

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Peppard

App Ref: 220240/HOU

Address: 31 Eric Avenue, Reading, RG4 8QU

Proposals: Convert existing garage into accommodation, infill existing carport to form garage and first floor side extension.

Case Officer: Beatrice Malama

Applicant: Mr & Mrs Cooper

Date received (valid from): 21 February 2022 **Agreed Decision date:** 17 May 2022

1. INTRODUCTION

The application site is a two story detached dwelling house located towards the end of Eric Avenue. The area is predominantly residential comprising of single and two story detached properties. Whilst many properties in the street are built of brick with pitched roofs, there is a variation in terms of style and design of most houses. The street is characterised by house extensions of various forms.

The application site is built of redbrick with a pitched roof. Located north east of the site is a golf course. The building is not listed and does not fall within a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning application is sought for the conversion of an existing garage into habitable accommodation, infilling of existing carport to form garage and first floor side extension.

Plans considered:

Drawing No. 22/868-01 - Existing Plans and Elevations

Drawing No. 22/868-03 - site and Location Plans

Received by the Local Planning Authority on 22nd February 2022

Drawing No. 22/868-02 - Rev A - Proposed Plans and Elevations

Received by the Local Planning Authority on 2nd May 2022

3. RELEVANT PLANNING HISTORY

131071/FUL - Part single part two storey side extension - Permitted - 19/ 9/2013

4. CONSULTATIONS

4.1 Internal Consultation

Transport - No objections subject to conditions as recommended.

4.2 Public Consultation

Confirmation that a site notice was displayed on 18th March 2022 was received from the agent and the following addresses were consulted by letter.

33 Eric Avenue, Emmer Green, Reading, RG4 8QU

29 Eric Avenue, Emmer Green, Reading, RG4 8QU

A letter of support was received from the adjoining neighbour at 29 Eric Avenue.

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)

SPG/SPD

- A Design Guide to House Extensions SPG

6. APPRAISAL

A. Character and Appearance

Policy H9 states: An extension to a house will be acceptable where it:

Respects the character and pattern of the house and neighbouring properties 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 design and details of the proposed extension would mirror that on the existing house. In addition, exterior finishes including the proposed roof finish would match the existing house as such it is considered that the proposed extension would not detract from the appearance of the original building. Furthermore, whilst the proposed changes to the existing house would be noticeable, this is not considered to have a detrimental impact on the character and appearance of the existing house and the wider street. In order to make the proposed side extension more subservient to the existing house and allow for a more sympathetic transition from the neighbouring

bungalow, the first floor element of the proposed side extension would be set back from the front elevation and the roof set down from the existing main roof.

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

NO. The proposed extension would result in a marginal increase in the property's footprint as the amount of usable space would not be reduced to an unacceptable degree. The existing garden space would remain unchanged.

B. Residential Amenity

Policy H9 states: An extension to a house will be acceptable where it respects neighbour's amenities and does not present a large blank façade to public areas; Policy 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. Due to the existing relationship between the host house and adjoining neighbouring properties, it is considered unlikely that the proposed upward extension would significantly reduce the amount daylight and sunlight enjoyed by the neighbouring property at 29 Eric Avenue.

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

NO. Whilst the proposed works would result in the existing upper floor side facing bathroom being closer to the property boundary, no new views would be created as a result of the extension. As such the proposal would not likely result in any loss of privacy to the neighbouring property at no 29. This has been confirmed through the adjoining neighbour's letter of support received by the Local Planning Authority on 10th March 2022.

C. Natural Environment

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

- require the loss of trees in the garden or put significant trees at risk;

NO. The proposed development would involve garage and carport conversions and part first floor extension and as such it is considered unlikely that the proposed works would result in the loss of trees or put any significant trees at risk.

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.

8.0 RECOMMENDATION

GRANT

9.0 CONDITIONS

Time Limit (Standard)

Approved Plans

Materials (To Match)

Vehicle Parking (As Specified)