

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Heights

App Ref: 221240/HOU

Address: 9 Tylorstown, Reading, RG4 7XW

Proposals: Single garage conversion, new rear bifolding doors to replace existing window and landscape alterations.

Case Officer: Sian Hickey

Applicant: Mr & Mrs Miranda

Date received (valid from): 18 August 2022 **Target Decision date:** 13 October 2022

1. SITE DESCRIPTION

The application site is a detached 3-storey dwelling with two garages and store at ground floor level. Tylorstown is a residential cul-de-sac. The dwelling is not Listed and it doesn't fall within a Conservation Area.

Site visit date: 07/09/2022

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is to convert the existing garage on the left side of the property into a gym/snug. The existing garage door would be replaced with a window. The other existing garage would remain unchanged.

At the rear of the property it is proposed that the existing patio doors along with the ground floor middle window are replaced with bifold doors.

The proposal also includes landscape alterations in the rear garden which consist of levelling the existing sloped lawn into two tiers and continuing the existing brick retaining wall to the boundary in order to allow two distinct levels to the garden. In front of the proposed extended retaining wall would be timber constructed raised flower beds and one side of the middle tier would have timber decking.

Plans considered:

Drawing No. 11/01 - Location and Block Plans

Drawing No. 11/02 - Existing Site Plan

Drawing No. 11/03 - Existing Floor Plans

Drawing No. 11/04 - Existing Elevations

Drawing No. 11/05 - Proposed Site Plan

Drawing No. 11/06 - Proposed Floor Plans

received 18th August 2022

Drawing No. 11/05 - Existing and Proposed Site Sections

received 12th September 2022

3. RELEVANT PLANNING HISTORY

There is no recent planning history at 9 Tylorstown.

Planning permission was granted at the neighbouring property, 7 Tylorstown, in 2015 under reference number 150622 for the conversion of existing lower ground floor garage space to habitable room with new front window.

4. CONSULTATIONS

The following addresses were consulted by letter.

11 Tylorstown, Caversham, Reading, RG4 7XW

7 Tylorstown, Caversham, Reading, RG4 7XW

No letters of representation have been received.

Internal consultations:

Transport - Given that the property benefits from an existing driveway which can accommodate 2 vehicles in addition to a second garage space 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.

Given that there are no significant exterior changes proposed, the proposed development would largely retain the size and character of the existing dwelling and thus the proposal is not considered to harm the character and appearance of the surrounding area. The materials used would match the existing, and it is considered that the proposed rear bifold doors and front window would be in keeping with the existing in terms of scale. The proposal therefore complies with Policy CC7 and H9 of the Reading Borough Local Plan (2019).

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.

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. In addition, there would be no loss of privacy suffered by the neighbouring properties as a result of the proposed development. The levelling of the garden would not cause any additional harm in terms of overlooking. The proposal therefore would not cause a detrimental impact on the living environment of neighbouring properties.

With regard to adequate amenity space, the area of amenity space would remain as existing and would not be affected by the proposal.

7. CONCLUSION

The proposed development would not be harmful to the character or appearance of the site or its surroundings and would not have a detrimental impact on the original building or neighbouring properties. As such the proposed works are considered to be in accordance with CC8 (Safeguarding Amenity) and H9 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (2019) along with the Councils Supplementary Planning Guidance A Design Guide to House Extensions (2021).

8. RECOMMENDATION - GRANT

Recommended Conditions and Informatives:

1. Time Limit
2. Approved Plans
3. Materials

IF3

IF6

IF7