

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Emmer Green

App Ref: 230292/HOU

Address: 66 Rosehill Park, Emmer Green, Reading, RG4 8XF

Proposals: Single storey rear extension, part garage conversion, infill of front car port and front porch

Case Officer: Ryan Allen

Applicant: Mr Bharani Nitturi

Date received (valid from): 7 March 2023 **Target Decision date:** 2 May 2023

1. SITE DESCRIPTION

The application is a two-storey detached dwelling house, located Rosehill Park, Reading. The surrounding street-scene is entirely residential and comprises of two-storey detached properties, similar in design, scale and character to the south and uniform bungalows to the north; many of the properties have been extended. The property itself 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 rear extension to the rear of the existing garage, which is to be converted into what plans illustrate as 'storage & gym services'. A front porch is also included within the proposal, alongside the in-fill of an existing car-port at the property.

Plans considered:

Received 07/03/23

Drawing No: 01423-01 - Existing Floor Plans - dated 01/23

Drawing No: 01423-01 - Existing Elevations - dated 01/23

Drawing No: 01423-03 - Proposed Floor Plans - dated 01/23

Drawing No: 01423-04 - Proposed Elevations - dated 01/23

Drawing No: 01423-05 - Location & Block Plan - dated 02/23

Drawing No: 01423-06 - Proposed Location & Block Plan (Parking Plan) - dated 02/23

Received 20/04/23

Drawing No: 01423-07 - Revised Proposed First Floor & Front Elevations - dated 04/23

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following addresses were consulted by letter.

68 Rosehill Park, Emmer Green, Reading, RG4 8XF

64 Rosehill Park, Emmer Green, Reading, RG4 8XF

8 Spinney Close, Emmer Green, Reading, RG4 8TB

7 Spinney Close, Emmer Green, Reading, RG4 8TB

Letters of representation have been received as follows:

None.

Internal

Transport

The proposed works will result in the loss of the garage and car port and therefore loss of parking. Submitted block/location plan (Drawing 01423-06) illustrates 2 vehicles parked on the front drive. No changes to the existing vehicle access is proposed. There are no Transport objections to this application as parking is being provided in accordance with the Councils current adopted 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)

SPG/SPD

A Design Guide to House Extensions SPG

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.

The proposal seeks to almost mirror extensions at neighbouring properties who've also opted for rear extensions to their existing adjoining garages, complete with the change from flat to pitched roof; which is considered more complimentary to the host dwelling. Amended plans were submitted by the agent illustrating changed fenestration to the property's frontage. The change was considered negligible in terms of design and the proposal is still considered acceptable. As such, no re-consultation period was recommended. Overall, the proposal is considered 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 properties detached nature provides comfort to neighbouring residence in terms of overbearing effects. However, given the proposal's proportionately minimal scale, it is not considered the proposal would pose harm to neighbouring properties residential amenity. The proposal would be single story and would be against the neighbouring properties west elevation, where no windows are present. The rear extension does not seek to project further than the depth of the existing property. Overall, the proposal is considered compliant with policies CC8 & H9 of the Reading Borough Council Local Plan (2019).

Parking Provisions

The proposed part-garage conversion and infill of the existing car-port of the property would inevitably result in the loss of off-road parking available at the host dwelling. However, as confirmed by colleagues in Transport, the driveway at the front of the property would mean that sufficient off-road parking for the address is retained. As such, the proposal is compliant with policy TR5 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

Recommended Informatives:

I24

IF3