

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Whitley

App Ref: 240597/HOU

Address: 42 Champlain Street, Reading, RG2 6AF

Proposals: Conservatory in rear garden

Case Officer: Mrs Alison Amoah

Applicant: Mr Andreas Fassl

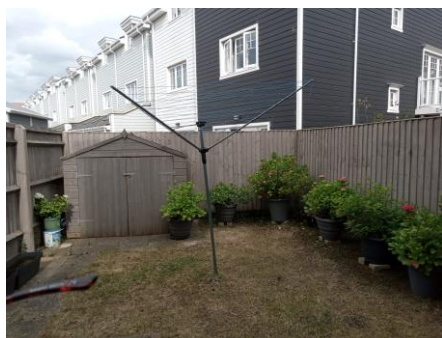
Date received (valid from): 8 May 2024 Target Decision date: 3 July 2024

1. SITE DESCRIPTION

The site is a two and a half storey semi-detached town house on the east side of Champlain Street, within the predominantly residential area of Green Park Village (GPV). The original permission for GPV removed permitted development rights for extensions including outbuildings. There are some examples of outbuildings within the immediate area.

Site visit date: 6th June 2024

Site visit photo:

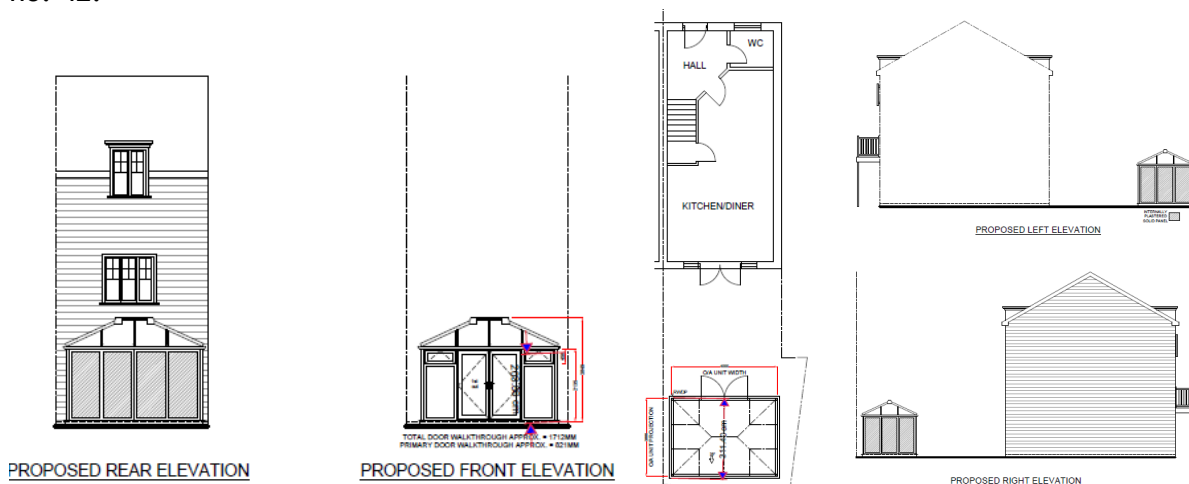


Applicant's photo:



2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for a conservatory to the rear of the garden, the area of which would include, but be larger than, the footprint of the existing shed (as can be seen in the photo above). The conservatory would be 4m wide by 3.0m in depth and the highest point of the roof would be 3.049m and it would be 2.135m to the eaves. There would be double doors facing the rear of no. 42.



Proposed Plans and Elevations

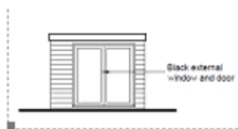
Plans and other information considered received 8th May 2024:

- Existing Plan and Elevations, Page 1 of 1, dated 29/4/24 Fire Safety Statement
- Sustainability and Renewable Energy Statement, prepared by Anglian
- Proposed Plan and Elevations, Page 1 of 2, dated 29/4/2024
- Proposed Elevations, Page 2 of 2, dated 29/4/24

3. RELEVANT PLANNING HISTORY

10/0146//OUT (102172) - A planning application for mixed-use development comprising: Phase 1 (submitted in full with no matters reserved and as defined in area on Plan Ref. PL-P1-001) for the construction of housing (Class C3), local retail (Use Classes A1, A2, A3, A4, A5), management suite, village hall, engineering and infrastructure works including reconfiguration of the lake, lakeside access, car parking, pedestrian and cycle routes, services & infrastructure, landscaping and other associated works; and Subsequent phases (submitted in outline with all matters reserved except for details of the main access proposals) for the construction of housing (Class C3), extra care housing with ancillary community uses (Class C2), offices (Class B1), one-form entry primary school Class (Class D1), health surgery (Class D1), Nursery (Class D1), sports pitches, children's play facilities, engineering and infrastructure works including reconfiguration of the lake and vehicular access, lakeside access, car parking, pedestrian and cycle routes, services & infrastructure, landscaping and other associated works - Approved 1/7/11

231210/HOU - Outbuilding in rear garden - Approved 26/2/2023 - This was for a flat roofed building measuring 3mx3m at a maximum height of 2.4m.



4. CONSULTATIONS

The following addresses were consulted by letter.

40 Champlain Street, Reading, RG2 6AF
44 Champlain Street, Reading, RG2 6AF
34 Champlain Street, Reading, RG2 6AF

Letters of representation have been received as follows:

Objection from no.40 Champlain Street regarding:

- Negative effect on the view, sightlines and value of property.
- Issues during construction; and
- Light pollution from glass reflection;
- Opposition to any future construction or modifications by no. 42 that could impact no.40's living conditions.

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)
H10 (Private and Communal Outdoor Space)

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 proposal would be a modest outbuilding, which although slightly larger than the previous permitted outbuilding is considered to retain sufficient amenity space for the host dwelling and is sited appropriately within the plot.

There are outbuildings and rear extensions within the area including one at the adjacent no. 44.

The materials would be grey frame and glass panels with solid panels to the sides and rear.

It is considered that the proposal would be acceptable in its scale, siting, materials and design and would, therefore, comply with Policy CC7 and H9.

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.

It is not considered that there would be any harmful effects with respect to privacy and overlooking or being overbearing. It would not impact on sunlight and daylight provision and the level of retained amenity space is considered acceptable.

The neighbour has raised issues of a negative effect on the view and sightlines and value of property. The view and value of a property are not material considerations.

The main element of the conservatory would be 2.1, in height, only just higher than the existing boundary fences, and the roof would be pitched and hipped, so it is not considered that the outlook would be detrimentally impacted. It is also not considered that it would cause unacceptable levels of light pollution, because from the ground level the majority of the conservatory would be no higher than the fence.

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

Application Permitted

Recommended Conditions: 3yr time limit; Approved plans; and materials.