

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Church

App Ref: 240734/HOU

Address: 71 Barnsdale Road, Reading, RG2 7JG

Proposals: Proposed single storey rear extension, front porch and garage conversion.

Case Officer: James Schofield

Applicant: Bikram Giri

Target Decision date: 31 July 2024

1. SITE DESCRIPTION

The proposal site is a mid-terrace dwelling located on the eastern side of Barnsdale Road.

Site visit date: 17/07/2024

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Proposed single storey rear extension at a depth of 1.25 metres and a width of 1.14 metres with a flat roof and eaves height of 1.4 metres, and a garage conversion including insertion of matching brick and upvc windows to match. Plans considered;

Drawing No. E-X-001 Existing Plans & Elevations

~~Drawing No. A-L-001 Rev A Proposed Plans & Elevations (Superseded)~~

As received on the 6th of June 2024

~~Drawing No. A-L-001 Rev C Proposed Plans & Elevations (Superseded)~~

As received on the 17th of June 2024

Drawing No. A-L-001 Rev D Proposed Plans & Elevations

As received on the 19th of June 2024

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following addresses were consulted by letter.

7 Stansfield Close, Reading, RG2 7BQ
8 Stansfield Close, Reading, RG2 7BQ
64 Barnsdale Road, Reading, RG2 7JW
68 Barnsdale Road, Reading, RG2 7JW

69 Barnsdale Road, Reading, RG2 7JG
70 Barnsdale Road, Reading, RG2 7JW
73 Barnsdale Road, Reading, RG2 7JG

No letters of representation have been received.

Transport

The Transport Officer had no objections based on the level of parking but did raise concerns over the continued use of the site given the inclusion of a second door in the front elevation of the proposal. This was removed at the request of the planning officer.

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 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 appearance of the proposed extension is sufficiently sympathetic to the host dwelling that no detrimental impact to its character would result. The proposal originally included a second door in the front elevation which was removed after the planning officer requested this. A second door would have harmed the legibility of the streetscene and would have made it much harder to control the subdivision of the site in the future. Accordingly, the proposal satisfies the character considerations of local policies H9 and CC7 provided a condition is included to remove the right to insert a second door into the front elevation.

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.

Given the small scale nature of the extensions and flat roofs to minimise impact, no significant overbearing effects are considered to arise.

Further to this analysis, the proposal is considered to accord with the aims of local policies H9, H10, and CC8 on amenity.

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

Recommended Conditions:

1. Standard time limit
2. Approved plans
3. Materials to match
4. PD rights restriction regarding new doors in front elevation
5. Flat roof PD condition