

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Peppard

App Ref: 200813/HOU

Address: 183 Henley Road, Caversham, Reading, RG4 6LH

Proposals: First floor side extension to single dwelling house

Case Officer: Mr Anthony Scholes

Date received (valid from): 15 June 2020 Target Decision date: 10 August 2020

PROPOSAL:

Proposed development for a first floor side extension.

CONSULTATIONS

The following addresses were consulted by letter.

79 Ruskin, Caversham, Reading, Berkshire, RG4 6LE
185 Henley Road, Caversham, Reading, RG4 6LH
181 Henley Road, Caversham, Reading, RG4 6LH
78 Ruskin, Caversham, Reading, RG4 6LF

One letter of objection was received and can be summarised as follows:

- Impact upon outlook from rear facing windows;
- Concerns over separate extension which is not the subject of this application *Officer note: This is not a material planning consideration, enforcement officers have been given the information relating to this and will investigate as appropriate*

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 CC8 of the Reading Borough Local Plan states that *“Development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties ...”* and includes a number of requirements including impacts on residential properties in terms of outlook/loss of daylight/sunlight.

The applicant has provided a plan which shows a 45 degree line from the corner of the proposed first floor side extension and where it would meet the rear wall of the adjoining property at no.181 Henley Road. This would correlate with 2.7m from the rear corner of the adjoining property, and would slightly over the mid-point line of the ground floor door, and first floor window. Due to the staggered building line along this portion of Henley Road, no.181 already has some degree of restricted outlook/daylight. The addition of a circa. 1.2m wide side extension is not considered to have a significant impact on the property at no.181 Henley Road, and is considered acceptable.

Furthermore, 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