

DELEGATED APPLICATION REPORT

Application No. 220031

Address: 11 & 11a Blackwater Close, Caversham RG4 6NP

Proposal: Construction of a detached garage

Target Date: 7/3/2022

Case Officer: Marcie Rejwerska

Site Description and Surrounding Area:

The application site comprises the side garden of the newly constructed no. 11a Blackwater Close in Caversham. The property sits on the corner of Blackwater Close with Lowfield Road. The side garden measures an area of approx. 160m². The ground level also drops down considerably from the ground level of Lowfield Road, sheltering the garden. A grass verge separates the application site and the road. Blackwater Close is a residential road in Caversham characterised by semi-detached dwellings of similar design with adjoining garages. There is limited off road parking availability. The application site is not within a conservation area.



1 Application site photo taken at site visit on 24/02/2022

Planning approval is sought for the construction of a detached single garage within the side garden of no.11a Blackwater Close. The proposed garage would measure ~30m², 6.65m length and 4.5m width. The garage would have a flat felt roof with a height of 2.62m. The garage will also provide bin and cycle storage and be accessed via a paved driveway.

Plans Considered:

- 039-200 Existing Plan
- 039-201 Proposed Plan
- 039-202 Proposed Elevations
- 039-203 Location and Block Plan

Received 11/1/2022

Relevant Planning History:

131509 - Two storey side extension - Application Permitted on 31/12/2013 but not implemented

140476 - Outline application for the erection of additional 1-bedroom self-contained dwelling house (access, appearance, layout and scale) - Application Refused on 11/9/2014

141868 - Outline application for the erection of additional 1-bedroom self-contained dwelling house (access, appearance, layout and scale) (resubmission of 140476/OUT) - Application Allowed at Appeal on 26/1/2016

162054 - Application for approval of reserved matters following outline approval. (APP/E0345/W/15/3130890) - Application Permitted on 16/12/2016

Public Consultation:

The following addresses were formally consulted via letter on 17/1/2022:

1, 2, 10 Blackwater Close, Caversham

No responses received. Site notice was sent to the applicant and displayed on site.

Consultation Responses:

RBC Transport: No comments 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 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
H10	Private and communal outdoor space
TR3	Access, traffic and highway-related matters

Revised Parking Standards and Design SPD (2011)

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 proposed garage would be constructed in materials similar to the main dwelling, which are considered acceptable in terms of design.

The majority of other properties on Blackwater Close have adjoining garages, and as such this proposal would not appear out of character in the context of its immediate area. Its scale is also considered reasonable and in line with other garages in the vicinity.

Although the proposed garage is close in proximity to the property boundary, any concern about the proposal appearing imposing is mitigated by the lowered ground level which will shelter the proposed garage from view.

The proposal is therefore considered to comply with Policy CC7 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 application site is located at the entrance of Blackwater Close. The proposed garage is not considered to obstruct any views, nor appear overbearing and excessive. It is situated with enough distance from residential dwellings as to not create any harmful impact on the amenity of neighbours nor the occupants of no.11a Blackwater Close.

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

Private and communal outdoor space

Policy H10 states that: *“Dwellings will be provided with functional private or communal open space, including green space wherever possible...The design of outdoor areas will respect the size and character of other similar spaces in the vicinity [and] clearly identify whether they are private or communal spaces”.*

Although it would be preferable to not further reduce the area of the modest side garden of no.11a, in line with the Planning Inspector’s comments made under application 141868 the proposed garage would sit on an area which is already proposed to be a paved driveway. Therefore, this proposal would not necessarily represent an unacceptable loss of private outdoor space. The size of the remaining amenity space, whilst small, would also be comparable to those in the vicinity. It is also considered of a scale comparable and reasonable given the scale of the house.

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

Highways matters

Policy TR3 states that: *“Development will only be permitted where:*

- *Accesses and works to the highway comply with the adopted standards of the Transport Authority;*
- *The development would not have a material detrimental impact on the functioning of the transport network;*
- *The proposals would not be detrimental to the safety of users of the transport network, including pedestrians and cyclists;*
- *The proposal would not generate regular movement of heavy goods vehicles (HGVs) on unsuitable roads, or on roads without easy access to the Classified Highway Network; and*
- *For non-residential uses, or new dwellings on classified roads, off-street servicing would be provided.”*

The dimensions of the proposed single garage are just below the recommended size for a single garage as outlined in the Revised Parking Standards and Design SPD(2011), however, this is not considered to drastically affect the ability of the space to be effectively used as a garage and is therefore considered acceptable.

The garage is not considered to pose any access issues. Should the garage in the future not be used as a garage, the paved driveway will be able to accommodate one parking space which is considered sufficient. There is therefore no requirement to condition the use of the proposed garage as a primary parking space.

The Transport Development team were consulted on this application, but no response was received.

The proposal is therefore considered to comply with Policy TR3 of the Reading Borough Local Plan (2019).

RECOMMENDATION: GRANT PERMISSION

Conditions

TL1

AP1

M3

Ancillary Accom.

Informatives