

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Kentwood

App Ref: 191579/HOU

Address: 74 Brooksby Road, Tilehurst, Reading, RG31 6LY

Proposals: Single storey rear extension

Case Officer: James Schofield

Date received (valid from): 30 September 2019

Target Decision date: 25 November 2019

PROPOSAL AND SUPPORTING INFORMATION

Plans considered:

Drawing No: 18-1865/100 As Existing And Proposed

Received on 30/9/2019.

CONSULTATIONS

The following addresses were consulted by letter.

76 Brooksby Road, Tilehurst, Reading, Berkshire, RG31 6LY

72 Brooksby Road, Tilehurst, Reading, Berkshire, RG31 6LY

4 Mapledurham View, Tilehurst, Reading, RG31 6LF

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. As such the proposal is considered to be in accordance 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

APPENDIX:

Site visit photos

