

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham

App Ref: 200345/HOU

Address: 75 Star Road, Caversham, Reading, RG4 5BE

Proposals: Construction of a single-storey side infill extension.

Case Officer: James Schofield

Date received (valid from): 3 March 2020 Target Decision date: 29 May 2020

PROPOSAL AND SUPPORTING INFORMATION

Plans considered;

Drawing No: 0057_00_30 Existing Elevations

Drawing No: 0057_00_10 Existing Floor Plans

Drawing No: 0057_00_01 Existing Block Plan

Drawing No: 0057_00_00 Site Location Plan

Drawing No: 0057_30_01 Proposed Block Plan

Drawing No: 0057_30_30 Proposed Elevations

Drawing No: 0057_30_10 Proposed Floor Plan

Drawing No: 0057_30_20 Proposed Section A-A

As received on the 5th of March 2020

CONSULTATIONS

The following addresses were consulted by letter.

73b Star Road, Caversham, Reading, RG4 5BE

73A Star Road, Caversham, Reading

75 Briants Avenue, Caversham, Reading, RG4 5BA

73 Briants Avenue, Caversham, Reading, RG4 5BA

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)

EN12 (Biodiversity and the Green Network)

SPG/SPD

- A Design Guide to House Extensions SPG

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. The proposed development would result in a single-storey side extension still set back from the front elevation along the same lines as an existing side extension. It is considered the proposed development would not intensify any closing of the gaps between dwellings. The development site has no appreciable biodiversity value.

The preceding assessment indicates the proposal is considered to accord with CC7 (Design and the Public Realm), CC8 (Safeguarding amenity), H8 (House Extensions and Ancillary Accommodation) and EN12 (Biodiversity and the Green Network) of the Reading Borough Local Plan (2019) and the Councils Supplementary Planning Guidance “A Design Guide to House Extensions” (2003). Accordingly, granting planning permission is recommended.

RECOMMENDATION:

Grant

CONDITIONS:

- TL1 Standard Time Limit
- AP1 Approved Plans
- M1 Materials to Match