

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Church

App Ref: 220508/HOU

Address: 231 Hartland Road, Reading, RG2 8DN

Proposals: Garage conversion, single storey front and rear side extensions.

Case Officer: Mr Matt Burns

Date received (valid from): 5 April 2022

Target Decision date: 31 May 2022

Extension of time date 8th June 2022

PROPOSAL AND SUPPORTING INFORMATION

Proposed garage conversion, single storey front and rear side extensions.

Plans considered:

SQS231-PP-100 Rev A - Site Location Plans

SQS231-PP-103 Rev A - Proposed Elevations

SQS231-PP-101 Rev A - Existing and Proposed Ground Floor Plan

Received by the Local Planning Authority on 22nd April 2022

PLANNING HISTORY

None.

CONSULTATIONS

RBC Transport - No objection subject to conditions to secure provision of two driveway vehicle parking spaces and occupation of the conversion and extension works as ancillary accommodation only.

Public consultations:

The following addresses were consulted by letter and a site notice was displayed at the site on 11th May 2022.

233 Hartland Road, Reading, RG2 8DN

229 Hartland Road, Reading, RG2 8DN

4 Rowdell Drive, Reading, RG2 8DW

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)

TR3 (Access, Traffic and Highway Related Matters)

Policy TR5 (Car and Cycle Parking and Electric Vehicle Charging)

SPD

A Design Guide to House Extensions SPD (2021)

Revised Parking Standards and Design SPD (2011)

ASSESSMENT

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 amenities of the original building or those of neighbouring properties and would accord with Policies CC7 (Design and the Public Realm), CC8 (Safeguarding Amenity) and H9 (House Extensions and Ancillary Accommodation).

A condition is recommended to secure that the accommodation to be created by the garage conversion and extension is only occupied as ancillary accommodation to the existing host dwelling. This to prevent the conversion and extension being occupied as a separate dwelling in accordance with Policy H9 (House Extensions and Ancillary Accommodation). This is because the size of the proposed conversion and extension works would be out of keeping with the character and appearance of the surrounding area and would provide a cramped and poor standard of accommodation for future occupiers as a standalone dwelling given the floor space to be provided is below that set out in the national standards and required by Policy H5 (Standards for New Housing). A standalone new dwelling would, in accordance with Policy H3 (Affordable Housing) also be required to provide an affordable housing contribution which has not been considered under the current application. A standalone dwelling would require a separate application for full planning permission.

A further condition is also recommended to secure provision of the two driveway vehicle parking spaces given the conversion of the garage would result in the loss of an internal space. RBC Transport Officers are satisfied that the required two parking spaces can be accommodated on the driveway and that the proposals would accord with Policy TR3 (Access, Traffic and Highway Related Matters) and Policy TR5 (Car and Cycle Parking and Electric Vehicle Charging) and the Revised Parking Standards and Design Supplementary Planning Document (2011).

Subject to the above recommended conditions the proposals are considered to be in accordance with Policies CC7 (Design and the Public Realm), CC8 (Safeguarding amenity), H9 (House Extensions and Ancillary Accommodation), TR3 (Access, Traffic and Highway Related Matters) and Policy TR5 (Car and Cycle Parking and Electric Vehicle Charging) and the Revised Parking Standards and Design Supplementary Planning Document (2011) A Design Guide to House Extensions Supplementary Planning Document (2021).

RECOMMENDATION:

Grant subject to conditions:

1. Time Limit
2. Approved Plans
3. Materials As Specified
4. Ancillary Accommodation Only
5. Vehicle Parking Spaces to be Provided