

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Abbey

App Ref: 191804/HOU

Address: 70 Bedford Road, Reading, RG1 7HR

Proposals: Proposed first floor rear extension

Case Officer: Mr Anthony Scholes

Date received (valid from): 10 November 2019

Target Decision date: 15 January 2020

PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a first floor rear extension and measures a maximum depth of 2.3m.

The plans considered are listed below:

Drawing No: BR-01 Location and block plan

Drawing No: BR-02 Existing plans & elevations

Drawing No: BR-03 Proposed plans& elevations

CONSULTATIONS

The following addresses were consulted by letter.

50 William Street, Reading, RG1 7DE
Flat 3, 68 Bedford Road, Reading, RG1 7HR
Flat 2, 68 Bedford Road, Reading, RG1 7HR
Flat 1, 68 Bedford Road, Reading, RG1 7HR
Flat 3, 72 Bedford Road, Reading, RG1 7HR
Flat 2, 72 Bedford Road, Reading, RG1 7HR
Flat 1, 72 Bedford Road, Reading, RG1 7HR

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 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

OFFICER NOTE:

Original site photos missing, photos provided by applicant.

