

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Kentwood

App Ref: 211434/HOU

Address: 35 Thirlmere Avenue, Tilehurst, Reading, RG30 6XR

Proposals: Garage conversion to habitable room and new side garage (amended description).

Case Officer: Beatrice Malama

Applicant: Mr Bhavdeep Grewal

Date received (valid from): 27 August 2021 Agreed Decision date: 27 May 2022

1. INTRODUCTION

The application site is a two story end terrace dwelling house located at the corner of Thirlmere Avenue and Forest Hill. The area is predominantly residential comprising mainly of semidetached and terraced properties. The site like many other properties within the area is built of brick with a pitched roof. There is an existing attached garage to the side of the property.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning application is being sought for the proposal to convert the existing garage to a habitable room and the construction of a new attached side garage. This follows the removal of the first floor element of the proposed side extension.

The initial proposal included an upward extension on the existing garage however this was removed following neighbour objection, officer site visit and discussions with the agent. Due to the difference in ground levels between the site and neighbouring property at 20 Forest Hill, the proposed upper floor side extension was considered unacceptable as it would have caused significant harm to the living conditions of the neighbouring occupants.

Plans considered:

Drawing No. 10551/P/01 - Location and Site Plans

Drawing No. 10551/P/02 - Existing Floor Plans

Drawing No. 10551/P/03 - Existing Elevations

Received 27th August 2022

Drawing No. 10551/P/05/A - Proposed Elevations

Received 22nd February 2022

Drawing No. 10551/P/04/C - Proposed Floor and Roof Plans including access and parking

Received 25th April 2022

Drawing No. 10551/P/06/A - Existing and Proposed site and block plans

Received 25th May 2022

3. RELEVANT PLANNING HISTORY

No planning history found in the council records.

4. CONSULTATIONS

- 4.1 **Ecology:** there were no objections to the initial upper floor side extension.
- 4.2 **Transport** - revised plans illustrating two car parking spaces and the extent of the dropped kerb were requested and received by the Local Planning Authority on 25th April 2022. Transport has no further concerns regarding the proposal and thus does not object to this application subject to conditions and informatives recommended.
- 4.3 **Public**
The following addresses were consulted by letter:

18 Forest Hill, Tilehurst, Reading, RG30 6XF
20 Forest Hill, Tilehurst, Reading, RG30 6XF
33 Thirlmere Avenue, Tilehurst, Reading, RG30 6XR

An objection letter was received from the adjoining neighbour. Initial concerns raised by the occupants of the neighbouring property at 20 Forest Hill regarding the proposed upper floor extension were addressed by the removal of the upper floor element of the proposed extension. However, the neighbour is still concerned about the likely harm the revised proposal would cause to their living conditions as follows:

1. Potential noise from the use the new living room - **As extended, the continued use of the property as a residential dwelling would be unlikely to result in undue noise nuisance for the neighbours.**
2. The potential to convert the new garage to habitable room in the future - **Should this be required in the future, a separate planning application will be required to be submitted to and determined by the Local Planning Authority.**

Case officer comments on the concerns raised above are highlighted in bold.

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)

TR3 (Access, Traffic and Highway-Related Matters)

SPG/SPD

- A Design Guide to House Extensions SPG
- Revised Parking Standards and Design SPD

6. APPRAISAL

The proposal is assessed in terms of character and appearance and residential amenity.

A. Character and Appearance

H9 states: An extension to a house will be acceptable where it respects the character of the house in terms of scale, location, materials and design.

To assess this, the following has been considered - would the proposal:

- detract from the appearance of the original building through the use of ill-matching materials and by not fitting in with the design, scale and proportions of the original building; detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; detract from the appearance of the street or area by using ill-matched materials, glazing and detailing;

NO, the proposal utilises materials that are sympathetic to the original house. The new side garage would be smaller in scale than the existing house and thus would unlikely harm the appearance of the host house, neighbouring properties and the wider street.

B. Residential Amenity

CC8: Safeguarding Amenity 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.

To assess this, the following has been considered - would the proposal:

- significantly reduce the amount of daylight and sunlight enjoyed by neighbouring properties;

NO, the proposed garage would be single story and the size of the converted garage would remain the same. Whilst it is acknowledged that there is a difference in ground levels between the site and neighbouring property to the rear, it is considered that a proposal of this size and nature would unlikely result in an unacceptable level of shadowing and loss of light to the neighbouring property.

- invade the privacy of neighbouring properties through overlooking from windows or balconies;

NO, due to the size and nature of the proposal, it is considered unlikely that this would result in loss of privacy to the neighbouring properties.

- reduce the amount of usable amenity space for the property to an unacceptable degree;

NO, the property has an existing side garden measuring over 15m long. The proposed side garage would be approximately 3m deep from the existing side wall. Therefore the amount of useable space available for the property would not be reduced to an unacceptable degree.

- require the loss of trees in the garden or put significant trees at risk;
NO. There are no trees on or off site that are likely to be affected by the proposal.

In light of the above, the proposal is considered to comply with the relevant policies identified above and as such it is considered acceptable in planning terms.

7. 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 subject to conditions as attached.

8. RECOMMENDATION

GRANT

9. CONDITIONS

DC1 - Vehicle Parking (As Specified)
DC3 - Vehicular Access (As Specified)

Informatives

IF3 Highways

I29 Access construction