

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Southcote

App Ref: 210120/HOU

Address: 110 Hatford Road, Reading, RG30 3HP

Proposals: Single storey front and rear extensions

Case Officer: Nathalie Weekes

Date received (valid from): 23 January 2021 Target Decision date: 6 April 2021

PROPOSAL AND SUPPORTING INFORMATION

The property is a two storey semi-detached dwelling in a residential area with a mixture of styles and designs of houses. 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 for a single storey front porch extension and a rear single storey extension. The proposed front porch is approximately 3.2m in width, 1.8m in depth, 2.2m to the eaves and 3.4m to the ridge. The porch roof is 3.4m in depth providing a covered open area with wooden posts at the entrance. A side window is proposed to the right of the front door.

The proposed single storey rear extension is approximately 3.3m in depth, 6.2m in width, 2.3m to the eaves and 2.9m to the top of flanking boundary walls at each end of the extension, with a 0.25m gap between the boundary with 112 Hatford Road. Bifold doors are proposed with two roof lanterns to a maximum height of approximately 3.3m.

Materials are proposed to match the existing dwelling, with red brick to match the walls, red roof tiles, with a grey GRP flat roof and white UPVC windows and doors. Two parking spaces are illustrated at the front of the property with a widening of access.

Plans considered

38920-01 Existing ground floor plan

38920-02 Existing elevations

CIL

As received 25 January 2021

38920-03 Rev A Proposed ground floor plan

38920-04 Rev A Proposed elevations

38920-05 Rev A Location and block plan (09 March 2021)

As received 09 March 2021

CONSULTATIONS

The following addresses were consulted by letter.

108 Hatford Road, Reading, RG30 3HP

112 Hatford Road, Reading, RG30 3HR

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

Internal consultations

Ecology had no objections. The building is located next to the Holy Brook which is optimal bat foraging habitat however the proposed works will not affect the roof of the house. It is therefore unlikely that bats or other protected species would be adversely affected by the proposals and there are no objections to this application on ecological grounds.

Transport had no objections following the submission of amended plans illustrating new dropped crossing and visibility splays, subject to conditions and informatives.

The natural environment team had no objections following amended plans reducing the depth of the proposed extension due to its location near to a TPO group of protected trees. It is a shame that a section of hedging to the front will be removed to create access, the remaining hedge should be left in place.

Communications with agent

Following discussion, amended plans were submitted to reduce the depth of the proposed extension.

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)

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 depth of the proposed rear extension was reduced to lessen any impact on the neighbours at 112 Hatford Road and on TPO trees to the rear, the proposed height would not have a significant impact on access to daylight and sunlight at 112 Hatford Road.

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