

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Tilehurst

App Ref: 191313/HOU

Address: 56 Crescent Road, Tilehurst, Reading, RG31 5AH

Proposals: Single storey rear extension to existing detached garage/store

Case Officer: Tom French

Date received (valid from): 8 August 2019

Target Decision date: 3 October 2019

Agreed Extension of Time: 18/10

PROPOSAL AND SUPPORTING INFORMATION

Plans considered

Existing Plans & Elevations - 1 : 100

Proposed Plans & Elevations - 1 : 100

Site Plan (1 : 500) & Location Plan (1 : 1250)

Construction Notes

As received: 08/08/2019

CONSULTATIONS

The following addresses were consulted by letter.

54 Crescent Road, Tilehurst, Reading

121 Armour Road, Tilehurst, Reading, RG31 6HD

123 Armour Road, Tilehurst, Reading, RG31 6HD

119 Armour Road, Tilehurst, Reading, RG31 6HD

58 Crescent Road, Tilehurst, Reading, RG31 5AH

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 to the outbuilding would have a length of 4m, a maximum height of 3.3m (to match the existing outbuilding), a width of 3m (to match the existing outbuilding) and an eaves height of 2.3m (to match the existing outbuilding). The would bring the total length of the outbuilding to 11.3m. The proposal would match the existing outbuilding in terms of design and materials and as such would not be harmful to the character or appearance of the site or its surroundings. The existing gap to the boundaries would be retained and the outbuilding is sited well away from habitable rooms at neighbouring properties. As such it would not have a detrimental impact on neighbouring amenity. Given the nature of the proposed development it is considered necessary to include a condition requiring the outbuilding to be retained in a use that is ancillary to the host dwelling.

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