

DELEGATED APPLICATION REPORT

Ward: Southcote

App Ref: PL/24/1654 Householder planning permission

Address: 103 GAINSBOROUGH ROAD, READING, RG30 3BS

Proposal: Erection of new porch

Applicant: Charlene Campbell

Received date: 11/12/2024

Target Decision date: 05/02/2025

Case Officer: Sian Hickey

1. SITE DESCRIPTION

The application site is a two storey mid-terrace property located on the southern side of Gainsborough Road. The surrounding area is predominantly residential.

Site visit date: 17/12/2024

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a single storey front porch extension in place of the existing open-sided porch structure. The proposed porch would have a width of 3.443m, a depth of 1.253m, and a maximum height of 3m. One door and one window would be located in the front elevation of the porch.

Plans considered:

Drawing No. 103/GR-01 – Site Location Plan

Drawing No. 103/GR-02 – Proposed Block Plan

Drawing No. 103/GR-03 – Location Plan, Site Plans (Existing and Proposed)

Drawing No. 103/GR-04 – Existing Ground Floor Plans
Drawing No. 103/GR-05 – Existing Elevations
Drawing No. 103/GR-06 – Proposed Floor Plans
Drawing No. 103/GR-07 – Proposed Elevations
Drawing No. 103/GR-08 – Existing and Proposed Sections

As received 11 December 2024

3. RELEVANT PLANNING HISTORY

PL/241626 - Rear extension measuring 4.0m in depth, with a maximum height of 3.21m, and 2.34m in height to eaves level. Notification of the construction of an extension under class A Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. WITHDRAWN

PI/24/1655 - Erection of outbuilding with flat roof. TO BE DETERMINED

4. CONSULTATIONS

A site notice was displayed at the front of the property by the case officer on 17/12/2024 for a period of 21-days.

Letters of representation have been received as follows:

No letters of objection have been received.

RBC Transport – The proposed works do not change the existing parking or access arrangements, therefore there are no Transport objections to this application.

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.

Given the small-scale nature of the proposed porch extension it would remain subservient to the host dwelling and with materials to match which would help aid its integration with the property. Whilst visible from the street scene, the property is set back from the road, and the proposal is not considered to result in such an incongruous addition which would result in any unacceptable harm to either the character of the host property or wider street scene. There are a variety of other porch extensions in the surrounding area, therefore, the proposal would not be out of character for its location. The property currently has two doors in the front elevation, removing one of the front doors is considered a positive change to the appearance of the dwelling.

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 the proposed front porch extension would have a significant impact on the neighbouring properties in terms of sunlight and daylight, privacy and overlooking, or overbearing effects. The porch extension is single storey in nature and has no side facing windows.

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:

TL1 – Time limit

AP1 – Approved plans

M1 - Materials