

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Kentwood

App Ref: 200581/HOU

Address: 133 Thirlmere Avenue, Tilehurst, Reading, RG30 6XG

Proposals: Proposed single storey rear kitchen extension and alteration to porch

Case Officer: James Schofield

Date received (valid from): 19 April 2020 Target Decision date: 29 July 2020

SITE DESCRIPTION

The application relates to a semi-detached dwelling which is not within a flood zone, conservation area or designated biodiversity protection area.

PROPOSAL AND SUPPORTING INFORMATION

The proposal seeks permission for an extension 4.09m in depth and approximately 0.5m wide to the side of the dwelling with a flat roof including a sun roof. The plans considered;

Site Plan

Drawing No: 0133 Proposed + Existing Drawings

As received 20 April 2020

CONSULTATIONS

The following addresses were consulted by letter.

131 Thirlmere Avenue, Tilehurst, Reading, Berkshire, RG30 6XG

135 Thirlmere Avenue, Tilehurst, Reading, RG30 6XG

87 Lyndhurst Road, Tilehurst, Reading, RG30 6UE

85 Lyndhurst Road, Tilehurst, Reading, RG30 6UE

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 considered harmful to the character or appearance of the site or its surroundings and is not considered to 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