

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Tilehurst

App Ref: 230685/HOU

Address: 8 Filbert Drive, Reading, RG31 5DZ

Proposals: Part conversion of existing garage into office and utility. Proposed pitched roof to existing garage with insertion of roof lights.

Case Officer: Sian Hickey

Applicant: Mr & Mrs Kaltakis & Varoutsas

Date received (valid from): 18 May 2023 **Target Decision date:** 13 July 2023

1. SITE DESCRIPTION

The application site is a two storey detached dwelling with an attached side garage. The property is not a listed building, nor does it fall within a conservation area. The surrounding area is predominantly residential.

Site visit date: 15/06/2023

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought to convert part of existing garage into habitable space to create an office and utility. The proposal includes a new pitched roof over the existing garage with the insertion of one front rooflight and one rear rooflight. One new window would also be located in the rear elevation of the existing garage. The proposal does not include enlarging the existing footprint. The existing side door is to be infilled.



EXISTING GROUND FLOOR PLAN
SCALE 1:100



PROPOSED GROUND FLOOR PLAN
SCALE 1:100



PROPOSED FRONT ELEVATION
SCALE 1:100



PROPOSED SIDE ELEVATION
SCALE 1:100



PROPOSED REAR ELEVATION
SCALE 1:100

Plans considered:

Drawing No. 23019/PL001 P2 - Existing and Proposed Elevations and Roof Plans

Drawing No. 23019/PL002 P2 - Existing and Proposed Ground Floor Plans

Drawing No. 23019/PL003 P2 - Location and Block Plans

Received 18th May 2023

3. RELEVANT PLANNING HISTORY

091578 - Removal of existing conservatory and erection of new single storey rear extension.
PERMITTED

4. CONSULTATIONS

The following addresses were consulted by letter.

30 Normanstead Road, Tilehurst, Reading, Berkshire, RG31 5BY

29 Normanstead Road, Tilehurst, Reading, RG31 5BY

10 Filbert Drive, Tilehurst, Reading, RG31 5DZ

6 Filbert Drive, Tilehurst, Reading, RG31 5DZ

Letters of representation have been received as follows: None

Internal consultations:

Transport - The loss of the garage will result the loss of parking, submitted site plan illustrates 2 parking spaces; there is sufficient space on the front drive to facilitate 2 vehicles parked in tandem formation.

No changes to the existing dropped vehicle crossing are proposed.

There are no Transport objections to this application as parking is being provided in accordance with the Council's current standards.

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)

SPD

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

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.

Given that there are no significant exterior changes proposed, the proposed development would largely retain the size and character of the existing dwelling. The proposed development is considered acceptable in terms of scale and design and the materials used will match those of the existing dwelling. The existing garage is set back from the street and it is not considered

that the proposed development would have an adverse impact on the character and appearance of the street scene or neighbouring properties. The proposal therefore is considered to comply with policy CC7 and H9 as identified above and as such it is considered acceptable.

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 converted garage would retain the same footprint as the existing garage. The new roof form would be more noticeable to the neighbouring property at no.6 Filbert Drive due to its increase in height, however, it is not considered that the development would cause any overbearing impacts to this neighbour. The ground floor side elevation of no.6 Filbert Drive closest to the development contains a side door and a glazed window, therefore, there are no identified risks in relation to loss of sunlight/daylight to habitable rooms of this property. In addition, there would be no loss of privacy suffered by the neighbouring properties as a result of the proposed development.

With regard to adequate amenity space, the area of amenity space would remain as existing and would not be affected by the proposal.

7. CONCLUSION

The proposed development would not be harmful to the character or appearance of the site or its surroundings and would not have a detrimental impact on the original building or neighbouring properties. As such the proposed works are considered to be in accordance with CC8 (Safeguarding Amenity) and H9 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (2019) along with the Councils Supplementary Planning Guidance A Design Guide to House Extensions (2021).

8. RECOMMENDATION - GRANT

Recommended Conditions:

TL1 - Time Limit

AP1 - Approved Plans

M1 - Materials

DC1 - Vehicle Parking (as specified)