

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Redlands

App Ref: 220859/HOU

Address: 36 Malvern Court, Reading, RG1 5PL

Proposals: Proposed single storey rear extension to replace conservatory. Conversion of existing Garage to habitable space and fenestration alterations to main house.

Case Officer: Marcie Rejwerska

Applicant: Mr Oliver Pennel

Date received (valid from): 12 June 2022 **Target Decision date:** 7 August 2022

1. SITE DESCRIPTION

The application site is a detached two-storey dwelling on Malvern Court. The property is set back from the road by way of a paved driveway and modest front garden. Part of the ground floor of the dwelling forms a single garage. There is an existing conservatory at the rear of the dwelling and a modest single storey element on the south elevation. Malvern Court is a residential cul-de-sac comprised of detached dwellings in identical character, as well as apartment blocks. The property is not listed and is situated just outside the Alexandra Road conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for conversion of the garage to habitable room, including replacement of the garage door with a new window, a new obscure glazed window on the north side elevation, and replacement of the existing conservatory with a pitched roof rear extension measuring 3m depth x 3.4m width.

Plans considered:

1042-PL-098 Block and parking plan

1042-PL-099 Location plan

1042-PL-100 Existing plan

1042-PL-101 Existing elevations

1042-PL-102 Proposed plan

1042-PL-103 Proposed elevations

Received 13/06/2022

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

Internal consultation:

Transport - Objection; 2 off road parking spaces cannot be provided on site if the garage parking space is removed.

The above has been resolved with the Transport agreement that 1 parking space can be provided by nearby permit parking schemes. The applicant is eligible to apply for a on street parking permit; the decision of this application does not automatically grant a parking permit.

External consultation:

The following addresses were consulted by letter.

34 Malvern Court, Reading, Berkshire, RG1 5PL
35 Malvern Court, Reading, RG1 5PL
33 Malvern Court, Addington Road, Reading, RG1 5PL
37 Malvern Court, Reading, RG1 5PL

No responses 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 rear extension is modest in size and complements the main dwelling in its design and is therefore considered acceptable. The extension will not be visible from the street and therefore has little to no impact on the character of the wider street.

The proposed garage conversion is also considered acceptable. Other properties on Malvern Court have converted their garages such as no.38 and 34 Malvern Court. The proposal is therefore not considered to be uncharacteristic for this area.

The proposed fenestration changes (new front elevation window and new north side elevation window) are also considered acceptable as their layout and design complements the existing 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.

- Privacy and overlooking;
 - No identified risk; new side elevation window is to be obscure glazed
- Overbearing effects;
 - No identified risk
- Sunlight and daylight;
 - No identified risk; there is sufficient space between the neighbouring no. 37 Malvern Court.

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

PD3

DC1

DC3