

DELEGATED APPLICATION REPORT

Ward: Battle

App Ref: PL/24/1610 Householder planning permission

Address: 108 PRINCE OF WALES AVENUE, READING, RG30 2UR

Proposal: Erection of a single storey side extension to replace an existing covered area/canopy

Applicant: Mr Javed Kachhalia

Received date: 02/12/2024

Target Decision date: 01/04/2025

Made valid date: 04/02/2025

Case Officer: Gary Miles

1. SITE DESCRIPTION

The property consists of a two-storey bay fronted Victorian mid terrace property, constructed with red and grey patterned brickwork and a red tiled pitched roof. The property benefits from a north facing rear garden which is largely laid to lawn. The property is not listed nor is it located within a conservation area.

Site visit date: 11th February 2025

2. PROPOSAL AND SUPPORTING INFORMATION

The application consists of the erection of a single storey rear and side extension to replace an existing covered canopy area. The proposed structure will have a projection of 5m, measure 1.75m in width and have a height of 3m. The structure will be constructed from materials to match the host property and finished with a flat roof. The structure will include a large flat Velux roof light and double glazed upvc door to garden. The proposal includes minor internal works.

Plans considered:

Drawing no: PA1/ELE/001-Side Extension-Existing Side Elevation 1, dated Dec 21

Drawing no: PA1/ELE/002-Side Extension-Existing Rear Elevation, dated Dec 21

Drawing no: PA1/ELE/003-Side Extension-Existing Side Elevation 2, dated Dec 21

Drawing no: PA1/ELE/004-Side Extension-Proposed Side Elevation 1, dated Dec 21

Drawing no: PA1/ELE/005-Side Extension-Proposed Rear Elevation, dated Dec 21

Drawing no: PA1/ELE/006-Side/Rear Extension-Proposed Side Elevation 2, dated Dec 21

Drawing no: PA1/PLN/001-Side Extension-Existing Ground Floor Plan, dated Dec 21

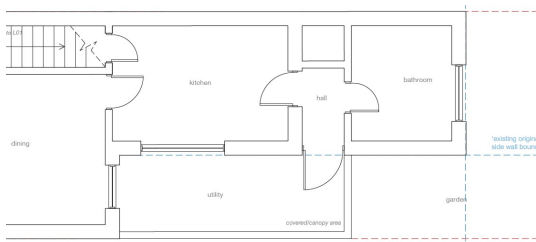
Drawing no: PA1/PLN/002-Side Extension-Proposed Ground Floor Plan, dated Dec 21

Drawing no: PA1/SITE/001-Side Extension-Site Plan, dated Dec 21

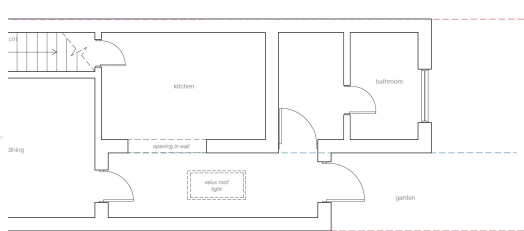
Drawing no: PA1/SITE/002-Side Extension-Proposed Block Plan, dated Dec 21

Received by the Local Planning Authority 2nd December 2024

Existing covered/canopy area



Proposed structure in same footprint as existing



3. RELEVANT PLANNING HISTORY

PL/22/0157 - Erection of a single storey side extension – Approved April 2022

4. CONSULTATIONS

A planning notice was attached to the gate of the property on 11th February and left in place for a minimum of 21 days for the duration of the public consultation period.

No letters of representation have been received.

5. 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.

6. 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

7. APPRAISAL

Character, Appearance & Residential Amenity

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. Extensions 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.



The neighbouring property at no.106 has a similar structure which abuts the joining wall of the host property. The application seeks to replace an existing temporary structure with a permanent structure on a like for like basis, using similar materials to match the existing property. The structure is to be the same height, depth and width of the existing structure and the same as the structure on the adjoining wall at no.106 Prince of Wales Avenue.

Officers do not consider the proposal will have a detrimental effect on character and appearance or on residential amenity, the proposal is therefore considered compliant with policies CC7, CC8 and H9 of the Reading Borough Local Plan 2019.

8. 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.

9. RECOMMENDATION

TL1
AP1
M1
PD5