

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Peppard

App Ref: 191790/HOU

Address: 52 Buckingham Drive, Emmer Green, Reading, RG4 8RZ

Proposals: Replace existing roof and wall frames for existing single storey rear extensions

Case Officer: James Schofield

Date received (valid from): 7 November 2019 Target Decision date: 2 January 2020

PROPOSAL AND SUPPORTING INFORMATION

Plans considered:

Drawing No: 90004147 - Existing Plan and Elevations

Drawing No: 90004147 - Proposed Plan and Elevations

Os Plan B&W - Site Plan

Photos

Block Plan

As received on 7 November 2019

CONSULTATIONS

The following addresses were consulted by letter:

50 Buckingham Drive, Emmer Green, Reading, RG4 8RZ

54 Buckingham Drive, Emmer Green, Reading, RG4 8RZ

1 Harmont Gate, Emmer Green, Reading, RG4 8AB

No letters of representation have been received apart from one from a future owner indicating change of ownership will take place.

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).

RECOMMENDATION:

Grant