

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Peppard
App Ref: 200281
Address: 5 Woodlands Grove, Caversham, Reading, RG4 6NB
Proposal: Proposed pitched roof front porch
Case Officer: Mr James Schofield
Applicant: Mr & Mrs McKie
Date received (valid from): 21 February 2020
Target Decision date: 8 May 2020

1. SITE DESCRIPTION

Woodlands Grove is a suburban close typified by detached dwellings on generous plots. The houses on Woodlands Grove have repeating external features in the front elevation; including prominent garages to the side. The site does not fall within a conservation area and there are no tree protection orders relevant to the site.

2. PROPOSED DEVELOPMENT

The application seeks permission for a single-storey front extension sharing the pitch and ridgeline of the attached garage to form a porch. Plans considered:

Drawing No. OAS/20/1802/1 Existing Plans and Elevations
Drawing No. OAS/20/1802/2 Proposed Plans and Elevations
Drawing No. OAS/20/1802/3 Location Plan
Drawing No. OAS/20/1802/4 Block Plan
As received 25 February 2020

3. RELEVANT PLANNING HISTORY

APP Ref: 100221/FUL
Proposal: Single storey rear extension with pitched roof over existing garage.
Decision: Permitted.
Decision date: 19/4/2010

4. CONSULTATIONS

Neighbours

A site notice was displayed and all adjoining neighbours were consulted by letter. No responses were received.

5. 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.

6. LEGAL AND PLANNING POLICY CONTEXT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with 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 following local and national planning policy and guidance is relevant to this application:

National Planning Policy

National Planning Policy Framework (2019)

National Planning Practice Guidance

Reading Borough Local Plan (adopted 2019)

CC7: Design and the Public Realm

CC8: Safeguarding Amenity

EN12: Biodiversity and the Green Network

H9: House Extensions and Ancillary Accommodation

SPG/SPD

A Design Guide to House Extensions SPG

7. APPRAISAL

7.1 Principle of development

Residential extension and alterations are supported in principle by Policy H9 (House Extensions and Ancillary Accommodation) of the Local Plan (2019) subject to a number of criteria ensuring the effects of such extensions and alterations respect its context and are not harmful. These considerations will be examined in more detail in the following sections.

7.2 Character and scale

Policy CC7 of the Local Plan states that, development must be of a high design quality that maintains and enhances the character and appearance of the area in Reading in which it is located. Policy H9 states that an extension will be acceptable where it: respects the character of the house, the pattern of neighbouring properties and building lines.

The proposed single-storey front extension would clearly be of limited and sympathetic scope and design; sharing the pitch and joining the roof of the garage. Materials on the plans are specific and indicate they have been chosen to specifically match existing materials.

Because the proposed extension's roof form and materials would draw on design cues from elsewhere on the main dwelling and is of an appropriate scale, it is not considered to cause any harm to the character or appearance of either the dwelling or the wider area. Accordingly, the proposal complies with the aims of Policy CC7 and the design considerations of Policy H9.

7.3 Amenity

Policy CC8 requires development to refrain from causing a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for residents. And

Policy H9 compliments these aims by indicating that acceptable development will not present an overbearing impact on neighbours or public areas.

The proposed extension does not propose windows which could impact the privacy amenity of neighbouring dwellings. Because the scale and siting of the proposed extension would be of at a single-storey and far from any boundary lines, it is not considered that any loss of light or privacy would result for the dwelling or neighbours. As such, the proposed development is deemed to accord with Policy CC8 and the overbearingness considerations of Policy H9.

7.4 Biodiversity

Part 'b' of Policy EN12 indicates that all development sites should not result in a net loss of biodiversity or geodiversity. These aims are supported by Policy H9 which states that an extension will only be acceptable where it does not result in the loss of biodiversity within gardens.

The proposal is not considered likely to result in a net loss of biodiversity or geodiversity. As such the proposal is considered to accord with the biodiversity and sustainability considerations of Policies H9 and EN12 of the local plan.

8. CONCLUSION

In light of the above assessment the proposal is considered to accord with the requirements of the development plan. As such, the proposed development is recommended for approval subject to conditions.

9. RECOMMENDATION

GRANT

10. CONDITIONS

1. TL1 Standard time-limit
2. AP1 Standard approved plans
3. M3 Materials as specified