

## DELEGATED APPLICATION REPORT

**Ward:** Church

**App Ref:** PL/24/1058 Householder planning permission

**Address:** 4 POPLAR GARDENS, READING, RG2 7EP

**Proposal:** External Fenestration Alterations to the Single Family Dwelling

**Applicant:** Ms Shamilah Mehta

**Received date:** 15-08-2024

**Target Decision date:** 10-10-2024

**Case Officer:** James Schofield

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### 1. SITE DESCRIPTION

The proposal site is a twentieth century semidetached dwelling on a pie-shaped corner plot. A number of similar houses in the immediate vicinity have similar fenestration plans to that proposed.

**Site visit date:** 03/10/2024

**Site visit photos:**



### 2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a number of revisions to the fenestration plan for each elevation. Plans considered;

Drwg No. SM-01 Location & Block Plans  
Drwg No. A101 Existing Ground Floor Plan  
Drwg No. A102 Existing Elevations  
Drwg No. A103 Proposed Ground Floor Plan  
Drwg No. A104 Proposed Elevations  
Drwg No. A105 Existing & Proposed Roof Plan  
Drwg No. A106 3D View  
As received on the 15<sup>th</sup> of August 2024

### **3. RELEVANT PLANNING HISTORY**

None.

### **4. CONSULTATIONS**

The site notice was posted on site and the consultation period ended on the 20<sup>th</sup> of August 2024. The following addresses were consulted by letter.

- 234b Shinfield Road, READING, RG2 8EX
- 234 Shinfield Road, READING, RG2 8EX
- 3 Poplar Gardens, READING, RG2 7EP
- 6 Poplar Gardens, READING, RG2 7EP
- 236a Shinfield Road, READING, RG2 8EX
- 5 Poplar Gardens, READING, RG2 7EP
- 236 Shinfield Road, READING, RG2 8EX
- The Annexe, 236 Shinfield Road, READING, RG2 8EX
- 234a Shinfield Road, READING, RG2 8EX
- Flat, 234a Shinfield Road, READING, RG2 8EX
- Best Kebab House, 234c Shinfield Road, READING, RG2 8EX

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)

### **SPG/SPD**

A Design Guide to House Extensions SPD 2021

## **6. APPRAISAL**

### **Character and Appearance**

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

The appearance of the proposed alterations are sufficiently sympathetic to the host dwelling such that no detrimental impact to its character would result. While the repeating pattern present between the proposal site and its attached dwelling would be broken; it would broadly match another set of semidetached dwellings in the immediate vicinity which are of the same style and period. Loss of the chimney on the ground floor does not include the removal of the chimney at the roofline in this proposal, and as such is not a planning matter. Accordingly, the proposal satisfies the character considerations of local policies H9 and CC7.

### **Residential Amenity**

Policy H9 states that an extension will be acceptable where it does not harm the privacy amenity of neighbouring sites. Policy CC8 states alterations to a house will be acceptable where they will not cause a significant detrimental impact to the living environment of existing or new residential properties.

The only real potential impact resulting from the proposal would be loss of privacy for neighbouring sites. The proposed windows are all at the ground floor reducing this potential. Furthermore, there are no new side facing windows being proposed, and those affected at number 5 Poplar Gardens, do not serve habitable rooms and are not obscure glazed. As such, no condition requiring this is necessary as the proposal will not change the existing situation in terms of privacy.

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

## **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. TL1 Standard time limit
2. AP1 Approved plans
3. M1 Materials to match