

DELEGATED APPLICATION REPORT

Ward: Caversham Heights

App Ref: PL/25/0065 Removal/variation of conditions

Address: 87 WOODCOTE WAY, CAVERSHAM, READING, RG4 7HL

Proposal: Variation of Conditions to permitted application PL/24/0493 - Proposed single and two storey rear extensions to form kitchen, WC, dining room and bathroom - Require condition 2 proposed plans and elevations drawing No. S-24-10 Rev B dated 9th April 2024 to be changed to Revision C

Applicant: Mr & Mrs H Muscutt

Received date: 14/01/2025

Target Decision date: 11/03/2025

Case Officer: Gary Miles

1. SITE DESCRIPTION

Two storey semi-detached property, constructed from red brick and tiled pitched roof. The property is not listed nor within a conservation area.

Site visit: 21st January 2025

2. PROPOSAL AND SUPPORTING INFORMATION

Proposed single and two storey rear extensions to form kitchen, WC, dining room and bathroom.

Variation of Conditions to permitted application PL/24/0493 - Proposed single and two storey rear extensions to form kitchen, WC, dining room and bathroom - Require condition 2 proposed plans and elevations drawing No. S-24-10 Rev B dated 9th April 2024 to be changed to Revision C

Proposal includes amending the flat roof over the single storey extension to a lean-to style roof.

Plans considered:

Drawing no: DRG02-Site – Location Plans, dated Apr 24

Drawing no: S/24/10 Rev c-Proposed Plans & Elevations, dated Mar 24

Received by the Local Planning Authority on 14th January 2025

3. RELEVANT PLANNING HISTORY

PL/24/0493 - Proposed single and two storey rear extensions to form kitchen, WC, dining room and bathroom – Approved Jul 2024

4. CONDITION TO VARY

The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

Drawing no: DRG02 Site-Location Plans dated April 2024

Drawing no: S/24/10 Rev B-Proposed Plans and Elevations dated 9 April 2024

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

5. REVISED CONDITION

The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

Drawing no: DRG02 Site-Location Plans dated April 2024

Drawing no: S/24/10 Rev C-Proposed Plans & Elevations, dated Mar 24

Received by the Local Planning Authority on 14th January 2025

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

6. CONSULTATIONS

The planning site notice was attached to the streetlight column to the front of the property on 21st January and left in place for a minimum of 3 weeks for the duration of the public consultation.

No Letters of representation have been received as follows:

7. 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 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.

8. 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)

SPG/SPD

A Design Guide to House Extensions SPG

9. APPRAISAL

In line with NPPG the proposal is considered a minor material amendment and will result in a development which is not substantially different from the one which was originally approved.

Officers consider there is no additional harm to residential amenity created as a direct result of changing the original approved flat roof to a lean-to style roof above the proposed single storey element (dining area), the height of the roof will increase from 2.5m as a flat roof to 3.5m at its maximum height as a lean-to style roof. The materials proposed in this variation of condition application are to match the main building. It is therefore still considered that the design and proportions of the proposal ensure that the development does not detract from the character of the existing property or wider street scene and

therefore the proposed application is considered compliant with policies CC7, CC8 & H9 of the Reading Borough Council Local Plan 2019.

10. CONCLUSION

The proposed variation to condition 2 is considered to be in accordance with CC7 (Design and the Public Realm), CC8 (Safeguarding Amenity) and H9 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (2019)

The proposed development has been assessed as set out above and is considered to be acceptable on that basis, subject to the following conditions.

11. RECOMMENDATION

GRANT

Recommended Conditions:

TL1
AP1
M1
PD2
PD5