

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Park

App Ref: 201116/HOU

Address: 48 Cumberland Road

Proposals: Single storey rear extension and loft conversion with dormer window

Case Officer: Mr James Overall

Date received (valid from): 7 September 2020

Target Decision Date: 2 November 2020

Extended Decision Date: 20/11/2020

PROPOSAL AND SUPPORTING INFORMATION

The proposal seeks planning permission for the erection of two infill rear extensions, and one rear facing dormer, which enables the loft to be converted into a third bedroom. The two infill extensions will be single storey and allow the kitchen to become larger. This also involves changing the existing downstairs bathroom to a shower-room.

Submitted plans:

Plan Type	Description	Drawing Number	Date Received
Location Plan		01	6 Aug-20
Block Plan	Proposed	02 Rev A	7 Aug-20
Floor Plans & Elevations	Existing	03	6 Aug-20
Floor Plans & Elevations	Proposed	04	6 Aug-20

PLANNING HISTORY

None.

CONSULTATIONS

The following addresses were consulted by letter.

- 46 Cumberland Road
- 50 Cumberland Road
- 63 Amity Road

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'

Reading Borough Local Plan (November 2019)

CC7: DESIGN AND THE PUBLIC REALM

CC8: SAFEGUARDING AMENITY

SPG/SPD

Revised Sustainable Design and Construction (2011)

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

Assessment

Within the local vicinity, there are multiple examples of rear facing dormers, and like the proposal they are not visible from the street. The proposed dormer is therefore not considered to not cause harm to the character of the area.

The single storey infill extension, closest to the curtilage boundary will have a mono-pitched roof, which reduced towards the boundary. The eaves height will be at 2.25 metres; and the wall will be 20cm from the curtilage.

It is considered that the infill extensions will not have any detrimental impact upon the amenity of neighbouring properties in relation to overlooking, overshadowing or outlook. Further to this the rear infill extensions will not be visible from the public realm and therefore not have a detrimental impact upon the character of the area.

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 Guidance: A Design Guide to House Extensions (2003).

RECOMMENDATION:

Grant Planning Permission