

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 220310

Address: 12 Whitby Court, Whitby Green, Caversham RG4 6SF

Applicant: Mr Cho Man Wong

Proposal: Front extension and garage conversion

Target date: 02/05/2022

Case officer: Marcelina Rejwerska

1. Site Description and Surrounding Area:

The proposal site is a semi-detached two storey dwelling on Whitby Green in Caversham. The property has an existing garage on the ground floor of the property with a front porch projecting 2.46m from the front elevation of the main dwelling. The garage/porch has a pitched roof. Whitby Green is a residential road comprised of short terraces and semi-detached dwellings in similar design and style. The property is not listed nor in a conservation area.

2. Proposal:

Planning permission is sought for conversion of the existing garage to habitable use and a front extension to the porch. The proposed extension will have a pitched roof to match and measure 2.54m in width to infill the area between the existing porch and the adjoining neighbour's porch. The proposed extension will align with the existing porch in terms of depth.

2.1. Plans Considered:

202212-A01 Location plan

Received 04/03/2022

202212-001 Existing and proposed plans

202212-002 Existing elevations and section

202212-012 Proposed elevations and section

Received 08/03/2022

202212-011 Proposed plans and parking layout

Received 29/03/2022

3. Relevant Planning History:

None.

4. Consultation Responses:

4.1. Internal Consultees

Transport - It would appear that the garage is not going to be used for parking, however as 2 onsite off road parking spaces are being provided, there are no Transport objections.

Trees - Indeed no significant trees are affected, albeit it is unfortunate that the provision of a second parallel parking space leads to the loss of the frontage/side hedge. With the proposed parking layout, there's no real scope for replacement planting. Please note the strip of land on the frontage (including a small flowering shrub) appears to be Highway land.

4.2. External Consultation

The following addresses were formally consulted via letter on 15/03/2022:
12, 14, 16, 18 Whitby Green
65 Queensway

1 letter of support received.

In addition, a site notice was displayed on site.

5. Discussions with applicant/agent

6. 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.

7. 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'.

The following local and national planning policy and guidance is relevant to this application:

National Policy

National Planning Policy Framework
National Planning Policy Guidance

Reading Borough Local Plan (2019)

CC8 Safeguarding Amenity
H9 House Extensions and Ancillary Accommodation

Design Guide to House Extensions - Supplementary Planning Document (2021)

8. Appraisal

8.1. House Extensions and Ancillary Accommodation

In accordance with 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, location, materials and design*
 - The proposed front extension aligns with the existing front porch, therefore not disrupting the prevailing building line of the properties in the immediate area. The proposal is considered in keeping with the character of the main dwelling and is therefore considered acceptable in size and scale.
 - The materials for the proposed extension will match the existing, as will the roof design. The proposal is therefore considered acceptable in terms of design.
 - The proposal also includes paving over the existing front garden - while it would be preferable to maintain the little green space that the front garden provides, paved front gardens are not uncommon on this road and this is therefore considered acceptable.
- *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.*
 - The proposal is considered in keeping with the character of the main dwelling as well as the wider street.

8.2. 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:

- Privacy and overlooking
- Access to sunlight and daylight
- Visual dominance and overbearing effects of a development
- Harm to outlook
 - The proposal is considered acceptable in terms of size, scale and design and therefore does not pose any identified risks to amenity of neighbouring properties.

9. 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.

RECOMMENDATION: GRANT PERMISSION

Conditions

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Informatives