

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Southcote

App Ref: 201228/HOU

Address: 267 Southcote Lane, Reading, RG30 3BE

Proposals: Front and rear extension.

Case Officer: James Schofield

Date received (valid from): 2 September 2020

Target Decision date: 20 November 2020

SITE LOCATION

The site forms one half of a semi-detached dwelling on a corner plot backing on to a school's playground. The proposed site does not fall within any special historic or environmental policy areas.

PROPOSAL AND SUPPORTING INFORMATION

Plans considered;

Dwg No; 200805-1 Location Plan

Dwg No; 200805-2 Block Plan

Dwg No; 200805-3 Site Plan

Dwg No; 200805-4 Proposed Plans and Elevations

Dwg No; 200805-5 Existing Plans and Elevations

As received 3rd of September 2020

CONSULTATIONS

The following addresses were consulted by letter.

265 Southcote Lane, Reading

Manor Primary School, 110 Ashampstead Road, Reading, RG30 3LJ

269 Southcote Lane, Reading, RG30 3BE

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)

SPG/SPD

A Design Guide to House Extensions SPG

Assessment

Character

The proposal does not include any new windows facing or overlooking residential neighbours. The massing for the proposed front porch is located to the side forming the break between semi-detached dwellings. This siting combines with the proposed single storey height to reduce any concerns for negative impact on sunlight amenity for neighbours. The rear extension is considered unlikely to harm residential amenity for neighbours due to siting and height. It is noted this component of the proposal is likely to be permitted development. 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).

Amenity

The dwelling is considered to be a typical mid-twentieth century dwelling; the proposed design features (gable/mono-pitch roofs and windows in line with others in the existing front elevation) are considered to be adequately sympathetic to the original dwelling and its context. As such the proposal is considered to be in accordance with CC7 (Design and the Public Realm) 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:

Subsequent to the above analysis the recommendation for planning permission is to;

Grant

Subject to the following conditions:

1. TL1 Time Limit
2. AP1 Approved Plans
3. M1 Materials (to match)