

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Peppard

App Ref: 220397/HOU

Address: 9 Eric Avenue, Reading, RG4 8QU

Proposals: Ground floor front infill extension and garage conversion, alterations to doors and windows on the ground floor side (north-west) and rear elevations.

Case Officer: Mr David Brett

Applicant: Mr & Mrs Dax Elmer

Date received (valid from): 21/03/2022

Target Decision date: 16/05/2022

1. INTRODUCTION

The proposal site is a two-storey detached dwelling located on Eric Avenue, Peppard Ward. The surrounding area is considered predominantly residential with a mix of semi-detached dwellings. The proposal site backs on to Reading Golf Club.



1. Front of 9 Eric Avenue. Photo taken by case officer on 20/04/2022.



2. Rear of 9 Eric Avenue. Photo taken by case officer on 20/04/2022.

An unaccompanied site visit was carried out on 20/04/2022.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks:

- A garage conversion.
- The infilling of the car port and conversion to living space.
- Alterations to windows and doors at ground floor level on the side (north-west) and rear elevations.

Plans considered:

- Proposed Ground Floor Plan - ELLMER-0222-01
- Proposed Elevations - ELLMER-0222-02
- Existing Plan & Elevations - ELLMER-0222-03
- Section A-A - ELLMER-0222-04
- Location Plan - ELLMER-0222-05
- Block Plan - ELLMER-0222-06

Received on 21/03/2022

3. RELEVANT PLANNING HISTORY

131789/FUL - Conversion of existing bungalow into a two storey house by extending to the side, front and at first floor level - Application Permitted on 03/03/2014

4. CONSULTATIONS

4.1 The following addresses were consulted by letter.

7 Eric Avenue, Emmer Green, Reading, RG4 8QU - No response received.

11 Eric Avenue, Emmer Green, Reading, RG4 8QU - No response received.

Reading Borough Council, Transport Development Control - Response received on 04/04/2022

- Proposal will result in the loss of parking within the garage and car port, but the submitted Block Plan illustrates 3 off road parking spaces at the front of the property on an area of existing hard standing. No changes to the existing dropped kerb are proposed.
- There are no Transport objections to this application.

Reading Borough Council, Natural Environment - Response received on 06/04/2022

- There are no Natural Environment objections to this application.

A site notice was erected on 06/04/2022 for a period of 21 days, expiring on 27/04/2022. No responses have been received.

5. 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.

6. 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 (Adopted November 2019)

CC7 Design and the Public Realm

CC8 Safeguarding Amenity

H9 House Extensions and Ancillary Accommodation

H10 Private and Communal Outdoor Space

EN14 Trees, Hedges and Woodland

TR3 Access, Traffic and Highway-Related Matters

TR5 Car and Cycle Parking and Electric Vehicle Charging

SPG/SPD

Design Guide to House Extensions SPD (Adopted March 2021)

Revised Parking Standards and Design SPD (2011)

7. APPRAISAL

7.1 House Extensions and Ancillary Accommodation

In accordance with Reading Borough Local Plan policy H9: House Extensions and Ancillary Accommodation, house extension proposals are acceptable where it:

- *Respects the character and appearance of the house in terms of scale and locations.*
- *Respects the character and pattern of neighbouring properties and appearance of the street as a whole in terms of scale, location, materials and design, the arrangement of doors, windows and other principal architectural features and any important existing building line.*

Policy CC7 of the Reading Borough Local Plan requires all development to be of high quality design and maintain and enhance the character and appearance of the surrounding area. In this specific case, this concerns the following components:

- Layout
- Landscape
- Scale: height and massing; and
- Architectural detail and materials

The proposed development seeks to enclose the existing car port and convert the existing garage to living space to the main dwelling. The infilled area consists of rendered walls to match the existing dwelling and a window to the front elevation to serve the proposed utility room. A new high level window is to be inserted at ground floor level to the side elevation serving the kitchen. The access door to the side elevation is also being moved to serve the relocated utility room, which is being moved from the rear of the dwelling to the front.

To the rear, a projecting oriel window is being inserted to serve the lounge/dining area. Glazed patio doors are also to be inserted to the rear elevation serving the proposed kitchen area. The external alterations proposed are considered minor in scale, the most significant alteration taking place to the front of the dwelling is considered to integrate well with matching materials proposed and the new window lining up with the existing fenestration.

Overall, the proposed development is considered in accordance with Policies H9 and CC7 of the Reading Borough Local Plan. The proposed development is considered to respect the character and appearance of 9 Eric Avenue and the surrounding area and integrate well with the host dwelling.

In accordance with Reading Borough Local Plan policy H9: House Extensions and Ancillary Accommodation, house extension proposals are acceptable where it:

- *Does not result in a loss of biodiversity within gardens.*

It is not considered that the proposal would result in a loss of biodiversity within the garden.

7.2 Safeguarding 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 (amongst other matters):

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

The proposed development is not considered to harm the living conditions of 7 or 11 Eric Avenue. This is due to the size and scale of the proposed development and its situation in relation to habitable rooms and areas at 7 and 11 Eric Avenue. The window proposed to the ground floor side elevation serving the kitchen would not harm the living conditions of 7 Eric Avenue in terms of overlooking or loss of privacy as it would only look out to the boundary fence.

No other nearby occupier is considered to be significantly impinged by the proposed development in relation to any amenity consideration. For existing and future occupiers of 9 Eric Avenue, the proposed development is considered to improve the standard of accommodation at the site.

Overall, the proposed development is not considered to harm the living conditions to neighbouring properties or the surrounding area. Therefore, the proposed development is considered in accordance with policy CC8 of the Reading Borough Local Plan.

7.3 Private and Communal Outdoor Space

This proposal has also been assessed against Reading Borough Local Plan policy H10: Private and Communal Outdoor Space, which states that:

- *Usable outdoor space for houses should be no less than the gross floor area of the dwelling. To which it relates.*

It is considered that this proposal will not represent an unacceptable loss in private outdoor space.

7.4 Natural Environment and Transport

The Natural Environment Team were consulted on this application due to the presence of high value mature trees to the rear of 9 Eric Avenue, however, due to the size, scale and nature of the proposal there are no Natural Environment objections to this application.

It has been noted that there would be a loss of an off-street parking space at the site due to the conversion of the garage. However, as per the transport observations above, the applicant has demonstrated that there would be sufficient space for three vehicles on site using the existing access arrangements. This matches the requirements for a dwelling of four or more bedrooms as defined for a dwelling within zone 4 within the Revised Parking Standards and Design SPD. Therefore, the proposed development is considered in accordance with Policies TR3 and TR5 of the Reading Borough Local Plan and the Revised Parking Standards and Design SPD (2011).

8. CONCLUSION

The proposed development has been assessed and the proposed works are considered to be in accordance with the above relevant policies and planning permission can be granted.

9. RECOMMENDATION

GRANT

10. CONDITIONS

TL1: Time Limit (Standard)

The development hereby permitted shall begin no later than three years from the date of this planning permission.

REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

AP1: Approved Plans

The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

- Proposed Ground Floor Plan - ELLMER-0222-01

- Proposed Elevations - ELLMER-0222-02
- Section A-A - ELLMER-0222-04
- Location Plan - ELLMER-0222-05
- Block Plan - ELLMER-0222-06

Received on 21/03/2022

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

M1: Materials (To Match)

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing building.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policies CC7 and H9 of the Reading Borough Local Plan 2019.

11. INFORMATIVES

Standard Informatives