

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Mapledurham

App Ref: 191920/HOU

Address: 5 High Meadow, Caversham, Reading, RG4 7EL

Proposals: Two storey front porch extension, single storey side & rear extensions and internal alterations.

Case Officer: James Schofield

Date received (valid from): 3 December 2019 **Target Decision date:** 5 February 2020

SITE LOCATION AND CONTEXT

The development site appears to be a modern dwelling constituent to a circa 1970s Close. Plots in the area, including the site, are large and typically contain large two-storey detached dwellings with boundary treatments including fences lined with well-established trees.

PROPOSAL AND SUPPORTING INFORMATION

This application seeks permission for a two storey front porch extension, alterations to a rear porch, new side entry, single storey side and rear extensions of 4 meters each. The proposed rear extension involves the replacement of a conservatory.

Plans considered:

Drawing No: 19047-DD-001 Proposed Site Plan (block plan)
Drawing No: 19047-DD-002 Proposed Plans Ground Floor
Drawing No: 19047-DD-004 Proposed Plans Roof
Drawing No: 19047-DD-005 Proposed Elevations Front and Side
Drawing No: 19047-DD-006 Proposed Elevations Rear and Side
Drawing No: 19047-LO-001 Location Plan
Drawing No: 19047-SU-001 Existing Site Plan (block plan)
Drawing No: 19047-SU-002 Existing Floor Plans Ground Floor
Drawing No: 19047-SU-003 Existing Floor Plans First Floor
Drawing No: 19047-SU-004 Existing Floor Plans Roof
Drawing No: 19047-SU-005 Existing Elevations Front and Side
Drawing No: 19047-SU-006 Existing Elevations Rear and Side
As received 4th December 2019
Drawing No: 19047-DD-003 Proposed Plans First Floor
As received 4th of February 2020

CONSULTATIONS

The following addresses were consulted by letter.

1 High Meadow, Caversham, Reading, RG4 7EL
Aynsley House, Upper Warren Avenue, Berks
The Coppice, Upper Warren Avenue Caversham, Reading
4 High Meadow, Caversham, Reading, RG4 7EL

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

The proposed development seeks to update the dwelling which employs a relatively functional modernist architectural language. Proposed changes to the front elevation include glass-curtain walls which, while different from the established character of the dwelling, are considered to introduce architectural interest. No new views are introduced and first floor side fenestration remains unchanged. As such, the development is not considered 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

Conditions:

1. TL1 Standard Time Limit
2. AP1 Approved Plans
3. M3 Materials as specified

APPENDIX

Site photos taken on 30 January 2020



