

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Heights

App Ref: 221176/HOU

Address: 22 Highdown Hill Road, Emmer Green, Reading, RG4 8QP

Proposals: Conversion of existing garage to a habitable room, including the replacement of the garage doors with a bay window. Extension of the existing porch to create a lobby area with a pitched roof centred over the new entrance door.

Case Officer: Marcie Rejwerska

Applicant: Miss Sue Dowes

Date received (valid from): 9 August 2022 **Target Decision date:** 19 December 2022 (ext.)

1. SITE DESCRIPTION

The application site is a semi-detached two-storey dwelling on Highdown Hill Road in Emmer Green. The property is set back from the road by way of a paved driveway. There is an existing single garage at the side of the property and there are existing alterations to the property such as a rear dormer and single storey rear extensions. Highdown Hill Road is a residential road comprised of detached and semi-detached properties in similar character. The property is not listed nor in a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for conversion of the garage to a habitable room including replacement of the garage door with a bay window, as well as extension of the existing porch to create a lobby with a pitched roof for disabled access. The proposed front porch addition will measure 1.12m in depth. The proposed bay window will similarly measure 0.6m in depth.

Plans considered:

WR-21-020-08 Existing elevations

WR-21-020-04 Existing ground floor

WR-21-020-05 Existing first floor

WR-21-020-06 Existing loft

WR-21-020-07 Existing roof plan

WR-21-020-01 Location plan

WR-21-020-02 Block plan

WR-21-020-13 Proposed elevations

WR-21-020-03 Site plan

WR-21-020-09 Proposed ground floor

WR-21-020-10 Proposed first floor

WR-21-020-11 Proposed loft

WR-21-020-12 Proposed roof plan

Received 9/8/2022

3. RELEVANT PLANNING HISTORY

140576 - Certificate of Lawfulness for proposed loft conversion with rear dormer, hip to gable roof extension and two roof lights to front elevation - Application permitted on 19/6/2014

121870 - First floor extension over existing garage, single storey rear infill extension and loft conversion - Application withdrawn on 9/1/2013

891222 - Single storey rear extension - Application permitted on 18/1/1990

4. CONSULTATIONS

Internal consultations:

Transport - No comments.

External consultations:

The following addresses were consulted by letter.

20 Highdown Hill Road, Emmer Green, Reading, RG4 8QP
4 Highdown Avenue, Emmer Green, Reading, RG4 8QS
24 Highdown Hill Road, Emmer Green, Reading, RG4 8QP

No comments 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)

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 development is considered a modest extension which complements the main dwelling both in terms of scale and design. The proposed new bay window will mirror the existing bay window at the front elevation.

The existing driveway is considered adequate in providing 2 off road parking spaces and therefore the proposed garage conversion will not have a negative impact on the highway. Although front porch extensions are less common in the immediate area, the development is not considered harmful to the character of the street.

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.

- Privacy and overlooking;
 - No identified risk.
- Overbearing effects;
 - No identified risk.
- Sunlight and daylight;
 - No identified risk.

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 PERMISSION

Recommended Conditions:

TL1

AP1

M1