

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Peppard
App Ref: 191868/HOU
Address: 43 Buckingham Drive, Emmer Green, Reading, RG4 8RY
Proposals: Single storey side extension
Case Officer: James Schofield
Date received (valid from): 22 November 2019 **Target Decision date:** 17 January 2020

PROPOSAL AND SUPPORTING INFORMATION

Plans considered:

Drawing No: P1923-01 Location Plan & Block Plan
Drawing No: P1923-02 Existing Plans and Elevations
Drawing No: P1923-03 Proposed Plans and Elevations
As received 22 November 2019

CONSULTATIONS

The following addresses were consulted by letter.

34 Marshland Square, Emmer Green, Reading, RG4 8RP
36 Marshland Square, Emmer Green, Reading, RG4 8RP
45 Buckingham Drive, Emmer Green, Reading, RG4 8RY
41 Buckingham Drive, Emmer Green, Reading, RG4 8RY

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 the replacement of a detached garage with the same footprint as the existing with additional elements joining it to the dwellinghouse; forming an attached garage. A significant setback from the street combines with helpful changes in ground elevation to avoid the appearance of joining the garage with the garage of 45 Buckingham Drive. It is considered the proposed development would not visually represent a closing of the gaps between semi-detached houses. 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

APPENDIX

Photos from site visit conducted on the 8th of January 2020.



