

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham

App Ref: 230331/HOU

Address: 32 Greystoke Road, Caversham, Reading, RG4 5EL

Proposals: Erection of a single storey extension and garage conversion

Case Officer: Ryan Allen

Applicant: Mr Stuart Henshaw

Date received (valid from): 14 March 2023

Target Decision date: 9 May 2023

Revised Target Decision Date: 19 May 2023

1. SITE DESCRIPTION

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

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for the erection of a single-storey side extension, to connect an existing, separate garage space to the hostdwelling. The garage space is to be converted into what plans illustrate as an 'art studio'.

Plans considered:

Received 14/03/23

Drawing No: P80 rev. A - Site Plan - dated 02/23

Drawing No: P90 rev. A - Location Plan - dated 02/23

Drawing No: P100 rev. A - Existing Plans - dated 02/23

Drawing No: P101 rev. A - Existing Elevations - dated 02/23

Drawing No: P102 rev. D - Proposed Plans - dated 02/23

Drawing No: P103 rev. C - Proposed Elevations - dated 02/23

3. RELEVANT PLANNING HISTORY

25/02/11 - 110027/CLP - Certificate of Lawfulness for a proposed rear extension. - Permitted

4. CONSULTATIONS

The following addresses were consulted by letter.

30 Greystoke Road, Caversham, Reading, RG4 5EL

33 Greystoke Road, Caversham, Reading, RG4 5EL

139 Chiltern Road, Caversham, Reading, RG4 5JG

149 Chiltern Road, Caversham, Reading, RG4 5JG

Letters of representation have been received as follows:

None.

Internal

Transport

The proposed works will result in the loss of the garage and therefore parking.

Plans have not been submitted illustrating a revised parking layout for 2 vehicles, which is required to comply with the Councils current parking standards. However iShare images confirm that there is sufficient parking on the drive.

It is also noted that the proposed garage conversion/extension will not be integral to the main dwelling and will be served via 2 external doors. If this unit were to be commercially let then it would need to be provided with dedicated parking, separate from the main dwelling. However, the appropriate condition can be applied to mitigate this situation.

There are no Transport objections to this application as parking is in accordance with the Councils current adopted standards, no changes to the existing dropped vehicle access are proposed.

Natural Environment

Officers were informed of a pending TPO to the rear of the application site. However, the proposal's minor scale and significant separation from said soon to be protected tree means no harm to the tree is considered when assessing the proposal.

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 proposal is considered to be proportionate to the hostdwelling and is minor in scale. A single storey rear extension would be erected to join an existing separate garage to the properties rear to the hostdwelling. This would see minimal further projection from the rear of the property and a slight increase in height to the existing garage; each considered to be complimentary to the host dwelling and wider area. Overall, the proposal is considered to be 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.

Considering the minimal work proposed within the proposal, it is not considered that neighbouring amenity is compromised. The slight increase in height and projection at the rear still retains the sufficient spacing between properties at the site. It is noted that the proposal would include two external doors for the proposed 'art studio', meaning the extension would not necessarily be integral to the host dwelling. To mitigate any future use that's not ancillary to the host dwelling, condition PD6 is recommended. As such, 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
PD5
PD6