

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Thames

App Ref: 200783/HOU

Address: 13 Darell Road, Caversham, Reading, RG4 7AY

Proposals: single-storey side extension

Case Officer: Mr Anthony Scholes

Date received (valid from): 9 June 2020 **Target Decision date:** 4 August 2020

PROPOSAL AND SUPPORTING INFORMATION

Drawing No: 1283/2/a - 1:50 Ground floor as proposed

Drawing No: 1283/1/b - 1:50 Ground floor as existing

Drawing No: 1283/3 - Proposed block plan

Location plan

CONSULTATIONS

The following addresses were consulted by letter.

35 Highmoor Road, Caversham, Reading, RG4 7BQ

11 Darell Road, Caversham, Reading, RG4 7AY

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

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).

Trees

As the site is within close proximity to TPO tree 127/05 details of protection for this tree, including any proposed trenching or new services will be required prior to commencement of the development.

RECOMMENDATION:

Grant