

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Peppard

App Ref: 201210/HOU

Address: 15 Marin Cooper Close

Proposals: Proposed single storey side extension

Case Officer: Mr James Overall

Date received (valid from): 27 August 2020

Target Decision Date: 22 October 2020

Extended Decision Date: 20 November 2020

PROPOSAL AND SUPPORTING INFORMATION

The proposed scheme seeks planning permission for the erection of a porch and conversion of the garage into a living room.

Plan Type	Description	Drawing Number	Date Received
Location Plan	Existing	N/A	1 Sep-20
Block Plan	Existing	03	21 Oct-20
Block Plan	Proposed	06	21 Oct-20
Floor Plans	Existing	01	1 Sep-20
Elevations	Existing	02	1 Sep-20
Floor Plans	Proposed	04	1 Sep-20
Elevations	Proposed	05	1 Sep-20

PLANNING HISTORY

None.

CONSULTATIONS

The following addresses were consulted by letter.

- 14 Martin Cooper Close
- 94 Lower Henley Road
- 96 Lower Henley Road
- 98 Lower Henley Road
- 60-71 Ruskin, Caversham

No letters of representation have been received.

Transport

The Transport department were consulted on 4 November 2019. Their response in relation to the revised plans confirm that there are no transport objections with the application; and a condition relating to vehicular parking (to be provided as specified) is recommended.

It is considered that the recommended condition is unnecessary as it states that the permission shall not be occupied until the spaces have been provided. Given that the dwelling is already inhabited, and the permission would be required to be carried out in accordance

with the approved plans, it is deemed that the spaces would already be secured via the approved plans condition.

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'

Reading Borough Local Plan (November 2019)

CC1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
CC2: SUSTAINABLE DESIGN AND CONSTRUCTION
CC7: DESIGN AND THE PUBLIC REALM
CC8: SAFEGUARDING AMENITY
TR1: ACHIEVING THE TRANSPORT STRATEGY
TR3: ACCESS, TRAFFIC AND HIGHWAY-RELATED MATTER

SPG/SPD

Revised Sustainable Design and Construction (2011)

Assessment

The development is not considered 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 proposed development is considered to be in accordance with Policies CC7 (Design and the Public Realm), CC8 (Safeguarding Amenity), TR1 (Achieving the Transport Strategy) and TR3 (Access, Traffic and Highway-Related Matter) of the Reading Borough Council Local Plan (2019).

RECOMMENDATION:

Grant Planning Permission