

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Coley

App Ref: 221929/HOU

Address: 202 St Saviours Road, Reading, RG1 6EZ

Proposals: Move existing fence line to property boundary. Erect garden home office. Solar panels onto flat roof of garage and new garden office.

Case Officer: Sian Hickey

Applicant: Mr Andrew Morley

Date received (valid from): 26 December 2022 **Target Decision date:** 20 February 2023

1. SITE DESCRIPTION

The application site is a two semi-detached dwelling with a pitched roof. The property has a detached garage at the end of the rear garden with a driveway and access to the garage via Tintern Crescent. The property is not a listed building, nor does it fall within a conservation area. The surrounding area is predominantly residential.

Site visit date: 17/01/2023

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought to move the existing fence line to the property boundary so the existing rear detached garage and driveway would fall within the rear garden space. The use of the garage would be as garden storage. The proposal also includes the erection of a new outbuilding to create a garden home office. Solar panels would be fitted onto the flat roof of the existing garage and the new garden office.

Plans considered:

Drawing No. 001-050 r2 - Garage and Garden Office Roof plans and Elevations received 6/2/23

Drawing No. 001-035 r2 - Sunlight Assessment received 6/2/23

Drawing No. 001-034 r2 - Proposed Site Layout Plan received 6/2/23

Drawing No. 001-021 - Proposed Block Plan received 6/2/23

Drawing No. 001-022 - Proposed Fence Details received 6/2/23
Drawing No. 001-023 - Visibility Sight Line received 3/2/23
Drawing No. 001-052 r2 - Proposed Garden Office Details received 3/2/23
Location Plan received 2/2/23
Drawing No. 001-020 - Existing Site Layout Plan received 26/12/22

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

The following addresses were consulted by letter.

204 St Saviours Road, Reading, RG1 6EZ
76 Tintern Crescent, Reading, RG1 6HA

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
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC2 (Sustainable Design and Construction)
CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
H9 (House Extensions and Ancillary Accommodation)
TR3 (Access Traffic and Highway-related Matters)

SPD

Design Guide to House Extensions 2021
Revised Parking Standards and Design SPD 2011
Sustainable Design and Construction SPD 2019

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.

The size and scale of the proposed new outbuilding is considered acceptable. A sufficient distance remains between the outbuilding and the main dwelling. There are a variety of rear outbuildings in the wider surrounding area, therefore, this development is not considered uncharacteristic. Although visible from the street, the outbuilding will be screened from the road by the new fence panels which will match the existing, therefore posing minimal harm to the streetscape. As such, the proposal is not considered harmful to the character and appearance of the property or the surrounding area.

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.

The proposals are considered acceptable in terms of size, scale and design and, therefore, do not pose any identified risks to amenity of neighbouring properties. Officers consider that the new outbuilding, solar panels, and additional fencing would not be harmful to residents of neighbouring properties in terms of any overbearing effects or visual dominance. The proposed development would be adjacent to the garage and driveway of the neighbouring property at 76 Tintern Crescent, therefore, there is sufficient distance from the proposals to the habitable rooms of this property. The proposed outbuilding is single storey in nature so there are no identified risks to the residents of neighbouring properties in terms of loss of privacy or overlooking. There are no rear or side facing windows or doors. All windows and doors will be located in the front elevation of the outbuildings facing the main dwelling. The proposal will not represent an unacceptable loss in private outdoor space.

Other Matters

Transport

The proposal will result in the loss of the garage that fronts Tintern Crescent and therefore the loss of parking within the garage and in front of the garage. Submitted Layout Drawing No 001-034 r2 illustrates an area of hard standing that can accommodate 2 vehicles. Highway records confirm there is an authorised dropped crossing in place from St Saviours Rd. The provided parking provision is therefore deemed acceptable and confirmed by Transport.

Transport Officers had concerns with the original plans submitted with regards to the impact on No76 Tintern Crescent visibility. Visibility splays and sight lines allow vehicles exiting properties to see cyclists, vehicles, and pedestrians on the main footway, in addition to this it allows pedestrians to be able see an emerging vehicle from a safe distance.

Revised plans were submitted to mitigate the reduction of visibility for No76. The building and fence have been splayed back to provide improved visibility for No76, this is therefore deemed acceptable and confirmed by Transport.

Energy Efficiency

The proposed solar panels would contribute towards energy efficiency measures and renewable and low carbon energy sources in accordance with Policy CC2 and the Sustainable Design and Construction SPD.

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 limits

AP1 - Approved plans

M3 - Materials

PD6 - Domestic use

DC1 - VEHICLE PARKING (AS SPECIFIED)

DC15 - VISIBILITY SPLAYS (AS SPECIFIED)