

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Tilehurst

App Ref: 221228/HOU

Address: 6 Crescent Road, Reading, RG31 5AH

Proposals: part single storey rear extension and conversion of garage into habitable room

Case Officer: Sian Hickey

Applicant: Mr Harminder Bhatia

Date received (valid from): 18 August 2022

Target Decision date: 13 October 2022

1. SITE DESCRIPTION

The application site is a two storey semi-detached property with a pitched roof. The property is not a listed building and it doesn't fall within a Conservation Area. The surrounding area is predominantly residential.

Site visit date: 30/09/2022

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a single storey rear extension to measure 3.4m in depth and 5m in width, filling in the gap adjacent to the existing single storey rear projection. The proposed extension would have a pitched roof and rear facing folding doors.

The proposal also includes a conversion of the existing garage into a bedroom and shower room. The existing garage door would be replaced with a front facing window.

Plans considered:

Location Plan

Drawing No. 01 - Existing and Proposed Ground Floor Plan

Drawing No. 03 - Existing Elevations

Drawing No. 04 - Proposed Elevations

Drawing No. 07 - Existing and Proposed Site Plan

Received 18th August 2022

3. RELEVANT PLANNING HISTORY

970139 - Erection of two storey side extension, single storey front porch and garage extension and single storey rear extension. - Permitted

4. CONSULTATIONS

The following addresses were consulted by letter.

4 Crescent Road, Tilehurst, Reading, RG31 5AH

8 Crescent Road, Tilehurst, Reading, RG31 5AH

No letters of representation have been received.

Internal Consultations:

Transport - Given that the property benefits from an existing driveway which can accommodate 3 vehicles; and there is no change to the existing access arrangements onto the highway, there are no transport objections to this application as the parking provision complies with the Council's adopted policies.

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 considered acceptable in terms of scale. The proposed extension would have the same depth and roof type as the existing rear projection. The application site and surrounding properties have fairly large rear gardens and many of the neighbouring properties have rear extensions, therefore the proposal is not considered out of character for its location. The proposed materials are to match those of the existing dwelling.

The street scene has a variety of side extensions and front porches, there have also been other garage conversions in the area. Therefore, the proposal is not considered to harm the character and appearance of the surrounding area. The new window, which would replace the existing garage door, would be in keeping with the other windows in the front elevation of the property.

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.

There is no identified risk to the neighbouring properties of the proposed rear extension appearing overbearing due to the relatively low eaves height and the roof form. The proposal would also not result in the loss of any privacy or overlooking.

The converted garage would retain the size and height of the existing garage and thus would not result in any overshadowing or loss of natural light and would not have any overbearing impact on the adjoining neighbouring properties.

Other Matters

Transport

A plan submitted by the agent shows 2 parking spaces on the existing driveway, which would meet the required parking standards. The garage conversion is, therefore, considered acceptable despite the loss of a garage parking space, and confirmed by Transport.

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 and informatives:

1. Time Limit
2. Approved Plans
3. Materials

IF3 - Highways

IF6 - Building Control

IF7 - Complaints about construction