

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham

App Ref: 221377/HOU

Address: 48 Balmore Drive, Caversham, Reading, RG4 8NN

Proposals: Demolition of existing garage. Erection of single storey side and rear extension

Case Officer: Ryan Allen

Applicant: Mr S Lewis

Date received (valid from): 15 September 2022 Target Decision date: 10 November 2022

1. SITE DESCRIPTION

Site visit date: 07/10/2022

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal site is a two-storey semi-detached dwellinghouse located on Balmore Drive, a private road in Caversham. The site is not a listed building, nor is it situated in a conservation area.

Planning permission is sought for the demolition of the existing garage and erection of a side-rear extension on the north-western side of the property. The proposed extension seeks to stand at approximately 7m deep and 5.5m wide.

Plans considered

Existing Ground Floor Plan - 28920-01

Existing Roof Plan - 28920-03

Existing Elevations - 28920-04

Proposed Ground Floor Plan - 28920-05 rev. B

Proposed Roof Plan - 28920-06 rev. B

Proposed Elevations - 28920-07 rev. B

Block and Location Plans - 28920-09 rev. B

Received 15/09/22

Proposed Ground Floor Plan - 28920-05 rev. C

Proposed Roof Plan - 28920-06 rev. C

Proposed Elevations - 28920-07 rev. C

Block and Location Plans - 29020-09 rev. C

Received 12/10/22

Proposed Ground Floor Plan - 28920-05 rev. D

Proposed Roof Plan - 28920-06 rev. D

Proposed Elevations - 28920-07 rev. D

Block and Location Plans - 29020-09 rev. E

Received 14/10/22

3. RELEVANT PLANNING HISTORY

10/12/20 - 201772/HOU - Demolition of existing garage and two storey rear and side extension - Application Withdrawn

29/03/21 - 210488/HOU - Demolition of existing garage and two storey rear and side extension - Application Withdrawn

4. CONSULTATIONS

The following addresses were consulted by letter.

14 Sheepwalk Caversham, Reading

47 Balmore Drive, Caversham, Reading, RG4 8NL

49 Balmore Drive, Caversham, Reading, RG4 8NN

Letters of representation have been received as follows:

None.

Internal:

Transport:

04/10/22 - The proposed works will result in the loss of the garage to provide ancillary accommodation to the main dwelling, this will result in the loss of a parking space. In accordance with the Councils current Parking and Design Standards 2 off road parking spaces are required. Plans have not been submitted illustrating the proposed layout. Revised plans are required.

06/10/22 - (In reference to revised plans) This is fine. [DC1](#) VEHICLE PARKING (AS SPECIFIED)

Summary of correspondence with agent/applicant:

As per comments from Transport regarding the lack of proposed parking layout specified on the initial plans submitted, an e-mail was sent to the agent on **05/10/22** requested that revised plans were submitted illustrating parking for two vehicles on the property. Revised plans illustrating the proposed parking layout for 2x vehicles at the front of the property were received and accepted same day.

Officer concerns arose in relation to the scale of the initial proposal, which stood at 8m in depth from the rear of the property. An e-mail was sent to the agent on **07/10/22** requested revised plans were submitted reducing the scale of the proposal. Revised plans were submitted and assessed **12/10/22**. The revisions illustrated a reduction in depth for the proposal by 1m. This in isolation was considered acceptable, but the inclusion of the labelled 'boot-room' included with the proposal was considered to still render the proposal not-subservient to the existing dwelling. An e-mail was sent to the agent on **13/10/22** requesting revisions were submitted illustrating the removal of said 'boot-room'. These were received and accepted via e-mail on **14/10/22**.

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)

TR5 (Car and Cycle Parking)

SPG/SPD

A Design Guide to House Extensions SPD

Revised Parking Standards and Design SPD 2011

6. APPRAISAL

Character and Appearance

Policy H9 states that an extension to a house will be acceptable where it respects the character of the house in terms of scale, location, materials and design and respects the character and pattern of neighbouring properties and the street as a whole in terms of scale, location, materials and design, and any important existing building line. Policy CC7 also sets out relevant considerations for design.

Whilst the proposed extension would stand larger in scale than the guidance in the Reading Borough Council Design Guide to House Extensions SPD (2021), it is important to consider the context of the site. The property in question benefits from substantial garden space and neighbouring properties have outbuildings close to their properties that resemble the proposed in terms of design and scale. The existing garage that proposes to be demolished and effectively replaced is currently used for storage and is in a state of disrepair. Given the proposal would be used for similar ancillary purposes as it is currently, the loss of the garage space is considered acceptable and a result of parking loss is not considered, further elaborated on under sub-heading 'Parking Provisions'.

The design of the proposal is similar to the existing dwelling and is therefore seen to complement the existing property in this sense. All things considered, the proposal is seen to be compliant with policies CC7 & H9 of the Reading Borough Council Local Plan (2019).

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. Policy H10 seeks to ensure that the amenity of gardens and other outdoor areas are not compromised. Policy CC8 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.

The proposal seeks to be erected off of the boundary, and as neighbouring residences are set back from the boundary at an angle, this further mitigates any potential harm caused by an extension of this scale. This is also helped by the single-storey nature of the proposed, marrying together to negate any potential overbearing or privacy issues that could occur, thus establishing compliance with policies H9 & CC8 of the Reading Borough Council Local Plan (2019).

As previously mentioned, 48 Balmore Drive benefits from substantial garden space, meaning the proposal would not be seen to compromise any existing garden/outdoor space at the property, in line with policy H10 of the Reading Borough Council Local Plan (2019).

Trees

Trees situated on site are not considered to be in the vicinity of the proposed development and therefore no risk is present, complying with policies CC7 & EN14 of the Reading Borough Council Local Plan (2019).

Parking Provision

The existing garage that is proposed to be demolished is not currently used as a car-parking space on the site. Also, as the property has a large drive at the front of the property, sufficient car-parking space is retained at the property, complying with policies TR3 & TR5 of the Reading Borough Council Local Plan (2019) and the Revised Parking Standards and Design SPD (2011). Transport recommend the condition DC1 to ensure specified parking remains at the property.

7. CONCLUSION

The proposed development has been assessed as set out above and is considered to be acceptable on that basis, subject to the following conditions.

8. RECOMMENDATION

Grant

Recommended Conditions:

TL1
AP1
M1
DC1