

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Whitley

App Ref: 220601/HOU

Address: 94 Blandford Road, Reading, RG2 8RW

Proposals: Proposed extension to front of garage and porch and conversion of garage to habitable use.

Case Officer: Marcie Rejwerska

Applicant: Mr & Mrs Franny and Natasha Gonsalves

Date received (valid from): 24 April 2022 Target Decision date: 22 December 2022 (ext.)

1. SITE DESCRIPTION

The application site is an end-terrace two storey dwelling on Blandford Road in Whitley. The property has an existing front porch with a pitch gable roof, and a single garage at the side of the property. There is also an existing single storey extension at the rear. The property is set back from the road by way of a paved driveway. Blandford Road is a residential road comprised of semi-detached dwellings and short terraces. The property is not listed nor in a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for conversion of the existing garage to habitable room and a front extension to the garage and the existing front porch to create a new level front extension.

Plans considered

BR94;001, Site block and location plans, dated April 2022, received 25 April 2022

BR94;003, Existing and proposed ground floor plans, dated April 2022, received 25 April 2022

Site plan (to show parking and extended dropped kerb and wall modification), received 27 May 2022

BR94;004, Rev P2, Existing and proposed elevations, dated April 2022, received 1 December 2022

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

Internal consultations:

Transport - The proposed parking layout is considered acceptable. A license will be required from the Highways department to extend the dropped kerb.

External consultations:

The following addresses were consulted by letter.

37 Farrowdene Road, Reading, Berkshire, RG2 8SD

39 Farrowdene Road, Reading, RG2 8SD
92 Blandford Road, Reading, Berkshire, RG2 8RW
96 Blandford Road, Reading, RG2 8RW

No letters of representation 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 proposal includes replacement of the existing porch with a front extension measuring 1.78m across 5.17m (the existing garage and porch). The scale of the development is considered proportionate and acceptable. There are a number of large porches and garage conversions on Blandford Road and therefore this proposal is not considered to disrupt the existing building line or appear out of character. The false hip roof complements the character of the main dwelling. A condition is recommended to restrict the use of the flat roof, and to restrict the use of the converted garage as ancillary to the main dwelling due to the addition of a second external door at the front of the property.

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

Application Permitted

Recommended Conditions:

TL1

AP1

M1

PD5

PD6

DC1

DC3

IF3

I29