

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Tilehurst

App Ref: 211045/HOU

Address: 1 Oakdale Close, Reading, RG31 5BZ

Proposals: Garage conversion, single storey front extension including porch and first floor side extension.

Case Officer: Mr David Brett

Applicant: Mr & Mrs Barry

Date received (valid from): 24/06/2021

Target Decision date: 19/08/2021

1. INTRODUCTION

The proposal site is a two-storey end detached dwelling located on Oakdale Close, Tilehurst. The surrounding area is considered predominantly residential with a mix of two storey detached and semi-detached dwellings. The rear boundary of the proposal site backs on to the Local Authority boundary between Reading and West Berkshire.

An unaccompanied site visit was performed on 07/07/2021.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks the conversion of the existing attached garage, a single storey front and port extension, and a first-floor side extension.

Plans considered:

- Existing Plans & Elevations - 21/841-01
- Proposed Floor Plans - 21/841-02
- Proposed Elevations - 21/841-03
- Site & Location Plan - 21/841-04

Received on 24/06/2021

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

3 Oakdale Close, Tilehurst, Reading, RG31 5BZ - No response received.

1 Normanstead Road, Tilehurst, Reading, RG31 5BY - No response received.

1a Normanstead Road, Tilehurst, Reading, RG31 5BY - No response received.

3 Normanstead Road, Tilehurst, Reading, RG31 5BY - No response received.

5 Normanstead Road, Tilehurst, Reading, RG31 5BY - No response received.

157 Warborough Avenue, Tilehurst, Reading, RG31 5LX - No response received.

Reading Borough Council, Transport - Response received on 09/07/2021

- Plans indicate the garage has been previously converted and reduced in size. 3 parking spaces have been illustrated on submitted plans which exceeds the Council's current standards. The property is served via an existing dropped kerb and no changes are proposed to this.
- There are no Transport objections to this application.

West Berkshire Council - Response received on 19/07/2021

- West Berkshire District raises no comments on this application.
- The Ward Member and Tilehurst Parish Council have been consulted as part of this out of district consultation; to date no comments have been received.

5. 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.

6. 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 (Adopted November 2019)

CC7 Design and the Public Realm

CC8 Safeguarding Amenity

H9 House Extensions and Ancillary Accommodation

H10 Private and Communal Outdoor Space

SPG/SPD

Design Guide to House Extensions SPD (Adopted March 2021)

7. APPRAISAL

7.1 House Extensions and Ancillary Accommodation

In accordance with Reading Borough Local Plan 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 and locations.*
- *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.*

At ground floor level; the proposed development consists of the conversion of the existing detached garage to a music room, a front extension, and porch extension. The proposed front extension has a depth of 1.6m from the garage to be converted, while the porch extension has a depth of 0.9m. The front extension and porch extension meet to form a small wraparound extension to the front and side of the main house. The front and porch extensions to the ground floor are considered modest in size and scale and respect the character and appearance of the main house.

The proposed first floor side extension has a width of 2.3m and features a pitched roof. The pitched roof is set down from the existing ridge by 0.35m. The front elevation of the extension is in line with the existing front elevation of the main house. Whilst the proposed side extension has not been set back from the existing dwelling, it is considered that in this specific instance the proposed extension integrates well with the main house. The proposed side extension is considered subservient in their width, while the proposed extensions do not infringe any important building line along Oakdale Close. The width of the proposed extensions, combined with the roof being set down from the existing ridge leads to the consideration that the proposed extensions are subservient.

With regards to the materials proposed; these have been specified to match the existing dwelling throughout. This includes the exterior walls, windows and roof tiles.

The size and scale of the proposed development is considered sufficiently subservient to the existing dwelling and acceptable in accordance with policy H9 of the Reading Borough Local Plan. The proposed extensions, whilst visible from the street scene, are not considered harmful to the character and appearance of the surrounding area.

In accordance with Reading Borough Local Plan policy H9: House Extensions and Ancillary Accommodation, house extension proposals are acceptable where it:

- *Does not result in a loss of biodiversity within gardens.*

It is not considered that the proposal would result in a loss of biodiversity within the garden to the point of refusal for this application.

7.2 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 proposed development is not considered to have a significantly detrimental impact on the living conditions at 3 Oakdale Close. The proposed extensions are not considered to overbearing, harmful to the outlook or result in a harmful loss of light to number 3 in accordance with policy CC8 of the Reading Borough Local Plan.

No other nearby occupier is considered to be significantly impinged by the proposed development in relation to any amenity consideration. For existing and future occupiers of the proposed dwelling, the proposals would improve the standard of accommodation at the site.

Overall, the proposed extensions are not considered to harm the living conditions to neighbouring properties or the surrounding area. Therefore, the proposed development is considered in accordance with policies CC7 and CC8 of the Reading Borough Local Plan. It is considered appropriate to condition the approval of this application to restrict the potential insertion of side facing windows to the side elevations of the first-floor side extension under permitted development. This is to safeguard the amenity of number 3 Oakdale Close from overlooking and loss of privacy in accordance with Policy CC8 of the Reading Borough Local Plan.

7.3 Private and Communal Outdoor Space

This proposal has also been assessed against Reading Borough Local Plan policy H10: Private and Communal Outdoor Space, which states that:

- *Usable outdoor space for houses should be no less than the gross floor area of the dwelling. To which it relates.*

It is considered that this proposal will not represent an unacceptable loss in private outdoor space.

8. 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.

9. RECOMMENDATION

GRANT

10. CONDITIONS

TL1: Time Limit (Standard)

The development hereby permitted shall begin no later than three years from the date of this planning permission.

REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

AP1: Approved Plans

The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

Plans considered:

- Proposed Floor Plans - 21/841-02
- Proposed Elevations - 21/841-03
- Site & Location Plan - 21/841-04

Received on 24/06/2021

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

M1: Materials (To Match)

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing building.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policies CC7 and H9 of the Reading Borough Local Plan 2019.

PD2: No New Openings

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) no windows/doors/dormers/openings, other than those shown on the approved plans shall at any time be placed in the side elevation of the first floor side extension hereby permitted without the grant of a separate planning permission from the Local Planning Authority.

REASON: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

DC1: Vehicle Parking (As Specified)

The extensions hereby permitted shall not be occupied until all vehicle parking spaces have been provided in accordance with the plans hereby approved. The spaces shall be kept available for parking at all times thereafter.

REASON: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

11. INFORMATIVES

Standard Informatives

IF3: Highways

- i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.
- ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.