

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Heights

App Ref: 220810/HOU

Address: 11 Hafod, Emmer Green, Reading, RG4 8LZ

Proposals: Side extension to existing garage and conversion to annex.

Case Officer: Beatrice Malama

Applicant: Renue Gupta

Date received (valid from): 1 June 2022 **Agreed Decision date:** 12 September 2022

1. INTRODUCTION

The application site is double garage at 11 Hafod. 11 Hafod is one of the 80 two storey houses with garages built in the late 1990s at phase 6 Shipnells Farm, Caversham. The house and its garage, like most of the properties in the area, is built of redbrick with gable end pitched roofs. The property is located at the end of a cul-de-sac and beyond which is an area of green space with significant vegetation cover.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning application is sought for the proposed side extension to existing garage and conversion of existing garage to annex. The extension would measure 3.3m deep from the existing side wall and 4.2m wide. It would be built of brick with a pitched roof to match the existing garage.

Revised plans have been submitted removing the kitchen element from the proposals, consistent with the ancillary use of the annex.

Plans considered:

Drawing No: BHD-0146 - E101 - Existing Plans and Elevations

Drawing No: BHD-0146 - E100 - Existing Site and Location Plans

Received by the Local Planning Authority on 1 June 2022

Drawing No: BHD-0146 - P100 - Rev A - Proposed Site and Location Plans including parking

Received by the Local Planning Authority on 4 August 2022

Drawing No: BHD-0146 - P100 Rev B- Proposed Site and Location Plans

Drawing No: BHD-0146 - P101 Rev A - Proposed Plans and Elevations

Received by the Local Planning Authority on 1 September 2022

3. RELEVANT PLANNING HISTORY

Planning application Ref 94/00626/FD was permitted on 31st July 1995 for the construction of 80 two storey houses with garages and construction of access roads (to replace 87 previously approved by permission 91/0879/RM).

Planning application 220814 - Conversion of existing garage into annex - pending determination

4. CONSULTATIONS

4.1 Internal

RBC Transport and Development Control

The initial comment received from transport on 23 June 2022 raised a concern regarding the loss of parking and lack of provision for alternative parking arrangements. Transport requested that revised plans illustrating two parking spaces and confirmation of land ownership be submitted. To address this concern, revised plans (ref BHD-0146-P100-Rev A) illustrating alternative parking spaces and information confirming land ownership were received by the local planning authority on 4 August 2022. No further transport concerns were raised and as such the proposal was deemed acceptable in terms of Transport Development Control subject to suggested condition and informative. The applicant is also reminded to ensure that no part of the vehicles should overhang on to the public highway and no turning areas should be obstructed at any time.

4.2 External

The following addresses were consulted by letter on 9 June 2022.

9 Hafod, Emmer Green, Reading, RG4 8LZ
34 Aberaman, Emmer Green, Reading, RG4 8LD
16 Hafod, Emmer Green, Reading, RG4 8LZ

Two objections to the proposal were received from the adjoining neighbours. The objections have been summarised as follows with case officer comments in bold letters:

- Insufficient space for vehicle manoeuvring and parking. Construction vehicles will obstruct and block the way - **The site is located at the end of a cul-de-sac and has an existing driveway. The proposed Site and Location plan (ref BHD-0146 - P100 - Rev A) submitted illustrates parking as such it would appear there would be adequate space for two vehicles as required.**
- The use of the proposed annex unclear. Should the annex be let out or sold in the future, there would not be adequate parking space - **a condition restricting the use of the annex for any other purposes than domestic ancillary use is attached.**
- Restriction clause in the title deed restricts the use of garages for any other purposes than car parking - **this is not a material planning consideration**
- Proposed development next to our garden not acceptable - **The existing garage at 11 Hafod is located adjacent to the rear garden of no 16 Hafod. No external alterations are proposed to this side of the garage as such it is considered unlikely that the proposal would have significant adverse impact on the enjoyment of the neighbouring garden.**

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)

EN14 (Trees, Hedges and Woodland)

TR3 (Access, Traffic and Highway-Related Matters)

SPG/SPD

- A Design Guide to House Extensions SPG
- Revised Parking Standards and Design SPD 2011

6. APPRAISAL

This application has been assessed in terms of impact on Character and Appearance, Residential Amenity, Natural Environment and Transport.

6.1 Character and Appearance

The application site is an existing double garage at 11 Hafod located at the end of a cul-de-sac. The garage is built of brick with a pitched roof. Many houses in this area have similar type of garages which are located either to the side or front of the property.

The proposal is for the extension of the existing garage and converting it to a one bed dwelling accommodation which would be used as an annex. The design, style and material proposed would match the existing garage and the surrounding buildings.

Given the scale, design and location of the proposed extension and the proposed exterior finishing materials for the whole development, the proposal is not considered to harm the character and appearance of the surrounding area as such the proposal complies with Policy CC7 and H9 of the Reading Borough Local Plan (2019).

6.2 Residential Amenity

Policy CC8: Safeguarding Amenity 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.

Whilst the proposed garage extension and conversion would result in an increase in the footprint of the existing garage, it would not result in any increase in the height of the building as such the proposal would not result in any overshadowing or loss of natural light to the neighbour at no. 16 and would not have any overbearing impact on the adjoining neighbouring properties. Therefore the proposal would not cause a detrimental impact on the living environment of neighbouring properties. In addition, proposal in not considered harmful to the living conditions of futures occupants as the proposed accommodation would have access to adequate natural lighting. Furthermore, due to its location, orientation and relationship with neighbouring buildings, it is considered unlikely that the house would be overlooked from any neighbouring windows as such any concerns in respect of loss of privacy are eliminated.

With regard to adequate amenity space, the property has an existing front and back garden. The proposed extension would cover an area of approximately 14 square metres and would be constructed on an existing hardstanding surface therefore the proposed development would not cause a significant reduction in the amount of usable amenity space for the property than currently exists.

6.3 Natural Environment

Whilst there are mature trees near the site and to the rear of the building outside of the property boundary, due to the size and extent of the proposed extension and associated works, it is considered unlikely that the proposal would cause harm to the trees. In addition, the proposed extension, would be constructed on an existing hardstanding surfacing and thus it is considered unlikely that the proposal would cause harm to the roots of existing nearby trees. Figures 1 and 2 below show the site and its immediate surrounding area.



Fig 1: Existing vegetation off site (site visit 9/8/22)



Fig 2: Existing hardstanding surface on site (site visit 9/8/22)

6.4 Transport

The proposed garage extension and conversion would result in the loss of two parking spaces. RBC Transport requested that revised plans illustrating two alternative parking spaces and documents to confirm land ownership be submitted. The revised plans and supporting land ownership documents were received by the local planning authority on 4th August 2022. The documents confirm that the existing driveway which is land to the front of the double garage is owned by the applicant and would be used as an alternative parking area. Although the revised plans submitted by the applicant indicate four parking spaces, the Revised Parking Standards and Design SPD 2011 requires two parking spaces to be provided for a 4+ bed dwelling house in zone 3. The existing driveway is considered adequate for parking two vehicles as required therefore the proposal complies with the SPD. RBC Transport confirmed that the proposal was acceptable in Transport terms as such there were no further objections. The applicant however is advised

through an informative to ensure that no part of the vehicles should overhang on to the public highway or any shared land to which the applicant does not have the full right of ownership and no turning areas should be obstructed.

7. CONCLUSION

The proposed development has been assessed and the proposed works are considered to be in accordance with the above relevant policies and planning permission can be granted subject to conditions attached.

8.0 RECOMMENDATION

Application Permitted

CONDITIONS

Time Limit (Standard)

Approved Plans

Ancillary Domestic Use

Informatives

Highways

Vehicles should not overhang