

DELEGATED PLANNING APPLICATION REPORT

Ward: Kentwood

App Ref: 240166/HOU

Address: 995 Oxford Road, Reading, RG31 6TL

Proposals: New window in the side wall of the flat (C3)

Case Officer: James Schofield

Date received (valid from): 23 February 2024 Original Target Decision date: 19 April 2024, subsequently extended to 28th of June 2024

1. SITE DESCRIPTION

Is a large detached dwelling which has been converted into flats.

Site visit date: 11/04/2024

Site visit photos:

2. PROPOSAL AND SUPPORTING INFORMATION

New window to be put into the ground floor side wall of number 995 for the outlook of a constituent flat. Plans considered;

Drg. No. PL01 Location Plan

Drg. No. PL02 Site Plan

Drg. No. PL03 Existing and Proposed Floor Plans

Drg. No. PL04 Existing and Proposed Elevations

As received on the 9th of February 2024

3. RELEVANT PLANNING HISTORY

Application number: 231460

Description: Certificate of Lawfulness for Existing use as 5 Flats.

Decision: Certificate granted on 10th of January 2024

4. CONSULTATIONS

The following addresses were consulted by letter.

2 Carlisle Road, Tilehurst, Reading, RG31 6RJ

10 Clevedon Road, Tilehurst, Reading, RG31 6RL

6 Clevedon Road Tilehurst, Reading

993 Oxford Road, Tilehurst, Reading, RG3 6TL

4 Clevedon Road, Tilehurst, Reading, RG31 6RL

995a Oxford Road, Tilehurst, Reading, RG31 6TL

997 Oxford Road, Tilehurst, Reading, RG31 6TL

No letters of representation have been received. Please note the consultation period ended on the 30th of April. This was reset when the consultation had to be repeated after the address of the application was changed by the agent.

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.

5. 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 and Guidance

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7: DESIGN AND THE PUBLIC REALM

CC8: SAFEGUARDING AMENITY

H9: HOUSE EXTENSIONS AND ANCILLARY ACCOMMODATION

H10: PRIVATE AND COMMUNAL OUTDOOR SPACE

SPG/SPD

Design Guide to House Extensions Supplementary Planning Document (March 2021)

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APPRAISAL

The proposed new window is on an elevation of the converted dwelling which is not visible from the street. The window is proposed for the ground floor side elevation and would provide improved light and outlook for one of the constituent flats at number 995. The privacy amenity of number 997 will not be affected due to the existing boundary treatment of a brick wall, which would preclude the ability to look across the boundary. Following on from this analysis, the proposal meets the aims of local policy and as such should be permitted.

Conclusion

The proposal meets the aims of local policy and as such should be permitted.

RECOMMENDATION

Approve

Subject to the following conditions:

1. Time limit
2. Approved plans
3. Materials to match