

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Redlands

App Ref: 190244/HOU

Address: 48 Wendover Way, Tilehurst, Reading, RG30 4RU

Proposals: Single storey detached replacement garage

Case Officer: Mr Anthony Scholes

Applicant: Mr & Mrs Brian Wigham

Date received (valid from): 11 February 2019

Target Decision date: Originally 7 April 2019, extension of time to 7 May 2019

1. INTRODUCTION

The development site is a sem-detached residential dwelling located on the Northern side of Wendover Way at the junction of Woodland Drive. The dwelling currently includes a detached garage along Wendover Way.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development includes the demolition of the existing timber, cement board, and felt roofed garage, with a brick, and brown tiled roof garage, with a similar footprint.

Plans considered

Drawing No: 48WW.MP101 - Plan and elevations

As received 13 February 2019

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

4.1 The following addresses were consulted by letter.

47 Wendover Way, Tilehurst, Reading, Berkshire, RG30 4RU

20 Woodland Drive, Tilehurst, Reading, Berkshire, RG30 4RT

No responses have been received.

5. 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.

6. LEGAL AND PLANNING POLICY CONTEXT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with 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 following local and national planning policy and guidance is relevant to this application:

National Policy

National Planning Policy Framework

National Planning Practice Guidance

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

7. APPRAISAL

7.1 Design considerations

The proposed development would demolish the existing timber post, cement board and felt roofed garage along the Wendover Way frontage of the property. The proposal would replace the garage with a red brick, brown tiled roof, and 'MATERIAL' garage door.

The core strategy of the Reading Borough Council local development framework (LDF), specifically CS7 (design and the public realm) states that "all development must be of a high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located".

The existing garage is weathered and potentially not fit for purpose due to the height. The replacement building would be slightly larger than the existing garage, with dimension of 3.87m (width) x 5.85m (length) x 3.8m (to apex, with a 2.3m eaves height). The minor increase in building height, length and width (from 3.1 to 3.8, 1.75 eaves height to 2.3m) is not considered to have a significant detrimental impact on the character and appearance of the area. Additionally, the replacement garage would be constructed of materials similar to that of the dwelling in the immediate vicinity. It is considered that the replacement garage would improve the current situation, and enhance the character and appearance of the area.

8. CONCLUSION

The proposed development has been assessed and the proposed works are considered to be in accordance with the above relevant policies and planning permission can be granted.

9. RECOMMENDATION

GRANT