

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Emmer Green

App Ref: 240464/HOU

Address: 2 Winchendon Place, Kidmore End Road, Reading, RG4 8SL

Proposals: Front porch extension and alterations.

Case Officer: James Schofield

Applicant: Mr & Mrs Johns

Date received (valid from): 22 April 2024 **Target Decision date:** 17 June 2024

1. SITE DESCRIPTION

Site visit date: 5/7/24

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

It is proposed to extend the existing porch roof and enclose the space beneath with a new external door, window and brickwork.

Front porch extension and alterations.

Plans considered

111/200 Rev.A Proposed Plans and Elevations dated February 2024

111/201 Rev.A Proposed Site and Location Plans dated February 2024

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

The following addresses were consulted by letter.

17 Twin Oaks, Emmer Green, Reading, RG4 8SW

1 Winchendon Place, Kidmore End Road, Emmer Green, Reading, RG4 6QT

3 Winchendon Place, Emmer Green, Reading, RG4 8SL

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)

EN14 (Trees, Hedges and Woodlands)

SPG/SPD

A Design Guide to House Extensions SPD

6. APPRAISAL

Character and Appearance

Policy H9 states that an extension to a house will be acceptable where it respects the character of the house in terms of scale, location, materials and design and respects the character and pattern of neighbouring properties and the street as a whole in terms of scale, location, materials and design, and any important existing building line. Policy CC7 also sets out relevant considerations for design.

The proposed porch extension is appropriately scaled and would preserve the appearance of the existing house. It would not harm the streetscene. Complies with Policies H9 and CC7.

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. Policy H10 seeks to ensure that the amenity of gardens and other outdoor areas are not compromised. Policy CC8 states an extension to a house will be acceptable where it will not cause a significant detrimental impact to the living environment of existing or new residential properties.

The proposal would involve a modest extension to the existing front projection and would not introduce additional mass adjacent to the neighbouring window. It would not result in harm to neighbouring amenity in terms of loss of light, loss of outlook, loss of privacy or overbearing effects.

Trees

The Walnut tree to the land to the front of the dwelling is sufficiently distant and would not be impacted by the porch extension which is largely on existing paved area and at higher level than the tree. It is unlikely that the tree would be affected by construction. Complies with Policies CC7 and EN14 of the Reading Borough Local Plan 2019.

7. CONCLUSION

The proposed development has been assessed as set out above and is considered to be acceptable in terms of character, appearance, residential amenity and trees. It is recommended for approval, subject to the following conditions.

8. RECOMMENDATION

Recommended Conditions:

1. The development hereby permitted shall begin no later than three years from the date of this planning permission.

REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

2. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

111/200 Rev.A Proposed Plans and Elevations dated February 2024

111/201 Rev.A Proposed Site and Location Plans dated February 2024

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing building.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policies H9 and CC7 of the Reading Borough Local Plan 2019.