

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Southcote

App Ref: 210289/HOU

Address: 12 Penroath Avenue, Reading, RG30 2ED

Proposals: Proposed part two-storey part single-storey rear extension, single storey side extension, upper floor side extension and entrance porch and proposed front gable roof with external render wall and change of fenestration on 1st floor

Case Officer: Nathalie Weekes

Date received (valid from): 19 February 2021

Extended Target Decision date: 28 April 2021

PROPOSAL AND SUPPORTING INFORMATION

The application site is a two storey detached property with an attached side garage at the end of a cul-de-sac position. The property is a different style to neighbouring properties. The surrounding area is predominantly residential.

The site is in a AQMA but the property is not a listed building or in a conservation area.

The proposal is for the addition of a front gable and change of fenestration on the first floor, following the approval of permission 201190 for a part two-storey part single-storey rear extension, single storey side extension, upper floor side extension and entrance porch, granted on 20 January 2021. The description has been amended to incorporate all changes from permission 201190 as granted, in addition to the proposed front gable amendment. The same conditions would be required for application 210289 as were included in the decision notice planning application 201190, the approved plans would still be relevant for the previous application.

The proposed gable would measure approximately 4.6m in width 1.3m in depth and 4.9m to the eaves with the gable roof ridge is 0.2m below the existing roof ridgeline. An open front porch would project an additional 1.2m in depth. The proposed materials would be an off white render finish to replace facing brick and tile hanging, with roof tiles to match the existing and replacement white UPVC windows.

Due to extenuating circumstances a site visit could not be conducted and the agent submitted photos of the site for consideration.

Google Earth



Photo of 12 Penroath Avenue from agent





Plans considered

SQS208-11-100 Location and block plan

SQS208-11-101 Existing floor plans

SQS208-11-102 Existing elevations

SQS208-11-103 Proposed plans

SQS208-11-104 Proposed elevations

SQS208-11-105 Proposed gable roof & render wall to front elevation

As received 23 February 2021

Arboricultural Implications Assessment ref 20_5837_09_28 Rev 2.0 dated 1/10/20

PROPOSED ROOTS PROTECTION FOUNDATION FOOTING SQS208 10 106 Rev A dated 10.12.2020

As received 14 April 2021

CONSULTATIONS

The following addresses were consulted by letter.

8 Wingrove Road, Reading, Berkshire, RG30 2BX

53 Parkside Road, Reading

6 Wingrove Road, Reading, Berks

51 Parkside Road, Reading, Berkshire

7 Wingrove Road, Reading, RG30 2BX

57b Parkside Road, Reading, RG30 2BT

9 Wingrove Road, Reading, RG30 2BX

49 Parkside Road, Reading, RG30 2BT

10 Penroath Avenue, Reading, RG30 2ED

No letters of representation have been received. A site notice was sent to the agent and displayed at the site on 3 March 2021.

Internal consultation

The natural environment team had no objections subject to an arboricultural condition.

Communication with agent

Following discussions, the description was amended to incorporate works as approved under planning permission 201190.

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 property is visible within the public realm at the end of a cul-de sac, however the design is considered to make a positive contribution to the character of the area and should not have a detrimental impact on the amenity of any neighbours.

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