

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Mapledurham

App Ref: 191240/HOU

Address: 37 Shepherds Lane, Caversham, Reading, RG4 7JJ

Proposals: Single storey front extension and new rooflights and side window.

Case Officer: Tom French

Date received (valid from): 30 July 2019

Target Decision date: 24 September 2019 - Extended to 22 October 2019

PROPOSAL AND SUPPORTING INFORMATION

Single storey extension to front to provide enlarged porch and small study room. Will project forward of front elevation by 3 metres for the study and 1.9 metres for the porch with a small canopy (900mm) in front of that. Proposed design is with a small gable over the porch in keeping with the main gable for the house and hipped tiled roof. Bricked walls to match existing. Also front facing roof lights on main cat slide design roof and side facing window to staircase at first floor level finished with obscure glazing.

Property not listed or in a conservation area but trees on frontage are protected by TPO.

Plans considered:

- 242-01 - Existing Plans & Elevations
- 242-02 - Proposed Plans & Elevations
- 242-03 - Proposed Block Plan
- Location Plan
- Emails of support from neighbours

PLANNING HISTORY

191241 - Car port in front garden - Refused October 2019

11/00940/FUL - Demolition of detached garage and erection of two storey side extension (re-submission of 11/00024/FUL). Granted 2011

11/00024/FUL - Two storey side extension and demolition of detached garage. Withdrawn 01/03/2011.

81/TP/722 - Extension to living room. Permitted 06/10/1981.

CONSULTATIONS

The following addresses were consulted by letter.

- 17 Silverthorne Drive, Caversham, Reading, Berks
- 39 Shepherds Lane, Caversham, Reading, RG4 7JJ
- 21 Silverthorne Drive, Caversham, Reading, Berkshire, RG4 7NR
- 19 Silverthorne Drive, Caversham, Reading, RG4 7NR
- 35 Shepherds Lane, Caversham, Reading, RG4 7JJ

No letters of representation have been received.

No comments from transport but landscape officer noted TPO trees and requests an arb protection condition.

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'

Reading Borough Local Development Framework Core Strategy (2008)

CS7 (Design and the Public Realm)

Sites and Detailed Policies Document (2012)

DM4 (Safeguarding Amenity)

DM9 (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 CS7 (Design and the Public Realm) of the Reading Borough Local Development Framework Core Strategy (2008), DM4 (Safeguarding amenity) and DM9: (House Extensions and Ancillary Accommodation) of the Sites and Detailed Policies Document (2012) and the Councils Supplementary Planning Guidance "A Design Guide to House Extensions" (2003).

RECOMMENDATION:

Grant

Standard conditions with tree protection and obscure glazing condition for side facing window.