

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Peppard

App Ref: 220191/HOU

Address: 2 Odiham Avenue, Reading, RG4 6PU

Proposals: Garage conversion and single storey front extension

Case Officer: Nathalie Weekes

Date received (valid from): 11 February 2022

Extended Target Decision date: 19 April 2022

PROPOSAL AND SUPPORTING INFORMATION

The proposal is for a garage conversion and single storey front extension including the conversion of the existing garage to a family room, a pitched roof front infill extension to Living Room, and a replacement pitched roof front extension following demolition of the existing flat roofed garage & lobby.

Plans considered:

2201 - PL01 Location & Block Plan

2201 - PL02 Existing and Proposed Site Plan

2201 - PL03 Existing ground & first floor plan

2201 - PL04 Existing elevations

2201 - PL05 Proposed Ground and 1st Floor Plan

2201 - PL06 Proposed elevations 1 of 2

2201 - PL07 Proposed elevations 2 of 2

Design statement, napier architects

As received 11 February 2022

PLANNING HISTORY

None

CONSULTATIONS

Statutory or Internal consultations:

Transport

Transport had no objections to the proposed development and provided the following feedback:

The loss of the garage will result in the loss of a parking space, however submitted plans illustrate 2 off road parking spaces on the front garden area served via the existing dropped crossing. No changes to the dropped crossing is proposed.

Parking areas must be made of permeable material any proposal should not increase any surface water run-off from the site onto the Public Highway.

DC1 VEHICLE PARKING (AS SPECIFIED)

IF3 Highways

Public consultations:

The following addresses were consulted by letter.

14 Odiham Avenue, Caversham, Reading, Berkshire, RG4 6PU

1 Odiham Avenue, Caversham, Reading, RG4 6PU

3 Odiham Avenue, Caversham, Reading, RG4 6PU

A site notice was displayed on 19th February 2022 for a period of 21 days until 12th March 2022. No letters of representation have been received.

Communication with agent

A condition for the proposed first floor side elevation window to be obscure glazing was discussed with the agent to prevent any detrimental overlooking to the neighbouring property.

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 & GUIDANCE

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with policies in 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 current development plan is:

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 and electric vehicle charging)

SPG/SPD

- A Design Guide to House Extensions SPG (2021)

ASSESSMENT

The proposed development would not be harmful to the character or appearance of the site or its surroundings and would not have a detrimental impact on the amenities of the original building or those of neighbouring properties. As such the proposal is found to be in accordance with Policies CC7 (Design and the Public Realm), CC8 (Safeguarding amenity) and H9 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (2019) and the Council's Supplementary Planning Guidance "A Design Guide to House Extensions" (2021).

RECOMMENDATION:

Grant