

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Church

App Ref: 200992/FUL

Address: 258 Shinfield Road, Reading, RG2 8EY

Proposals: Insertion of ground and first floor windows. First floor tile hanging to front elevation

Case Officer: James Schofield

Date received (valid from): 13 July 2020

Target Decision date: 18 September 2020

PROPOSAL AND SUPPORTING INFORMATION

Plans considered;

Drawing No: 378.05 Location & Block Plan

Drawing No: 378.04 Existing Elevations

Drawing No: 378.03 Existing Plans

Drawing No: 378.02.Rev.A Proposed
received on 14.07.2020

CONSULTATIONS

The following addresses were consulted by letter.

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)

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) and CC8 (Safeguarding amenity) of the Reading Borough Local Plan (2019).

RECOMMENDATION:

Grant