

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Whitley

App Ref: 230439/HOU

Address: 35 Brayford Road, Reading, RG2 8LT

Proposals: Garage Conversion

Case Officer: Gary Miles

Applicant: Mr Joshi

Date received (valid from): 11 April 2023 Target Decision date: 13 June 2023

1. SITE DESCRIPTION

The application site is a 2 storey semi-detached dwelling-house located near the corner of Brayford Road and Lulworth Road, Whitley. The street is characterised by semi-detached and terraced properties of similar age, design and scale. The property is constructed using red brick and red tiled roof. The property has its rear garden to the side with the adjoin property to the rear. The property has been subject to minor refurbishment over the year. The property has driveway parking for 2 cars and retains a large amenity space to the side. A number of properties in the street have been subject to refurbishment and extensions including garage conversions. The property is not listed nor within a conservation area.

Site visit date: 5th May 2023

2. PROPOSAL AND SUPPORTING INFORMATION

Garage Conversion of existing adjoined garage in to a habitable room. Replacing the existing roller door with a window and the addition of a smaller window in the same front elevation. Internal alterations and creation of a study, a store, bathroom and separate WC.

Plans considered

Drawing no: PA/A624/01 - Existing & Proposed Ground Floor Plans - dated February 2023

Drawing no: PA/A624/02 - Existing Elevations - dated February 2023

Drawing no: PA/A624/03 - Proposed Elevations - dated February 2023

Drawing no: PA/A624/04 - Location & Site Plan - dated February 2023

Received by the Local Planning Authority on 4th April 2023

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following addresses were consulted by letter.

33 Brayford Road, Reading, Berkshire
2 Lulworth Road, Reading, RG2 8LX

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)

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

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 proposed alterations will be within the same footprint of the existing garage and store, the existing flat garage roof will be of similar appearance, the materials used to brick up the existing garage door will match existing materials, and the new windows will match the existing UPVC windows.

Officers consider the proposals comply with policies CC7 and H9 of the Reading Borough 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 new windows would face forward onto Brayford Road and would not result in any increased overlooking or loss of privacy. As the proposed alterations will be within the same footprint and same eaves height of the existing garage and store, it is not considered the proposal will reduce sunlight or daylight.

Officers consider the proposals comply with policies CC8 and H9 of the Reading Borough Local Plan 2019.

Transport

The Transport Officer was consulted:

The conversion of the garage to provide additional ancillary accommodation to the main dwelling will result in the displacement of 1 car parking space. In accordance with the Councils current parking standards 2 off road parking spaces should be provided.

Submitted plan PA/A624/01 illustrates 2 vehicle parking spaces on an area of existing hard standing; no changes to the existing dropped kerb are proposed.

From a Transport perspective there are no objections to this proposal.

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 Limit)

AP1 - Approved Plans

M1 - Materials to Match

DC1 - Vehicle Parking (As Specified)

PD6 - Ancillary Domestic Use