

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Redlands

App Ref: 200101/HOU

Address: 35 Donnington Gardens, Reading, RG1 5LY

Proposals: Single storey rear extension

Case Officer: James Schofield

Date received (valid from): 27 January 2020

Target Decision date: 20 April 2020

SITE CONTEXT

35 Donnington Gardens is a mid-terrace dwelling. Both dwellings to either side have long rear extensions; one to a depth of 6 metres the other considerably more.

PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a ground floor extension of 6 metres to the established building line at the site and number 37 Donnington Gardens. The proposal would infill the existing ground floor gap between existing rear extensions and rear projections that exist at the site. Plans considered;

Location and Block Plan

Drawing Number D1312-01 As Existing - Site and Location Plans

Drawing Number D1312-03 Planning Proposals - Block and Location Plans

Drawing Number D1312-03 Planning Proposals - Site and Location Plans

Drawing Number D1312-05 Planning Proposals - Plans and Elevations

As received 23rd January 2020

Drawing Number D1312-02 As Proposed - Plans and Elevations

As received 19th February 2020

CONSULTATIONS

The following addresses were consulted by letter.

30 Hatherley Road, Reading, Berkshire, RG1 5QA

28 Hatherley Road, Reading, RG1 5QA

33 Donnington Gardens, Reading, RG1 5LY

37 Donnington Gardens, Reading, RG1 5LY

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 single-storey rear extension is within a scale and scope that avoids the introduction of any new views (due to screening despite decreasing elevation), the creation of a sense of overbearingness or result in any loss of light to either neighbouring properties or the dwelling itself. The character of the exterior of the proposed rear extension is considered to be similar to that of adjacent existing rear extensions, and the proposal would not result in the loss of any vegetation (as the proposed site currently includes hardstanding implemented with PD rights). As such, 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 and does not harm biodiversity. As such 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).

RECOMMENDATION:

Grant

CONDITIONS:

1. TL1 Standard Time Limit
2. AP1 Approved Plans
3. M1 Materials to match