

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Church

App Ref: 240056/HOU

Address: 78a Northcourt Avenue, Reading, RG2 7HQ

Proposals: Proposed 6m single-storey rear extension with flat roof and skylight.

Case Officer: Sian Hickey

Applicant: Mr Maruthi Harsha Datla

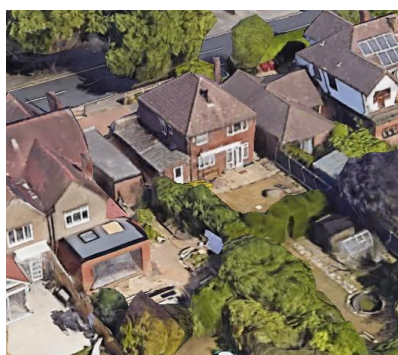
Date received (valid from): 16 January 2024

Target Decision date: 12 March 2024

1. SITE DESCRIPTION

The application site is a two storey detached dwelling located on Northcourt Avenue. The property is not a listed building, nor does it fall within a conservation area. The surrounding area is predominantly residential.

Google Earth image:



Planning permission was recently granted for a single-storey front porch and double-storey side extension following the demolition of an existing garage and utility room.

Site visit photos dated 13/07/2023:

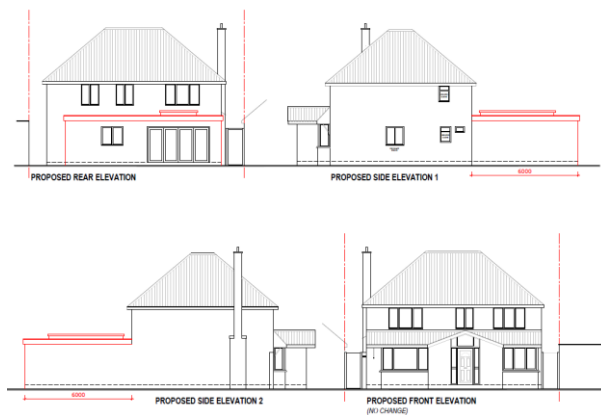


Site during construction:



2. PROPOSAL AND SUPPORTING INFORMATION

The current proposal is for a 6m single storey rear extension with flat roof and skylight.



Plans considered:

- Drawing No. RG27HQ - PP2-101 - Existing Floor Plan received 16th January 2024
- Drawing No. RG27HQ - PP2-102 - Existing Elevations received 16th January 2024
- Drawing No. RG27HQ - PP2-103 A - Proposed Floor Plans received 14th February 2024
- Drawing No. RG27HQ - PP2-104 A - Proposed Elevations received 14th February 2024
- Drawing No. RG27HQ - PP2-100 A Location and Site Block Plans received 14th February 2024

3. RELEVANT PLANNING HISTORY

970457 - Erection of 4 five bedroom detached houses. REFUSED

230811 - Proposed single-storey front porch and double-storey side extensions following demolition of an existing garage and utility room. PERMITTED

231609 - Non-Material Amendment to Application 230811 - Erection of a bay window on frontage of the side extension, and reposition of side windows. AGREED

4. CONSULTATIONS

The following addresses were consulted by letter.

80 Northcourt Avenue, Reading, RG2 7HQ
78 Northcourt Avenue, Reading, RG2 7HQ

Letters of representation have been received as follows:

One letter of objection was received from 78 Northcourt Avenue with concerns regarding the proximity to the boundary and the proposed side facing window.

Discussions with agent

The concerns (above) were discussed with the agent and subsequently the agent submitted revised plans. The width of the proposed extension has been reduced to create a 1m gap between the proposed extension and the side neighbouring boundary with no. 78 Northcourt Avenue, and the proposed side facing window has been removed.

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
National Planning Practice Guidance

Reading Borough Local Plan (2019)

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

SPD

Design Guide to House Extensions SPD (2021)

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 extension is considered to be respectful to the host dwelling in terms of design and materials; materials are set to match those of the existing. The proposed extension is sufficiently set away from both side boundaries. Although the proposed extension exceeds the

4m guidance provided within the Reading Borough Council Design Guide to House Extensions, it is considered the plot is capable of taking an extension of this size and a large amount of garden space would remain at the rear. The proposal is contained at the rear of the property and would not be visible from the street scene, therefore causing minimal risk to streetscape. There are a variety of extensions within the surrounding area, therefore the proposal is not considered out of character. As such, the proposed rear extension is compliant with policies CC7 & H9 of the Reading Borough Council Local Plan (2019).

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.

Due to the single storey nature of the proposed rear extension combined with the separation from neighbouring properties, there are no identified risks to neighbouring amenity in terms of overbearing effects, privacy and overlooking, or loss of sunlight and daylight.

As such, the proposal is compliant with policies CC8 & H9 of the Reading Borough Council Local Plan (2019).

7. CONCLUSION

The proposed development has been assessed as set out above and is considered to be acceptable on that basis, subject to the following conditions.

8. RECOMMENDATION - GRANT

Recommended Conditions:

Time limit
Approved plans
Materials