

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Emmer Green

App Ref: 220939/HOU

Address: 2 Odiham Avenue, Caversham, Reading, RG4 6PU

Proposals: Conversion of existing garage to Family Room, replacement of existing flat roof to front elevation with pitched roof including roof light, and driveway refurbishment following completion of building work.

Case Officer: Marcie Rejwerska

Applicant: Mr & Mrs Martin & Fleur Drummond

Date received (valid from): 28 June 2022 **Target Decision date:**

1. SITE DESCRIPTION

The application site is a two storey semi-detached dwelling on Odiham Avenue in Caversham. The property is set back from the road by way of a paved driveway. The property has a single garage incorporated in the ground floor, which extends past the front elevation of the dwelling. Odiham Avenue is a residential road comprised of semi-detached dwellings in an almost identical character. The property is not listed nor in a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for conversion of the existing garage into a habitable room, including replacement of the existing flat roof of the garage to a pitched roof with a rooflight. The proposed development does not include any extensions to the existing structure, however the walls will be raised to meet the new pitched roof. Removal of the existing garage door will be replaced with a new window at the front elevation.

The proposal also includes refurbishment of the existing paved driveway.

Plans considered:

2201 PL04 Existing elevations

2201 PL03 Existing floor plans

2201 PL01 Location and block plan

2201 PL06 Proposed elevations (east and south)

2201 PL07 Proposed elevations (west and south)

2201 PL02 Existing plan and proposed site plan

2201 PL05 Proposed floor plans

Received 28/6/2022

3. RELEVANT PLANNING HISTORY

220191 - Garage conversion and single storey front extension - Application permitted on 19/4/2022 but not implemented

4. CONSULTATIONS

Internal consultations:

Transport - No objections

External consultations:

The following addresses were consulted by letter.

14 Odiham Avenue, Caversham, Reading, Berkshire, RG4 6PU

1 Odiham Avenue, Caversham, Reading, RG4 6PU

3 Odiham Avenue, Caversham, Reading, RG4 6PU

No comments 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 garage conversion does not change the existing footprint of the house. In terms of design, the new walls will be constructed in brickwork to match the existing dwelling. The proposed pitched roof will also match the character of the main dwelling. A number of other properties on Odiham Avenue have converted their ground floor garages to habitable rooms, and as such this development will not appear out of character. The proposed refurbishment of the existing driveway is particularly welcome as one garage parking space is being lost. The plans indicate that the existing driveway can provide 2x parking spaces and the loss is therefore acceptable.

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;
 - Proposal does not include extensions in footprint.
- 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

GRANT PERMISSION

Recommended Conditions:

TL1

AP1

M1

DC1