

DELEGATED HOUSEHOLDER APPLICATION REPORT

App Ref: 200837/HOU

Address: 81 Chiltern Road, Reading, RG4

Proposals: Single storey front porch extension.

Case Officer: Mr Jonathan Markwell

Applicant: Mr Paul Morris

Date received: 17/06/2020

Valid From: 17/06/2020

Target Decision date: 12/08/2020

1. INTRODUCTION

The proposal site is a two-storey semi-detached dwelling on the west side of Chiltern Road in Caversham. The area is considered predominantly residential with a mix of similarly designed semi-detached dwellings. The building is not listed, nor located within a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a front porch extension.

Plans considered:

- Proposed Ground Floor Plan - MORRIS-0620-01 Rev B
- Proposed Elevations - MORRIS-0620-02 Rev A
- Existing Plans & Elevations - MORRIS-0620-03
- Section A-A - MORRIS-0620-04 Rev A
- Block & Location Plans - MORRIS-0620-05 Rev A

Received on 04/08/2020

During the course of the application the depth of the porch has been reduced from 3m to 2.35m and a circular window has been added to the front elevation, following officer feedback.

3. RELEVANT PLANNING HISTORY

None at the application site. A wide variety of applications for front porch extensions have been approved elsewhere on Chiltern Road.

4. CONSULTATIONS

Neighbours were consulted on 26/06/2020, expiring on 17/07/2020. No responses 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 Policy

National Planning Policy Framework

National Planning Practice Guidance

Reading Borough Local Plan (Adopted November 2019)

CC7 Design and the Public Realm

CC8 Safeguarding Amenity

H9 House Extensions and Ancillary Accommodation

H10 Private and Communal Outdoor Space

SPG/SPD

A Design Guide to House Extensions SPG

7. APPRAISAL

7.1 House Extensions and Ancillary Accommodation

In accordance with Reading Borough Local Plan policy H9: House Extensions and Ancillary Accommodation, house extension proposals are acceptable where it:

- *Respects the character and appearance of the house in terms of scale and locations.*
- *Respects the character and pattern of neighbouring properties and appearance of the street as a whole in terms of scale, location, materials and design, the arrangement of doors, windows and other principal architectural features and any important existing building line.*

The proposed works are for a porch extension. The proposed porch extension has a depth of 2.35m and is set off the existing front bay window. Following revisions during the application, the proposed porch extension is considered appropriate in terms of size and scale in relation to the existing dwelling, aligning with other porches approved elsewhere on the road. The materials used in the construction of the porch extension have been specified to match, with a characterful circular window incorporated during the application.

In accordance with Reading Borough Local Plan policy H9: House Extensions and Ancillary Accommodation, house extension proposals are acceptable where it:

- *Does not result in a loss of biodiversity within gardens.*

The proposed extension is considered not to result in a loss of biodiversity.

7.2 Safeguarding Amenity

This proposal has also been assessed against Reading Borough Local Plan policy CC8: Safeguarding Amenity, which states that proposals are acceptable where they will not cause a detrimental impact on the living environment of existing residential properties with regard to (including):

- *Privacy and overlooking*
- *Access to sunlight and daylight*
- *Visual dominance and overbearing effects of a development*
- *Harm to outlook*

Due to the size and scale of the proposed works, it is considered that the development would not harm the living conditions at any neighbouring or nearby properties.

7.3 Private and Communal Outdoor Space

This proposal has also been assessed against Reading Borough Local Plan policy H10: Private and Communal Outdoor Space, which states that:

- *Usable outdoor space for houses should be no less than the gross floor area of the dwelling to which it relates.*

- It is considered that this proposal will not represent an unacceptable loss in private outdoor space.

7.4 Transport

Plans show that 2 off-road parking spaces would continue to be possible at the site.

8. CONCLUSION

The proposed development has been assessed and the proposed works are considered to be in accordance with the above relevant policies and planning permission can be granted.

9. RECOMMENDATION

GRANT

10. CONDITIONS

1HA (TL1 / AP1 / M1)

11. INFORMATIVES

IF1; IF3; IF5; IF6; IF7.