

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Katesgrove

App Ref: 191509/HOU

Address: 53 Surrey Road, Reading, RG2 0EU

Proposals: Loft conversion, rear flat floor dormer and velux windows to front elevation

Case Officer: James Schofield

Date received (valid from): 18/09/ 2019 Target Decision date: 21/11/2019

CONSULTATIONS

The following addresses were consulted by letter.

51 Surrey Road, Reading, RG2 0EU

George Palmer Primary School, 70 Northumberland Avenue, Reading, RG2 7PP

1 Lincoln Road, Reading, RG2 0EX

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

Design and Siting

Policy CC7 of the Local Plan states that, development must be of a high design quality that maintains and enhances the character and appearance of the area in Reading in which it is located. Policy H9 states that an extension will be acceptable where it: respects the character of the house, the pattern of neighbouring properties and building lines.

The proposed development benefits from an individual location at the end of a terrace where the first floor rear projection serves to block new views of neighbouring amenity space. As such 53 Surrey Road may differ meaningfully from other sites in the wider context. It is noted that the majority of the dwellings throughout the wider context remain unchanged which results in an overall result that maintains the integrity of the original design; at this point the

proposed change would not result in any detrimental impact to the character of the area. This might not be the case for applications elsewhere in the wider context should this proposal be granted permission and subsequently built. Additionally, the proposed rear dormer appears to benefit from siting which would offer limited views of it from the streetscene. On balance this rear dormer is not considered to cause any harm to the character or appearance of either the dwelling or the wider area, and therefore accords with the aims of Policy CC7, the design considerations of Policy H9, and amenity safeguarding considerations of Policy CC8.

Conclusion

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

Appendix

Site photos as seen on 8/11/2019



