

DELEGATED HOUSHOLDER APPLICATION REPORT

Ward: Thames

App Ref: 210261/HOU

Address: 25 Highdown Avenue

Proposals: Demolition of conservatory and erection of a single storey rear extension.

Case Officer: Mr James Overall

Date received (valid from): 16 February 2021

Target Decision Date: 13 April 2021

PROPOSAL AND SUPPORTING INFORMATION

The application is seeking a rear extension to replace the existing conservatory, which was permitted in 2005.

The proposed extension will protrude 0.14m less than the existing conservatory.

The proposed extension will have a ridge height 0.29m lower than the existing conservatory.

The proposed extension will have a maximum height 0.3m higher than the existing conservatory as a result of the roof lantern.

The proposed extension will have a width 0.1m greater than the existing conservatory (0.05m greater on either side).

The proposed extension will have brickwork plinth raising 0.85m above the ground level, with the walls above being rendered (colour not specified).

Plan Type	Description	Drawing Number	Date Received
Location & Block Plan		3732/200	17 Feb-21
Floor Plans	Existing	3732/101	17 Feb-21
Elevations	Existing	3732/102	17 Feb-21
Floor Plans	Proposed	3732/201	17 Feb-21
Elevations	Proposed	3732/202	17 Feb-21

PLANNING HISTORY

Reference No.	Description	Outcome
980849	Erection of two storey side and rear extension to provide garage, utility and living room on the ground floor with 2 bedrooms and bathroom over.	Application Permitted on 16 Apr-98
050320	Conservatory to the rear of the property.	Application Permitted on 20 May-05

CONSULTATIONS

The following addresses were consulted by letter.

- 23 Highdown Avenue
- 27 Highdown Avenue
- 8 Soane End

One letter of representation was received from 8 Soane End, which neither objected or supported the application. The comments simply made observations, which state:

“This extension will be clearly visible from our property as we are positioned face on to this house at the back, the end of this garden abutting to ours. Although we have no objection, we would comment that as the plans have no measurements shown, this extension should not be very much larger than the current conservatory. In addition we feel it should not be rendered as that will draw the eye to the property from neighbouring windows/gardens & also does not match with the rest of the house which is red brick. We hope the applicant will consider these 'observations' in the good spirit they are offered and we wish them good luck with their build”.

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)

CC7: DESIGN AND THE PUBLIC REALM

CC8: SAFEGUARDING AMENITY

SPG/SPD

Design Guide to House Extensions (2021)

The Town and Country Planning (General Permitted Development) (England) Order 2015

Assessment

The proposed extension will cause no greater impact upon the character of the area than the existing conservatory. A comment received during consultation requested the applicants consider facing brickwork for the whole extension, rather than utilising render. Render is not considered to be detrimental, and there would not be an issue with the neighbour's suggestion of using facing brickwork, however this would have to be applied for via a non-material amendment as the materials condition cannot be open ended. The proposal is considered to comply with Policy CC7 of the Local Plan (2019).

In terms of neighbouring amenity, the proposed extension will cause no greater impact upon overlooking, outlook or overshadowing than the existing conservatory. The proposed scheme is therefore considered to comply with Policy CC8 of the Local Plan (2019).

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 proposed development is considered to be in accordance with Policy CC7 and CC8 of the Local Plan (2019) and the Councils Supplementary Planning Document: Design Guide to House Extensions (2021).

RECOMMENDATION:

Grant Planning Permission