

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Emmer Green

App Ref: 221220/HOU

Address: 58 Rotherfield Way, Reading, RG4 8PL

Proposals: Proposed garage conversion with new pitched roof over

Case Officer: Sian Hickey

Applicant: Wang

Date received: 17 August 2022 Agreed Target Decision date: 14 October 2022

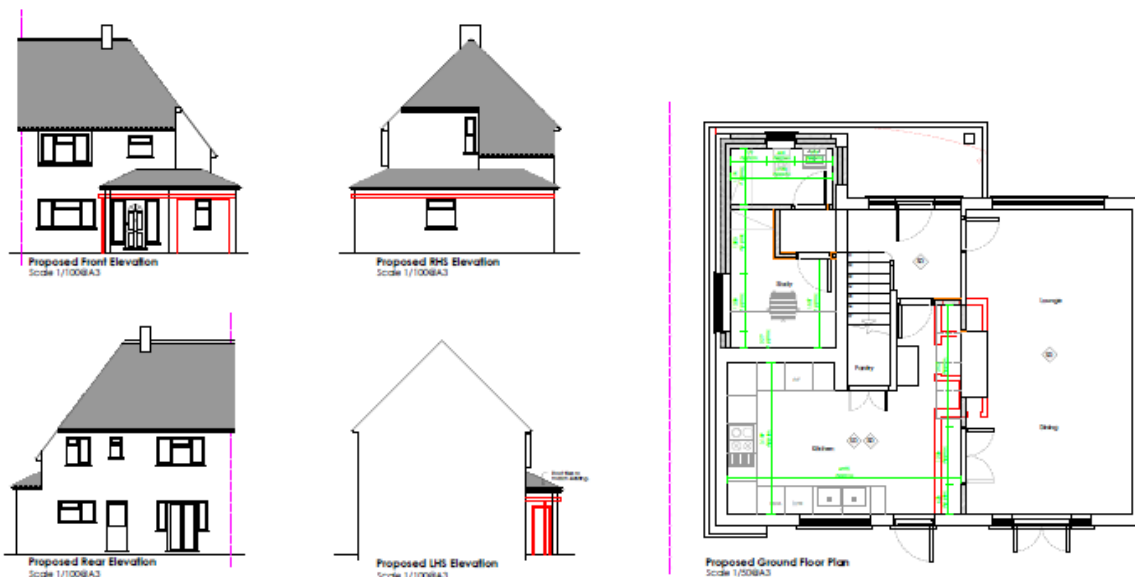
1. SITE DESCRIPTION

Site visit date: 20/09/2022

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION



The proposal is to convert the existing garage space into habitable space to create a study and WC. The existing front garage doors would be replaced with a window, and a new window would be inserted in the Right Side Elevation. The existing garage has a flat roof which extends to the rear of the property and wraps around the front of the property across the front entrance door. It is proposed for the flat roof to be replaced with a hipped roof with roof tiles to match existing.

Plans considered;

Drawing No. 01 - Existing Elevation Plans
Drawing No. 02 - Existing Floor Plans
Drawing No. 04 - Proposed Floor Plans
Drawing No. 05 - Proposed Section
Drawing No. 06 - Proposed Ground Floor Plan
Drawing No. 07 - Location and Block Plans

As received 17/08/2022

Amended Drawing No. 03 - Proposed Elevation Plans

As received 20/09/2022

3. RELEVANT PLANNING HISTORY

221219 - Certificate of Lawfulness for Proposed Loft Conversion - permitted

4. CONSULTATIONS

The following addresses were consulted by letter.

60 Rotherfield Way, Emmer Green, Reading, RG4 8PL
6 Sheep Walk, Emmer Green, Reading, RG4 8NE
56 Rotherfield Way, Emmer Green, Reading, RG4 8PL

No letters of representation have been received from neighbours.

The following comments were received from RBC Transport Department:

The proposal will result in the loss of the garage, the submitted site and block plan illustrates 2 off road parking spaces located on the front drive. To facilitate this layout will require widening of the existing dropped crossing and partial removal of the boundary wall (as identified on google image). Widening of the existing dropped crossing will result in the loss of the grass verge, which is part of the public highway, and will require a license from the Highways Department.

Revised plans are required illustrating the widened access and extent of the grass verge; however I am happy to deal with this by way of condition.

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 (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.

Although properties are of a general similar appearance, other properties in the street have converted the garage and there is some variety in terms of roof types and the front porches. Numerous other properties in the vicinity have had side extensions (single and two storey). As such, the proposal is not considered detrimental to the street scene due to its already varied nature. The materials used will be of a similar appearance to those used in the construction of the exterior of the existing dwelling house.

Residential Amenity

This proposal has also been assessed against Reading Borough Local Plan policy CC8: Safeguarding Amenity, which states that proposals are acceptable where they will not cause a detrimental impact on the living environment of existing residential properties with regard to:

- Privacy and overlooking
- Access to sunlight and daylight
- Visual dominance and overbearing effects of a development
- Harm to outlook

The proposal is considered acceptable in terms of size, scale and design and therefore does not pose any identified risks to amenity of neighbouring properties.

The increased roof height is not considered to cause any additional harm and the new side window is to be obscure glazed and fixed shut below 1.7m when measured from floor level.

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

Recommended Conditions:

TL1 - Time limit
AP1 - Approved plans
M1 - Materials
DC1 - Vehicular parking
DC4 - Vehicular access
PD3 - Obscure glazing

Informatives:

IF1 - Positive and proactive working
IF3 - Highways
I24 - Do not damage the verge
I29 - Access construction