

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Heights

App Ref: 230827/HOU

Address: 46 Tredegar Road, Emmer Green, Reading, RG4 8QF

Proposals: Side infill extension connecting garage to house

Case Officer: Marcie Rejwerska

Applicant: Mr and Mrs Kelly

Date received (valid from): 13 June 2023 **Target Decision date:** 8 August 2023

1. SITE DESCRIPTION

The application site is a detached two-storey dwelling on Tredegar Road in Emmer Green. The property is set back from the street with a private paved driveway and a detached double garage. It is noted from the submitted plans that the garage is shown as converted to habitable use with storage as existing. There is no formal planning history for this, but this conversion would fall under Permitted Development.



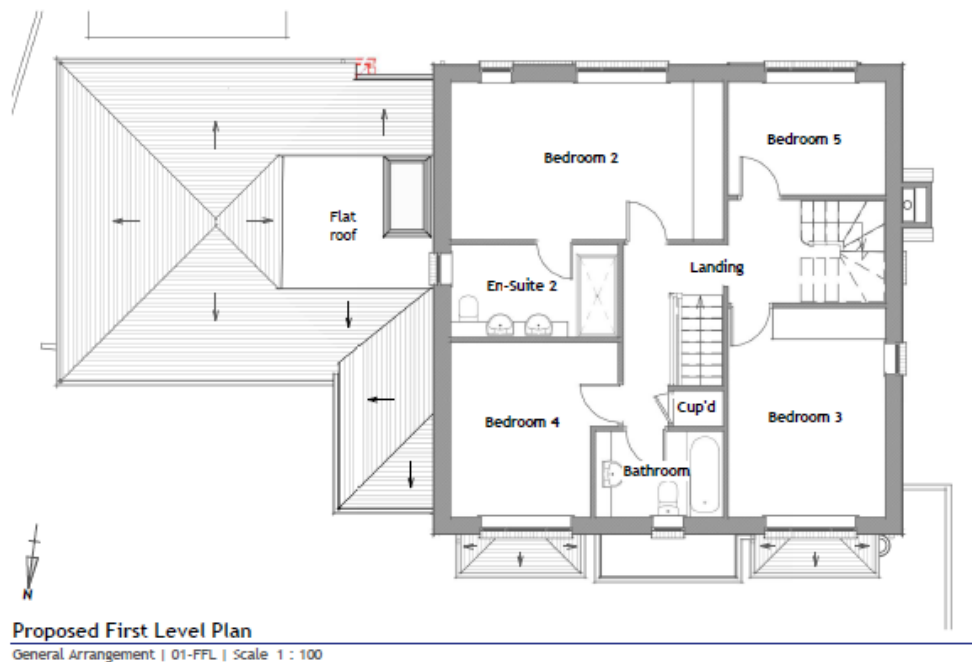
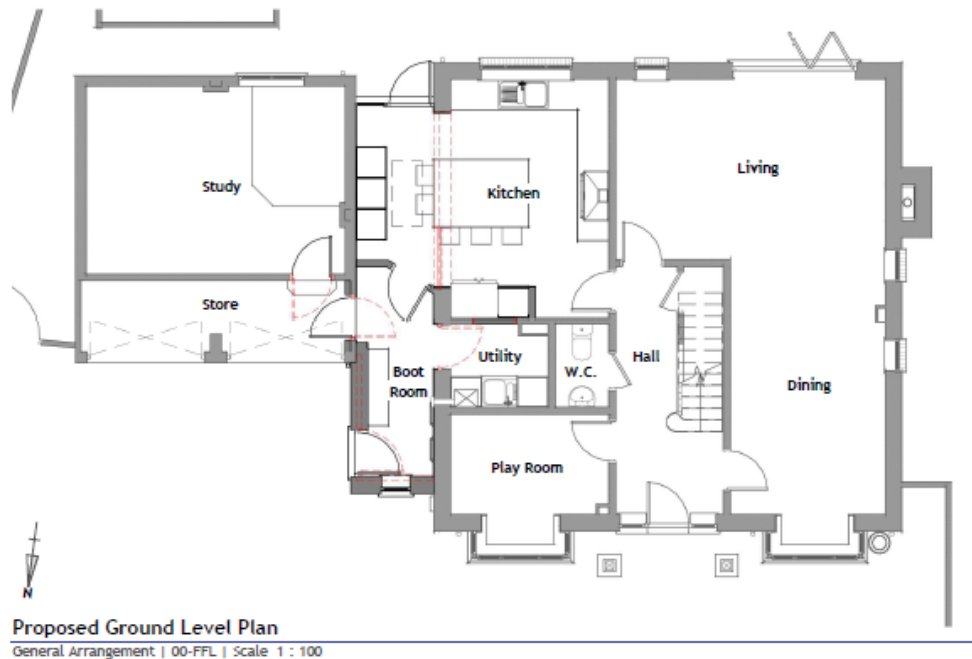
1 Location of 46 Tredegar Road. Image taken from Google Maps on 25 July 2023.

The application site, together with the neighbouring no. 44 Tredegar Road are the only properties on the west side of Tredegar Road. The property is not listed nor in a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a single storey side extension to connect the existing garage/annexe and the host dwelling. The extension would measure 1.5m in width, set back

0.75m from the front elevation of the host dwelling and sitting 2.53m beyond the front of the double garage/annexe. The extension would connect the existing study/storage annexe to the host dwelling. The proposed finish is matching brickwork and hipped roof to match the main dwelling, with a flat roof area above the proposed hallway which will be concealed by the surrounding roof form.



Plans considered:

- MAP-C4622-001 Rev. A, Location and Site Plan, dated 6 June 2023, received 14 June 2023
- MAP-C4622-110, Existing Floor Plans, dated 21 April 2023, received 14 June 2023
- MAP-C4622-180, Existing Elevations, dated 21 April 2023, received 14 June 2023
- MAP-C4622-280, Proposed Elevations, dated 15 May 2023, received 14 June 2023
- MAP-C4622-290, Proposed Elevations 3D, dated 15 May 2023, received 14 June 2023
- MAP-C4622-210, Proposed Floor Plans, dated 15 May 2023, received 14 June 2023
- MAP-C4622-SK01, Proposed Floor Plans 3D, dated 15 May 2023, received 14 June 2023

3. RELEVANT PLANNING HISTORY

220010 - Landscaping work in rear garden to include cantilevered rear deck - Application permitted

4. CONSULTATIONS

Non-statutory:

RBC Natural Environment - No comments received.

RBC Transport - No objections.

Public:

The following addresses were consulted by letter.

44 Tredegar Road, Emmer Green, Reading, Berkshire

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)

TR5 (Car and Cycle Parking)

SPD

Design Guide to House Extensions SPD 2021

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 extension is modest in scale and maintains the appearance of the garage/annexe being subservient to the host dwelling. The proposal is therefore considered acceptable in scale and design.

The application site is one of the only two properties on the western side of Tredegar Road, and is accessed by way of a private driveway away from the road. As there are limited direct views from Tredegar Road to the front of the property, the impact of the proposal on the character of the wider street is considered minimal.

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 windows are not considered to pose a risk.
- Overbearing effects;
 - No identified risk; the proposal is considered acceptable in scale.
- 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

GRANT PERMISSION

Recommended Conditions:

1. Time Limit Standard
2. Approved Plans
3. Materials (To Match)
4. Ancillary Domestic Use
5. Vehicle Parking (As Specified)