

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Thames

App Ref: 210519/HOU

Address: 6 Soane End, Emmer Green, Reading, RG4 8QW

Proposals: Erection of front dormer to existing garage

Case Officer: Susanna Bedford

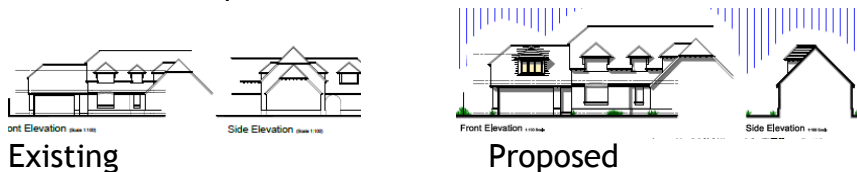
Date received (valid from): 1 April 2021 Target Decision date: 27 May 2021 - Extended to 2 July 2021.

PROPOSAL AND SUPPORTING INFORMATION

Plans considered:

BA 0174 01 - Existing Plans, Elevation and Site Plans

BA 0174 02 - Proposed Plans, Elevations and Site Plans



CONSULTATIONS

Statutory or Internal consultations:

Consultant ecologist requested a bat survey be provided. This was provided on 17 June 2021 and sent on for comment. The survey concluded that no bats were found. This is accepted but an informative advising about works to roofs and bats is requested.

Public consultations:

The following addresses were consulted by letter and a site notice also displayed.

8 Soane End, Emmer Green, Reading, RG4 8QW

4 Soane End, Emmer Green, Reading, RG4 8QW

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 & 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 (2021)

ASSESSMENT

The proposed development would not be harmful to the character or appearance of the site or its surroundings and would not have a detrimental impact on the amenities of the original building or those of neighbouring properties. The proposal is found to be in accordance with Policies CC7 (Design and the Public Realm), CC8 (Safeguarding amenity) and H9 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (2019) and the Council's Supplementary Planning Guidance "A Design Guide to House Extensions" (2021).

RECOMMENDATION:

Grant