

DELEGATED APPLICATION REPORT

Application No. 220234

Address: 32 Elliots Way, Caversham, Reading RG4 8BF

Proposal: Convert garage to residential use. Demolition of existing conservatory and replacement with single-storey rear extension

Target Date:

Case Officer: Marcie Rejwerska

Site Description and Surrounding Area:

The application site is a three-storey end-terrace residential property on Elliots Way in Caversham. There is a garage on the ground floor of the property and an existing conservatory at the rear of the property. The property is not listed nor in a conservation area.

Planning approval is sought for conversion of the existing garage into habitable space, and demolition of the existing conservatory to be replaced with a single storey rear extension. The proposed extension will have a stepped elevation, measuring 2.859m depth nearest to the adjoining property and 4.051m depth total. The proposed rear extension will have a pitched roof - the total depth of the roof will be 4.868m at a height of 3.3m.

Plans Considered:

EW-PR01-REV-E Proposed Ground Floor Plan and Front Elevation

EW-PR02-REV-E Proposed Rear and South Side Elevations

Received 21/07/2022

EW-EX02-REV-01 Existing Rear and South Side Elevations

EW-EX01-REV-01 Existing Ground Floor Plan and Front Elevation

Location Plan

Received 22/02/2022

Relevant Planning History:

None.

Public Consultation:

The following addresses were formally consulted via letter on 8/3/2022:

30, 34 Elliots Way

No responses received.

Site notice was sent to the applicant to be displayed on site.

Consultation Responses:

Transport - The conversion of the garage to provide additional habitable accommodation will result in the displacement of 1 car parking space. In accordance with the Councils current parking standards 2 off road parking spaces should be provided for a 3+ bedroom dwelling in Zone 2.

The original decision notice for the development states that the garages and parking spaces shall at all times remain available for car parking in association with the dwelling to which it relates; the submitted block plan indicates parking for a 2 vehicles on an area of hard standing on the front drive/garden. Although this provision is in accordance with the Councils current standards. Aerial images appear to suggest there is a tree in the front garden area, if this is the case the natural environment officer will need to be consulted. *[The agent has confirmed that the tree at the front of the property will not be affected or removed as part of this application]*

From a Transport perspective there are no objections to this proposal.

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 and Guidance

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'. However the NPPF does not change the statutory status of the development plan as the starting point for decision making.

In this regard, the NPPF states that due weight should be given to the adopted policies of the Local Development Framework (LDF) (Core Strategy and Sites and Detailed Policies Document) according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).

Accordingly, the National Planning Policy Framework and the following development plan policies and supplementary planning guidance are relevant:

CC7	Design and the public realm
CC8	Safeguarding amenity
H9	House Extensions and Ancillary Accommodation
H10	Private and Communal Outdoor Space

Design Guide to House Extensions Supplementary Planning Document (2021)

Appraisal

Design and the public realm

Policy CC7 states that: *“All development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located.”*

The proposal complements the outlook of the existing dwelling. The proposed size and scale of the proposal falls within the recommended limits of the Design Guide to House Extensions SPD. The proposed materials will match the existing dwelling.

The proposed garage conversion is also considered acceptable. Although uncommon among similar properties in the immediate vicinity, this will not detract from the character of the existing dwelling. A number of garage conversions have been permitted in the street.

The proposal is therefore considered to comply with Policies CC7 and H9 of the Reading Borough Local Plan (2019).

Safeguarding amenity

Policy CC8 states that: *Development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, in terms of:*

- *Privacy and overlooking;*
- *Access to sunlight and daylight;*
- *Visual dominance and overbearing effects of a development;*
- *Harm to outlook;*
- *Noise and disturbance;*
- *Artificial lighting;*
- *Vibration;*
- *Dust and fumes;*
- *Smell;*
- *Crime and safety; or*
- *Wind, where the proposals involve new development of more than 8 storeys.*

The proposal has been amended to reduce the scale of the rear extension to comply with the 60 degree line taken from the adjoining property; as such there is no identified risk of overshadowing. The new windows proposed on side elevations of the proposed extension will be obscure glazed and as such there are no concerns of overlooking to either neighbouring property. Although the proposal is large in size, the scale is considered acceptable and therefore not considered visually dominant or overbearing. The proposal is also not considered to impact biodiversity within the rear garden. The proposal does not represent an unacceptable loss of garden space in the rear.

Additionally, the tree at the front of the property will be maintained.

The proposal is therefore considered to comply with Policy CC8 and H10 of the Reading Borough Local Plan (2019).

RECOMMENDATION: GRANT PERMISSION

Conditions

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Informatives