

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Whitley

App Ref: 191103/HOU

Address: 43 Vernon Crescent, Reading, RG2 8TS

Proposals: Demolition of existing single storey side and rear extension and the erection of new single storey side and rear extensions

Case Officer: Tom French

Date received (valid from): 8 July 2019 Target Decision date: 2 September 2019

PROPOSAL AND SUPPORTING INFORMATION

Plans considered

- CVCR/19/01 - Plans and Elevations as Existing
- CVCR/19/02 - Plans and Elevations as Proposed
- CVCR/19/03 - Location Plan
- CVCR/19/04 - Block Plan

As received: 08/07/2019

CONSULTATIONS

The following addresses were consulted by letter.

41 Vernon Crescent, Reading, RG2 8TS
104 Spencer Road, Reading, Berkshire, RG2 8TN
45 Vernon Crescent, Reading, RG2 8TS
106 Spencer Road, Reading, RG2 8TN

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'

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 proposed extension would project 4m from the original rear elevation of the host dwelling. It is proposed to demolish the existing rear conservatory and side storage areas in order to facilitate the extension. The side extension element of the proposal would be visible from the street scene along Vernon Crescent. However given the existing built form of the side storage area and that the proposed extension would be single storey; it is considered that the proposal would not be significantly out of character in terms of built form, bulk, scale or massing.

The proposed extension would project 4m from the existing rear elevation (in accord with the Supplementary Planning Guidance - A Design Guide to House Extensions 2003) and would be finished with materials to match the existing and a flat roof. As such it is considered to integrate satisfactorily with the character and visual amenity of the host dwelling and wider surrounding area.

The proposed extension would be full width, leaving a modest 0.2m to the boundaries with neighbouring properties. It is considered that as the proposed extension would be single storey with a flat roof 2.8m high and project 4m beyond the rear of the neighbouring properties; it would not have such a significant detrimental impact upon neighbouring amenity in terms of loss of light or overbearing to warrant the refusal of this application. Further, the proposal would be single storey with no side facing windows, as such it would not have an undue detrimental impact in terms of privacy or overlooking. As a flat roof is proposed, it is considered necessary to include a condition preventing the roof being used as a terrace.

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