

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Thames

App Ref: 191311/HOU

Address: 5 Uplands Road, Caversham, Reading, RG4 7JG

Proposals: Single storey garden workroom in rear garden

Case Officer: Tom French

Date received (valid from): 7 August 2019 **Target Decision date:** 2 October 2019

PROPOSAL AND SUPPORTING INFORMATION

Plans considered

Drawing Number:

19...07...3 - Garden Workroom

Received: 07/08/2019

CONSULTATIONS

The following addresses were consulted by letter.

1 Tyler Close, Caversham, Reading, Berkshire, RG4 7JQ
123 Kidmore Road, Caversham, Reading, Berks
113A Kidmore Road, Caversham, Reading, RG4 7NH
115 Kidmore Road, Caversham, Reading, RG4 7NH
117 Kidmore Road, Caversham, Reading, RG4 7NH
119 Kidmore Road, Caversham, Reading, RG4 7NH
2 Tyler Close, Caversham, Reading, RG4 7JQ
121 Kidmore Road, Caversham, Reading, RG4 7NH
3 Uplands Road, Caversham, Reading, RG4 7JG

Two letters of representation have been received:

- commenting that the proposed plans are not visible online (the was rectified)
- potential impact on garden of 2 Tyler Close (dependent upon the height and location)

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 outbuilding would have length of 6m, a width of 3.5m, a maximum height of 4.5m and an eaves height of 2.4m. 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, given its relatively modest size and location adjacent to garages.

Given the nature of the proposal, it is considered necessary to include a condition preventing the outbuilding being used as an independent dwelling, in addition to standard conditions relating to the proposed materials (timber construction with clay tiled roof) and plans.

As such, subject to conditions, 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