

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Park

App Ref: 191161/HOU

Address: 132 St Peters Road, Reading, RG6 1PH

Proposals: Single storey rear extension

Case Officer: Tom French

Date received (valid from): 16 July 2019 Target Decision date: 10 September 2019

PROPOSAL AND SUPPORTING INFORMATION

Plans considered

Drawing Number:

- 01 - Location and Site Plans
- 02 - Plan and Elevation as Existing
- 03 - Plan Section and Elevation as Proposed

As received: 16/07/2019

RELEVANT HISTORY

010022 - Side extension over existing flat roofed garage and living room. Granted 31/05/01.

CONSULTATIONS

The following addresses were consulted by letter.

51 Church Road, Earley, Reading, RG6 1EY

130 St Peters Road, Reading, RG6 1PH

134 St Peters Road, Reading, RG6 1PH

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

In addition, the New Reading Borough Local Plan is at an advanced stage. The Inspector's report into the Proposed Modifications has now been received and the new local plan is proposed to be adopted by the Council on 4 November 2019. Accordingly, it is taken into account as part of the determination of this application.

Reading Borough Submission Draft Local Plan 2018

- CC7: Design and the Public Realm
- CC8: Safeguarding Amenity
- H9: House Extensions and Ancillary Accommodation
- H10: Private and Communal Outdoor Space

Assessment

The proposed extension is to the rear of the property and as such would not be visible from the street scene along St Peters Road. Given the scale of the existing property and extension, it is not considered that the proposal would be significantly out of character with the host dwelling in terms of scale or massing. The proposal would be relatively modest in scale, single storey and would retain the existing gapping to the boundary. As such there would no significant detrimental impact on neighbouring amenity would result from the erection of the proposed rear extension.

The proposal would be finished with materials to match the existing and as such would integrate satisfactorily with the visual amenity of the host dwelling and character of the surrounding area.

The host dwelling would retain sufficient amenity space to the rear elevation, which is considered adequate for a dwelling of this size and relative to the character of amenity spaces to surrounding dwellings.

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

Conditions:

- Time limit
- Materials
- Approved Plans

(1HA)