

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham

App Ref: 230957/HOU

Address: 2 Hemdean Hill, Reading, RG4 7SB

Proposals: Proposed garage conversion complete with new roof, floor plan redesign and all associated works

Case Officer: Sian Hickey

Applicant: Juliana Espin

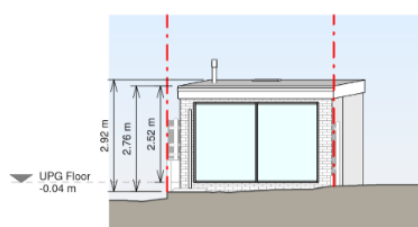
Date received (valid from): 10 July 2023 **Target Decision date:** 4 September 2023

1. SITE DESCRIPTION

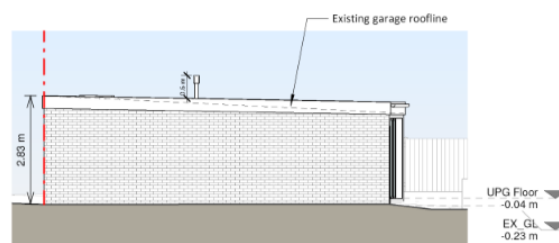
The application site is a two storey semi-detached dwelling located on Hemdean Hill. At the rear of the site is a detached garage. The property is not a listed building, nor does it fall within a conservation area. The surrounding area is predominantly residential.

2. PROPOSAL AND SUPPORTING INFORMATION

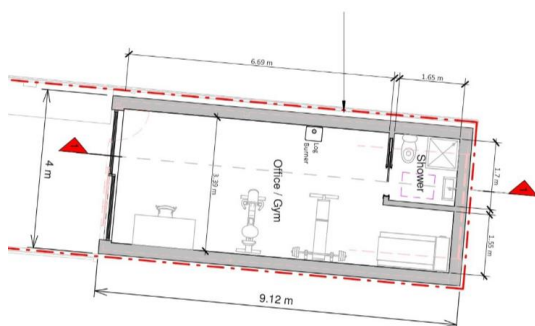
Planning permission is sought to convert the existing detached garage into habitable space incidental to the main dwelling. The proposal includes a floor plan redesign, bricking up the existing garage door in the rear elevation, inserting new double sliding doors in the front elevation, and a replacement roof with one roof light. The proposal does not involve enlarging the floorspace.



Outbuilding Front Elevation



Outbuilding Left Elevation



Plans and documents submitted:

Location Plan

Drawing No. B168472-02-3000 rev A - Existing and Proposed Block Plans

Drawing No. B168472-02-3100 rev A - Proposed Floor Plans and Elevations
Drawing No. B168472-02-1100 rev A - Existing Floor Plans and Elevations
Photographs
Planning Fire Safety Strategy

As received 10th July 2023

3. RELEVANT PLANNING HISTORY

230416 - Proposed facade alterations by replacing all existing windows, installation of sliding doors to rear, internal alterations and all associated works. PERMITTED

4. CONSULTATIONS

The following addresses were consulted by letter.

4 Hemdean Hill, Caversham, Reading, RG4 7SB

Letters of representation have been received as follows: None

RBC Transport

The loss of the garage will result in the loss of a parking space. Plans have not been submitted illustrating alternative parking provision.

Hemdean Hill and the surrounding areas are included in the Councils Residential Parking Permit Scheme therefore unauthorised on street parking can be controlled and monitored. Given the extensive parking restrictions in place the loss of the garage can be accepted in this instance.

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 outbuilding and thus the proposal is not considered to harm the character and appearance of the surrounding area. Furthermore, the outbuilding is contained at the rear of the site with a significant distance to the street, therefore causing minimal risk to streetscape. There is also a sufficient distance between the outbuilding and the main dwelling. The design and materials of the outbuilding are considered acceptable and would complement the host dwelling.

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 footprint of the converted garage would remain the same as the existing, and the height would only increase by a maximum of a 0.3m. The outbuilding is single storey in nature with a maximum height of 2.92m. There are no identified risks of the outbuilding resulting in any overshadowing or loss of natural light and it would not have any overbearing impact on the adjoining neighbouring properties. In addition, there would be no loss of privacy suffered by the neighbouring properties as a result of the proposed development. The proposal, therefore, would not cause a detrimental impact on the living environment of neighbouring properties.

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 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

M3 - Materials

AP1 - Approved plans

PD6 - Incidental use