

DELEGATED PLANNING APPLICATION REPORT

Ward: Battle

App Ref: 231335/HOU

Address: 31 Catherine Street, Reading, RG30 1DN

Proposals: Proposed single storey rear extension to provide improved bathroom accommodation.

Case Officer: James Schofield

Target Decision date: Originally 23 November 2023; Extension of time agreed until 15th March 2024

1. SITE DESCRIPTION

The proposal site is a mid-terrace dwelling with an outrigger.

Site visit date: 19/01/2024

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Proposed single storey rear extension to provide improved bathroom accommodation. Plans considered:

Drawing Number CS31:001 Block Plan

Drawing Number CS31:002 Site Location Plan

Drawing Number CS31:003 Floor Plans Existing and Proposed

~~Drawing Number CS31:004 Existing & Proposed Elevations (superseded)~~

As received on the 19th of September 2023

Drawing Number CS31:004 Rev P1 Existing & Proposed Elevations

As received on the 29th of January 2024

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following addresses were consulted by letter.

29 Catherine Street, Reading, RG30 1DN

33 Catherine Street Reading, RG30 1DN

Flat 1, 234 Oxford Road, Reading, RG30 1AB

Flat 2, 234 Oxford Road, Reading, RG30 1AB

Flat 3, 234 Oxford Road, Reading, RG30 1AB
232 Oxford Road, Reading RG301AB

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.

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

National Planning Policy Framework 2023
National Planning Practice Guidance 2014 onwards

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
H9 (House Extensions and Ancillary Accommodation)

SPG/SPD

A Design Guide to House Extensions SPG

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APPRAISAL

Approvals

The proposal is considered unlikely to negatively impact the amenity of the host or adjacent sites due to the limited scale of the proposal. The design and scale is adequately sympathetic. As such, the proposal is considered to accord with all relevant local plan policies.

Conclusion

The proposal is considered to be acceptable.

RECOMMENDATION

Approve

Subject to the following conditions:

1. Time limit (standard)
2. Approved plans
3. Materials (to match)
4. PD Roof