

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Kentwood

App Ref: 220544/HOU

Address: 130 Westwood Road, Reading, RG31 6LL

Proposals: Conversion of garage to ancillary living accommodation

Case Officer: Julie Williams

Date received (valid from): 11 April 2022 Target Decision date: 6 June 2022

Extended to 24 June 2022

PROPOSAL AND SUPPORTING INFORMATION

Plans considered:

9119-100 - Location Plan

9119-101 - Proposed Block Plan

9119-102 - Existing Plan

9119-103 - Existing Elevations

9119-104 - Proposed Floor Plan *

9119-105 - Proposed Roof Plan

9119-106 - Proposed Elevations *

9119-107 - Overlay *

9119-108 - 3D Exterior *

9119-109 - 3D Interior *

9119-110 - Site Plan *

Following discussions about the intended ancillary use of the converted garage it was agreed that the description of development could be changed and amended plans (Rev 1 of those with *) were provided on 23 June 2022.

PLANNING HISTORY

020391 First floor rear extension. Granted 22/5/2002

211391 Conversion of existing garage into Annexe. Withdrawn 21/1/22

CONSULTATIONS

Internal consultations:

Transport: original concerns addressed by the ancillary nature of the proposed use being confirmed by agent and secured by condition.

Public consultations:

The following addresses were consulted by letter and a site notice also displayed.

Flat 1, Armour Lodge, 92 Armour Road, Tilehurst, Reading, RG31 6HE

Flat 2, Armour Lodge, 92 Armour Road, Tilehurst, Reading, RG31 6HE

Flat 3, Armour Lodge, 92 Armour Road, Tilehurst, Reading, RG31 6HE

Flat 4, Armour Lodge, 92 Armour Road, Tilehurst, Reading, RG31 6HE

Flat 5, Armour Lodge, 92 Armour Road, Tilehurst, Reading, RG31 6HE

Flat 6, Armour Lodge, 92 Armour Road, Tilehurst, Reading, RG31 6HE

Flat 7, Armour Lodge, 92 Armour Road, Tilehurst, Reading, RG31 6HE

132 Westwood Road, Tilehurst, Reading, RG31 6LL

No letters of representation have been 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.

RELEVANT PLANNING POLICY & GUIDANCE

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with policies in 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 current development plan is:

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)

ASSESSMENT

The proposed conversion of the garage to habitable use ancillary to the main house as shown on the amended plans would not be harmful to the character or appearance of the site or its surroundings and would not have a detrimental impact on the amenities of the original building or those of neighbouring properties. As such the proposal is found to be in accordance with Policies CC7 (Design and the Public Realm), CC8 (Safeguarding amenity) and H9 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (2019) and the Council's Supplementary Planning Guidance "A Design Guide to House Extensions" (2021).

RECOMMENDATION:

Grant

Standard plus:

Confirmation of ancillary use only

No new openings to be provided on elevation facing Armour Road.