

DELEGATED PLANNING APPLICATION REPORT

Ward: Battle

App Ref: 230201/FUL

Address: 2 Gloucester Road, Reading

Proposals: Replacement of existing storage building.

Case Officer: Marcie Rejwerska

Date received (valid from): 17 February 2023
(ext.)

Target Decision date: 23 August 2023

1. SITE DESCRIPTION

The application site is a two-storey end-terrace dwelling on the north side of Gloucester Road, at the junction with Elm Park Road. The property comprises 3 flats, and has an existing 2 storey outrigger in the rear which is part of the original design of the property. In the rear garden, there is a disused garage/outbuilding. The surrounding area is residential comprised of Victorian terraces with some mid-century semi-detached dwellings to the east of the site; outbuildings are a common feature. The site is not listed nor in a conservation area.

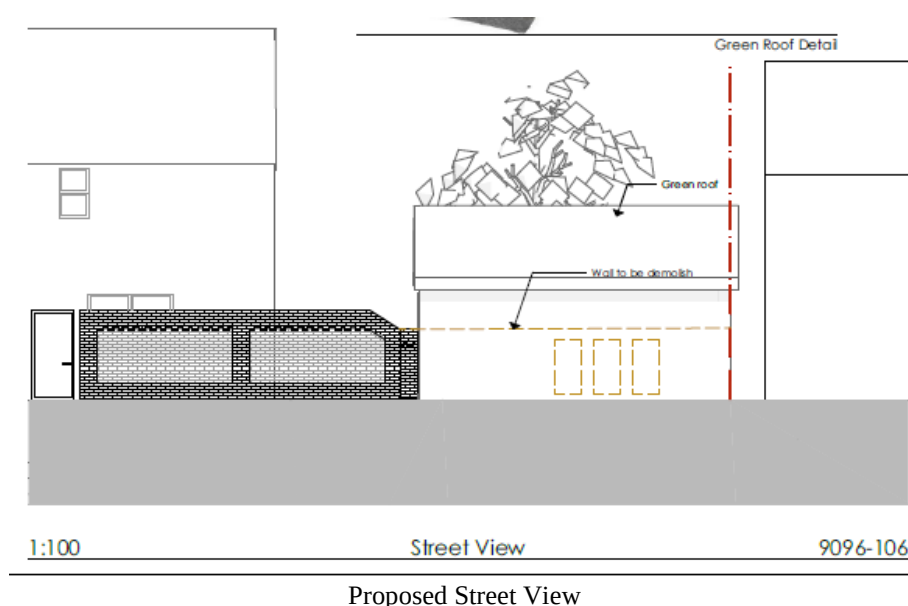


The existing outbuilding at the rear of 2 Gloucester Road, as seen from Elm Park Road. Image taken from Google Maps on 22.08.2023.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for the replacement of the existing outbuilding with a smaller scale outbuilding, to measure 6.19m depth x 3.79m width. The proposed outbuilding will have a pitched green roof at a height of 2.2m to the eaves and 3.88m in total. A

section of the existing boundary wall which currently includes a garage door is to be removed and the side of the new outbuilding will form the new boundary wall.



Plans considered:

9212-100 Location Plan, dated 30 January 2023, received 17 February 2023

9212-102 Existing Ground & Roof Floor Plan, dated 30 January 2023, received 17 February 2023

9212-103 Existing Elevations, dated 30 January 2023, received 17 February 2023

9212-105 Rev. B Proposed Roof Plan, dated 20 July 2023, received 20 July 2023

9212-104 Rev. B Proposed Ground Floor Plan, dated 20 July 2023, received 20 July 2023

9212-106 Rev. C Proposed Elevations, dated 26 July 2023, received 26 July 2023

3. RELEVANT PLANNING HISTORY

220936 - Erection of 1 x 1-bed dwelling - Application refused

221567 - Certificate of Lawfulness for existing use as 3 x 1 bedroom flats (one on the ground floor, one on the first floor and one on both ground and first floors) (C3(a) use) - Application permitted

4. CONSULTATIONS

The following addresses were consulted by letter.

Flat 3, 174 Elm Park Road, Reading, Berkshire, RG30 2TJ

Flat 1, 174 Elm Park Road, Reading, RG30 2TJ

Flat 2, 174 Elm Park Road, Reading, RG30 2TJ

Flat 4, 174 Elm Park Road, Reading, RG30 2TJ

4 Gloucester Road, Reading, RG30 2TH

Flat 6, 174 Elm Park Road, Reading, RG30 2TJ

Flat 5, 174 Elm Park Road, Reading, RG30 2TJ

No letters of representation received.

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 and Guidance

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7: DESIGN AND THE PUBLIC REALM

CC8: SAFEGUARDING AMENITY

EN14: TREES, HEDGES AND WOODLAND

H9: HOUSE EXTENSIONS AND ANCILLARY ACCOMMODATION

H10: PRIVATE AND COMMUNAL OUTDOOR SPACE

SPD

Design Guide to House Extensions 2021

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.

APPRAISAL

Character and design

The proposed outbuilding will replace the existing which is dilapidated and disused and therefore form a considerable improvement on site visually. The proposed height of the outbuilding is a reduction on the existing height, improving the relationship with the neighbouring no. 4 Gloucester Road. The removal of the existing dilapidated garage door and section of the boundary wall will improve the character of Elm Park Road. The outbuilding has also been scaled down to improve the relationship with the host dwelling.

Overall, the outbuilding is considered acceptable in terms of scale and design. A condition is recommended to secure the use of the outbuilding as ancillary to the host dwelling. A condition is also recommended to secure details for maintenance of the green roof.

Amenity

Development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, in terms of:

- Privacy and overlooking;
 - No identified risk
- Access to sunlight and daylight;
 - No identified risk
- Visual dominance and overbearing effects of a development;
 - No identified risk.

Conclusion

The proposal has been assessed as per the policies outlined above and is found to be in accordance with those policies.

RECOMMENDATION

GRANT PERMISSION

Subject to the following conditions:

1. Time Limit (Standard)
2. Approved Plans
3. Materials (As Specified)
4. Arboricultural Method Statement (To Be Submitted)
5. Ancillary Domestic Use