

DELEGATED APPLICATION REPORT

Ward: Whitley

App Ref: PL/24/0635 Householder planning permission

Address: 17 Farrowdene Road, Reading RG2 8SD

Proposal: Construction of a front porch. (amended)

Applicant: Mr Barry Foster

Received date: 2024-05-16

Target Decision date: 2024-07-15

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site is a two storey semi-detached property located on Farrowdene Road. A few properties on Farrowdene Road feature front porches. It is not a listed building, nor does it fall within a conservation area. The surrounding area is predominantly residential.

Site visit date: 3 June 2024



2. PROPOSAL AND SUPPORTING INFORMATION

The planning permission is sought for the construction of a front porch with a gable roof. The proposal also includes one door with two windows on either side of the front elevation. The bricks are proposed to be red, but the details of the door and windows are unclear.

Additionally, the dimensions and position of the proposed front porch, as well as the shape of the existing main house, are inconsistent between the submitted plans. Therefore, it is difficult to understand the details of the whole proposal. Following communication with the agent requesting accurate plans, the agent clarified their proposal via email on 15th July 2024, but no revised plans were submitted afterward. The agent also confirmed on 1st August 2024 that they intend to reduce the size of the proposed front porch to under 3m² to avoid obtaining planning permission. Therefore, this application would be assessed based on the plans listed below, rather than the email clarification from the agent dated 15th July 2024. For further details, please refer to the appraisal section.

After communication with the agent, following plans are under considerations:

- Location Plan

- Proposed Block Plan

Received 16th May 2024.

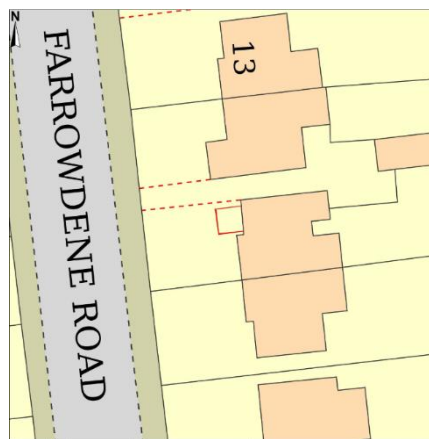
- Proposed Elevation (front porch)
- Proposed Section Plan
- Proposed Plan
- Proposed Plan (Existing and Proposed House Footprint)
- Existing and Proposed Side and Front Elevations

Received 17th June 2024.

Location Plan



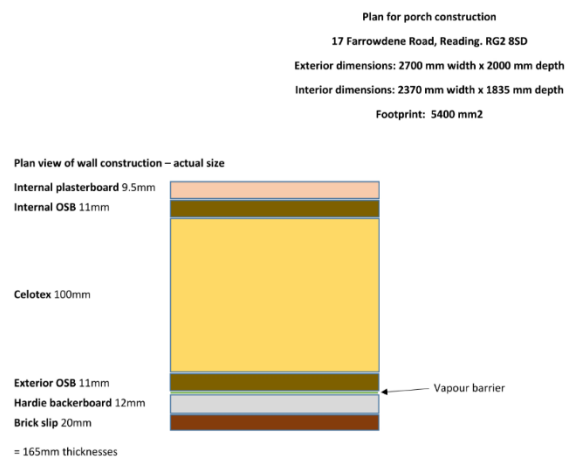
Proposed Block Plan



Proposed Elevation (Front)

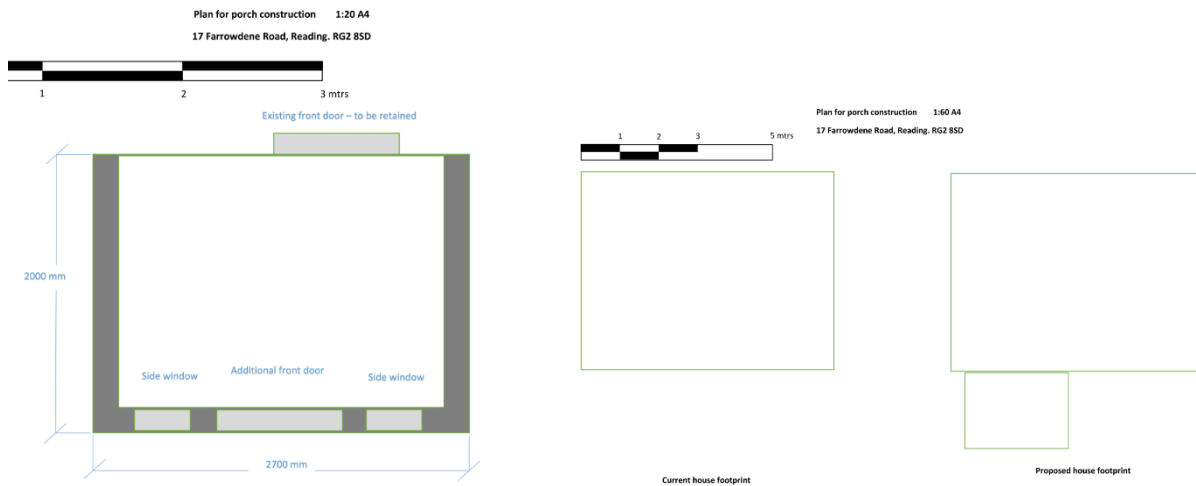


Proposed Section Plan

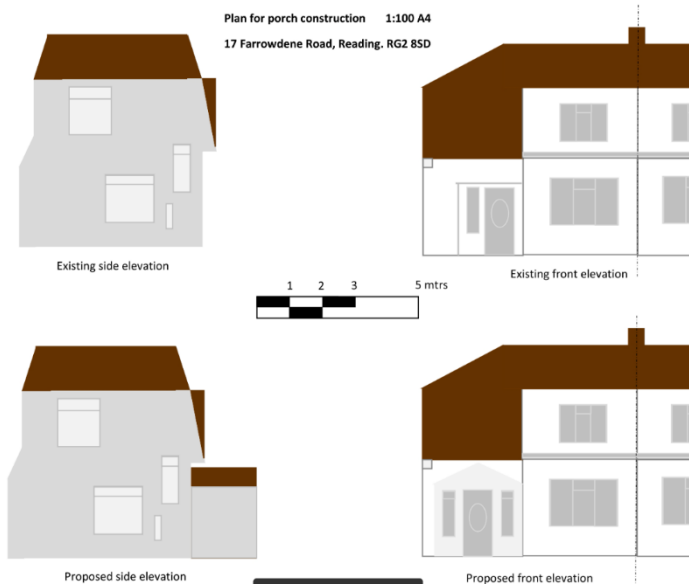


Proposed Plan

Proposed Plan (Existing and Proposed House Footprint)



Existing and Proposed Side and Front Elevations



3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

Internal consultation:

Transport consultee:

The property currently benefits from 1 off street parking space. The proposed front extension will result in the reduction of the available space on the front drive; although a parking layout has not been provided sufficient space will be retained to accommodate 1 vehicle.

There are no Transport objections to this application as the proposed works do not change the existing parking provision.

The following addresses were consulted by letter:

- 14, Farrowdene Road, Reading
- 16, Farrowdene Road, Reading, RG2 8SD
- 12, Farrowdene Road, Reading, RG2 8SD
- 19, Farrowdene Road, Reading, Berkshire, RG2 8SD
- 15, Farrowdene Road, Reading, RG2 8SD

No letters of representation have been received.

A site notice has been displayed in front of the application site for 21 days.

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

As mentioned, the dimensions and position of the proposed front porch are inconsistent across the submitted plans. The width of the proposed front porch in the proposed block plan is ca 213cm, while it is ca 270cm in other plans, showing a difference of around 57cm. In the proposed block plan, the depth of

the proposed front porch is ca 210cm, whereas the depth of the proposed house footprint is ca 198cm, indicating a difference of around 12cm. The proposed total height measures 271cm, 279cm, 289cm in the proposed elevation (front porch), proposed side elevation and proposed front elevation, respectively, with the largest difference being 18cm.

Regarding the position of the proposed front porch, it is situated approximately to the north of the stepped front elevation, maintaining a gap from the side wall in the proposed block plan's front elevation. However, in the proposed front elevation (Existing and Proposed Side and Front Elevations), the front porch is shown as attached to the side wall. Moreover, the proposed development would overall be separate from the main house in the proposed house footprint.

Finally, the shape of the existing main house differs between the proposed block plan and the proposed plan (existing and proposed house footprint), making it challenging to cross-check the position of the proposed front porch. Therefore, it is difficult to understand the details of the entire proposal.

Following initial communication with the agent, he clarified on 15th July 2024 as follows:

'If the sketch is not a precise scale drawing, then that is due to the limitations of the computer software. The actual measurements we intend to build to are written on the plan. 2.700m wide, 2.000m depth and a height of 2.700m to the ridge of the apex. The door and glazing will be a standard, off the shelf product, circa 980mm wide and the side windows 300mm wide by 800mm high.' and,

'There is to be no gap between the current protruding wall and the proposed wall of the porch.'

However, the drawing tool is considered capable of adjusting the obvious differences listed above. Emails have been sent to the agent to clarify the necessity of accurate plans to meet planning requirements, but no revised plans were received thereafter. The agent also confirmed on 1st August 2024 that they intend to reduce the size of the proposed front porch to under 3m² to avoid obtaining planning permission. Therefore, this application would be assessed based on the plans received, rather than the email clarification from the agent.

As a result, according to the Validation Requirements for Planning Applications 2021:

For all applications for new development, we will require plans and drawings to illustrate accurately and to a recognised metric scale what the proposed development will look like and how it differs from the existing situation.

The proposal is considered unacceptable due to inaccuracies and inconsistencies that hinder a comprehensive assessment and do not meet the validation checklist requirements.

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.

Since the plans for the proposal are inaccurate and inconsistent, it is unclear how the proposal would ultimately be finished. Therefore, the proposal is considered unacceptable because it is not possible to assess its character and appearance to determine if it complies with Policies H9 and CC7 of the Reading Borough 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 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.

Although the plans are inaccurate and inconsistent, making it difficult to fully facilitate an assessment, it is considered that there are no aspects of this proposal that would cause any negative impacts on privacy, overlooking, overbearing effects, or loss of sunlight and daylight to the adjoining property, even when considering the potential largest scale of the proposed front porch. This is because there is a considerable gap between the porch and the nearest property.

7. CONCLUSION

The proposed development has been assessed as set out above and is considered to be unacceptable for the reasons set out below.

8. RECOMMENDATION

REFUSE

1. The submitted plans do not accurately show the proposed front porch. The dimensions and position of the proposed development are inconsistent within the submitted plans. The shape of the existing main house does not match between the proposed plan (Existing and Proposed House Footprint) and the proposed block plan. Insufficient detail is provided as to the appearance of the proposal. The application therefore fails to demonstrate that the proposal would respect the character and appearance of the house in terms of scale, location, materials and design and the character of the street as a whole. Contrary to Policies H9 and CC7 of the Reading Borough Local Plan 2019.