

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Heights

App Ref: 230722/HOU

Address: 6 Chelford Way, Caversham, Reading, RG4 7PT

Proposals: Single storey side and front extension. Conversion of garage to habitable room

Case Officer: Ryan Allen

Applicant: Mr / Miss Harris / Baylis

Date received (valid from): 25 May 2023 **Target Decision date:** 20 July 2023

1. SITE DESCRIPTION

Site Visit Date: 28/06/23

The application site is a two-storey detached dwellinghouse, located on Chelford Way, Caversham. The surrounding streetscene comprises of properties that vary in character and scale. The property is not listed, nor is it situated within a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a single storey side extension, complete with garage conversion. Also, a front porch extension is proposed.

Plans considered:

Received 25/05/23

Drawing No: GP-2111-A-9 - Existing & Proposed Plans & Elevations - dated N/A

3. RELEVANT PLANNING HISTORY

05/07/21 - 21111/HOU - Proposed conversion of garage to habitable room including extension to front and roof of garage - Permitted

4. CONSULTATIONS

The following addresses were consulted by letter.

4 Chelford Way, Caversham Reading
4 Orwell Close, Caversham, Reading, RG4 7PU
2 Orwell Close, Caversham, Reading, RG4 7PU
88 Albert Road, Caversham, Reading, RG4 7PL

Letters of representation have been received as follows:

Internal Consultation

Transport - The proposed extension will result in the loss of parking within the garage to provide accommodation ancillary to the main dwelling and therefore the loss of a parking space. In accordance with the Councils current standards a 3+ property in Zone 3 is required to provide 2 off road parking spaces. Submitted block plan illustrates 2 parking spaces are proposed in

tandem formation. It should be noted that it is not permitted for vehicles to overhang the public highway as this can constitute an obstruction of the public highway under the Highways Act 1980. If any alterations to the existing vehicle access are required, a license from the Highways Department will be required.

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)
TR5 (Car and Cycle Parking)

SPG/SPD

A Design Guide to House Extensions SPG

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 garage conversion would maintain the set-back nature of the existing garage at the property, retain the building line of the host dwelling by extending to the property's rear and change the roof design from a flat roof to a pitched roof; considered to be more respectful to the host dwelling. The proposal only seeks to extend slightly to the rear from previous application, 211111, which saw a garage conversion of a similar design permitted. While garage conversions aren't a prominent presence on the immediate streetscene, the alteration is not considered to be a negative addition to the streetscene and its set-back nature would mitigate the potential for any visual harm to the surrounding area.

Newly introduced with this application is the addition of a front extension to the property in the form of a porch. Although not common on the street, the proposed porch is considered to be of

minimal scale and therefore proportionate to the existing property and surrounding area. Its design would include a pitched roof and its aforementioned minimal scale would secure the maintenance of the property's curtilage to the front and separation from the public highway. Materials proposed are to match which will be secured by recommended condition, M1.

As such, the proposal is compliant with policies CC7 & H9 of the Reading Borough Council Local Plan (2019).

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 extension to the side of the property is of a single-storey nature and does not seek to be erected at a height that is considered to be excessive. It's relation to neighbouring properties is benefitted by the host dwelling's positioning on the street and significant distance from neighbouring properties; both of which are considered to mitigate the potential for detrimental harm to neighbouring amenity. Similarly thought is extended to the inclusion of the front porch proposed. Overall, the proposal is compliant with policies CC8 & H9 of the Reading Borough Council Local Plan (2019).

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
AP1
M1
DC1

Informative:

IF3