

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Tilehurst

App Ref: 200379/HOU

Address: 16 Lyme Grove, Tilehurst, Reading, RG31 5AJ

Proposals: Summer house in rear garden

Case Officer: James Schofield

Date received (valid from): 18 March 2020 **Target Decision date:** 28 July 2020

PROPOSAL AND SUPPORTING INFORMATION

Plans considered;

Location Plan

Proposed Block Plan

Proposed Location Plan

Proposed Elevations

As received 10th of March 2020.

CONSULTATIONS

The following addresses were consulted by letter.

45 Crescent Road, Tilehurst, Reading, RG31 5AH

15 Lyme Grove, Tilehurst, Reading, RG31 5AJ

43 Crescent Road, Tilehurst, Reading, RG31 5AH

47 Crescent Road, Tilehurst, RG31 5AH

17 Lyme Grove, Tilehurst, Reading, RG31 5AJ

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

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 summerhouse would be located at the end of the garden at a single-storey height, and thus, would neither negatively impact neighbouring amenity views or offer new views into that space. The proposed change would not result in any detrimental impact to the character of the site or the area. On balance the proposed summer house is not considered to cause any harm to the character or appearance of either the dwelling or the wider area, and therefore accords with the aims of Policy CC7, the design considerations of Policy H9, and amenity safeguarding considerations of Policy CC8.

Conclusion

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