

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Park

App Ref: 230094/HOU

Address: 26 Green Road, Reading, RG6 7BS

Proposals: To convert the integral garage into a dining room by changing the garage door to a window. To change the Living Room window to folding- sliding doors.

Case Officer: Marcie Rejwerska

Applicant: Mr and Mrs Lewis

Date received (valid from): 26 January 2023 **Target Decision date:** 23 March 2023

1. SITE DESCRIPTION

The application site is a two storey semi-detached dwelling on the west side of Green Road. The property is set back from the road by way of a shared paved driveway. There is a mature Oak tree on the boundary of 24-26 Green Road which is subject to TPO 138/06.

The property has an integral single garage. The surrounding area is residential with semi-detached properties and short terraces in similar character. The property is not listed nor in a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for conversion of the garage to a habitable room, including replacement of the garage door with a window. A low level brick planter is proposed across the width of the front elevation. All proposed materials will match the existing.

Plans considered:

1100-HR-A-TP-0100 Rev. 01, Site location and block plan, dated 22 January 2023, received 26 January 2023

1100-HR-A-TP-0101 Rev. 01, Existing and proposed GA plans, dated 22 January 2023, received 26 January 2023

1100-HR-A-TP-0102 Rev. 01, Existing and proposed elevations, dated 22 January 2023, received 26 January 2023

110-DAS-0001 Re. 01, Design and Access Statement, dated 23 January 2023, received 26 January 2023

Tree protection plan, dated 8 March 2023, received 8 March 2023

Driveway plan, dated 15 February 2023, received 16 February 2023

3. RELEVANT PLANNING HISTORY

171130 - Side and rear dormers, roof lights and alteration to fenestration (retrospective) - Application refused on 23/8/2017

171159 - 8 semi-detached dwellings at 20-28 Green Road (as granted planning permission by application 83/TP/675 dated 25/01/84) but without complying with condition 8, namely to restore permitted development rights Class B to Class H of Part 1 to Schedule 2 of The Town and

Country Planning (General Permitted Development)(England) Order 2015 (as amended) - Application refused on 30/8/2017

171965 - Side and rear dormers, two roof lights and alteration to fenestration - Application permitted on 8/12/2017

4. CONSULTATIONS

Internal consultations:

Trees - The mature Oak tree at the front of No. 24, on the boundary with No. 26, is subject to TPO 138/06. Whilst the application form states that there are no trees within falling distance of the proposal, this clearly not the case.

The principle of the proposals, given their limited nature, are acceptable in relation to the Oak tree as there should be no direct impact - I assume that the wall proposed at the front of the garage for the conversion will not need any additional / deeper foundations than already exist. In terms of indirect impact, it is necessary to ensure that no associated construction related activity takes place within the RPA of the Oak, specifically on the grass area hence a simple tree protection plan should be provided, labelling this grass area as a 'construction exclusion zone' to be fenced off prior to commencement with fencing retained until completion. Builder's orange mesh fencing would be acceptable in this case (this should be noted on the plan, showing it's position). Given the scale of development I would suggest asking for this prior to a decision to avoid a pre-commencement condition for this. Condition L7A would then be appropriate, otherwise L7 will be required.

Given that there is some history of subsidence in this road, Informative I32 (Advice about foundations in relation to tree related subsidence) would be prudent - even though it's not an extension, it would serve as a reminder to ensure the garage conversion takes this into account.

Transport - No objections

External consultations:

The following addresses were consulted by letter.

24 Green Road, Reading, RG6 7BS
28 Green Road, Reading, RG6 7BS
18 Regis Park Road, Reading, RG6 7AD
17 Regis Park Road, Reading, RG6 7AD

No letter 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 proposed development falls under permitted development, and is considered acceptable. The proposed new window respects the existing fenestration layout of the dwelling and therefore has minimal impact on its character. There are many similar garage conversions on Green Road and therefore there is minimal impact on the character of the wider street scene.

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 risk identified
- Overbearing effects;
 - No risk identified
- Sunlight and daylight;
 - No risk identified

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

DC1

L6