, and is more than 2m from the highway. The porch extension appears to be have been constructed after July 2019 based on Google Street View imagery (see Fig 2).



Fig 2. Google Street View image of the front of 260 Gainsborough Road. Image captured in July 2019.

Porch extensions and canopies of various forms are considered fairly characteristic of the surrounding area along Gainsborough Road. The canopy roof as existing has a depth of 2.5m, features a pitched roof with a maximum height of 3.2m. As specified on the application form, the canopy and battens are constructed of wood, treated in a brown/dark red colour, the roof is constructed of black aluminium sheets. While the existing porch canopy is considered at the larger end of the scale when compared with nearby porch extensions and canopies, the existing canopy at number 260 is not considered harmful to the main house in its size, scale or appearance.

Overall, the existing porch canopy is not considered a harmful addition to the main house or the street scene. While the existing canopy is one of the larger developments of its type in the surrounding area, the existing canopy is not considered harmful in its size, scale and appearance to the point of refusal. Therefore, the proposed extensions are considered in accordance with policy H9 of the Reading Borough Local Plan.

In accordance with Reading Borough Local Plan policy H9: House Extensions and Ancillary Accommodation, house extension proposals are acceptable where it:

- *Does not result in a loss of biodiversity within gardens.*

It is not considered that the proposal would result in a loss of biodiversity within the garden to the point of refusal for this application.

## 7.2 Safeguarding Amenity

This proposal has also been assessed against Reading Borough Local Plan policy CC8: Safeguarding Amenity, which states that proposals are acceptable where they will not cause a detrimental impact on the living environment of existing residential properties with regard to (amongst other matters):

- *Privacy and overlooking*
- *Access to sunlight and daylight*
- *Visual dominance and overbearing effects of a development*
- *Harm to outlook*

With regard to the impact of the development on 258 Gainsborough Road, it is not considered that the proposed works would harm the living conditions at number 258 with regards to overlooking, loss of light, or visually dominant development (or any other CC8 consideration) to an extent of refusing the application. The existing canopy is not considered overbearing to number 258 or to harm the outlook from habitable rooms at the property.



Fig 3. Front/Side photo of 260 Gainsborough Road. Photo supplied by applicant on 09/12/2020



Fig 4. Side of 260 Gainsborough Road. Site photo provided by applicant on 09/12/2020.

With regard to the impact of the development on 262 Gainsborough Road, it is not considered that the proposed works would harm the living conditions at number 262 with regards to overlooking, loss of light, or visually dominant development (or any other CC8 consideration) to an extent of refusing the application. The existing canopy is not considered overbearing to number 262 or to harm the outlook from habitable rooms at the property.

The proposed development is not considered to harm the living conditions at any other properties within the surrounding area. Overall, the proposed single storey rear extension is not considered to harm the living conditions to neighbouring properties or the surrounding area. Therefore, the proposed development is considered in accordance with policy CC8 of the Reading Borough Local Plan.

### 7.3 Private and Communal Outdoor Space

This proposal has also been assessed against Reading Borough Local Plan policy H10: Private and Communal Outdoor Space, which states that:

- *Usable outdoor space for houses should be no less than the gross floor area of the dwelling. To which it relates.*

It is considered that this proposal will not represent an unacceptable loss in private outdoor space. As the size of the private outdoor space will still be larger than the usable floor space of the dwelling on the ground floor.

## 8. CONCLUSION

The proposed development has been assessed and the proposed works are considered to be in accordance with the above relevant policies and planning permission can be granted.

## **9. RECOMMENDATION**

### **GRANT**

## **10. CONDITIONS**

### **AP1: Approved Plans**

The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

Plans considered:

- Proposed Block  
Received on 19/10/2020

- Location Plan  
Received on 09/11/2020

- Existing Side Elevation
- Existing Front Elevation  
Received on 04/12/2020

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

## **11. INFORMATIVES**

Standard Informatives