

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Thames

App Ref: 210260/HOU

Address: 25 Grosvenor Road, Reading, RG4 5EN

Proposals: Two storey rear extension, single storey side extension. Conversion of detached garage (Amended Description).

Case Officer: Mr David Brett

Applicant: Mr V Chugani

Date received: 16/02/2021

Valid from: 16/02/2021

Target Decision date: 13/04/2021

1. INTRODUCTION

The proposal site is a two-storey detached dwelling on Grosvenor Road, Caversham. Grosvenor Road is a private road, which is characterised as being residential with a mix of large two-storey detached and semi-detached dwellings. Grosvenor Road is accessed via Peppard Road to the west, and Henley Road to the south.

A site visit for this application was not possible due to the Coronavirus lockdown. The agent supplied site photos on 16/02/2021. These photos were used for the purpose of determining this application.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks a two storey rear extension, single storey side extension, and conversion of existing rear detached garage to gym, shower room and changing room.

Plans considered:

- Location Plan
- ~~Proposed Block Plan~~
- Ground Floor - Existing Plan - A101
- First Floor - Existing Plan - A102
- Loft - Existing Plan - A103
- Roof - Existing Plan - A104
- Section - A105 + A205
- Section - A106 + A206
- Front Elevation - A107 + A207
- East Elevation - A108 + A208
- Rear Elevation - A109 + A209
- West Elevation - A110 + A210
- Ground Floor - Proposed Plan - A201
- First Floor - Proposed Plan - A202
- Loft - Proposed Plan - A203
- Roof - Proposed Plan - A204
- Site Plan - A211
- Site Photographs in support of planning application for extension to 25 Grosvenor Road.

Received on 16/02/2021

- Proposed Block Plan

Received on 08/04/2021

3. RELEVANT PLANNING HISTORY

200885 - Double storey rear extension, single storey side extension - Application refused on 25/08/2020. Reasons for refusal:

1. The proposed development, owing to its scale, bulk and massing, would fail to respect, maintain and enhance the character and appearance of the host dwelling and wider area, contrary to Policies CC7 and H9 of the Reading Borough Local Plan (Adopted November 2019).
2. The proposed development would cause a detrimental impact on the living environment of neighbouring properties by being visually dominant, overbearing and harm outlook to No's 23 & 27 Grosvenor Road, and the applicant has failed to demonstrate that the proposal would not harmfully reduce access to daylight and sunlight to a habitable room at ground floor level of No. 27 Grosvenor Road, contrary to Policies CC8 and H9 of the Reading Borough Local Plan (Adopted November 2019).

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

21 Grosvenor Road, Caversham, Reading, RG4 5EN - No consultation response received.
23 Grosvenor Road, Caversham, Reading, RG4 5EN - No consultation response received.
27 Grosvenor Road, Caversham, Reading, RG4 5EN - No consultation response received.
29 Grosvenor Road, Caversham, Reading, RG4 5EN - No consultation response received.
31 Grosvenor Road, Caversham, Reading, RG4 5EN - No consultation response received.
31a Grosvenor Road, Caversham, Reading, RG4 5EN - No consultation response received.
25 Lady Jane Court, Caversham, Reading, RG4 5EH - No consultation response received.

A site notice was displayed from Thursday 25th February 2021, expiring on Thursday 18th March 2021. No responses 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
TR3 Access, Traffic and Highways-Related matters
TR5 Car and cycle parking and Electric Vehicle Parking

SPG/SPD

Design Guide to House Extensions SPD (Adopted March 2021)
Revised Parking Standards SPD (2011)

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.*

The area surrounding 25 Grosvenor Road is characterised as predominantly residential, with large plots containing large detached and semi-detached houses. There are varying designs along Grosvenor Road, including examples of single storey and two storey extensions.

The proposed works at ground floor level includes a rear and side extension, along with the conversion of the detached garage within the rear garden of number 25. The proposed wraparound extension has a depth of 4.5m from the existing rear elevation, and a width of 12m. The proposed side extension has depth of 1.5m and extends to the front elevation of the existing study room. The ground to eaves height of the proposed ground floor extensions is 2.35m, features a pitched roof, with a maximum height of 3.1m. The roof of the proposed wraparound extension features ten rooflights. The rear elevation of the proposed wraparound extension features large glazed patio doors and a window serving the proposed open plan kitchen. The proposed side (West) elevation includes a door to the proposed utility room, a window to serve the proposed W/C, and a window to serve the proposed extended study room. Alterations are also proposed to the existing porch including a new glazed door, and the removal of a window to the front elevation of the porch. The existing car port to the side elevation is to be demolished to allow for the proposed development.

The proposed development also includes the conversion of the existing rear detached garage to a gym, shower room and changing room. The development of the garage mainly consists of internal alterations, while external alterations consist of the insertion of three Velux windows to the roof and the rearrangement of existing windows and doors. The proposed works to the garage are considered in themselves to be acceptable, as the proposal does not drastically alter the appearance of the existing structure. The additions of windows and rearrangement of doors are considered to respect the character of the existing outbuilding. The proposed layout is considered adaptable and through internal alterations could enable the creation of ancillary accommodation. Therefore, it is considered appropriate to secure the proposed conversion of the detached garage as ancillary to number 25 to ensure that any separate occupation of the proposed extensions would not detract from the amenities or living conditions of neighbouring residential properties (or the character of the locality) in accordance with Policy H9 of the Reading Borough Local Plan.

The proposed works to the first floor consist of a rear extension, which is the full width of the existing rear elevation (10.5m), and has a depth of 3m. Various internal alterations are proposed to the existing first floor, the result of which being a total of five bedrooms to the first floor, two ensuite bathrooms and a bathroom. The proposed first floor rear extension features a part pitched roof, part flat roof, which is set down from the existing ridge by 1.95m. Windows are proposed to the rear elevation to serve the proposed bedrooms, no windows are proposed to the side elevations.

With regards to the materials proposed; the brickwork and roof tiles have been specified on the application form to match the existing dwelling.

Overall, 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 development is not considered a harmful addition to the street scene, or to infringe on any important building lines to the rear or to the front of Grosvenor Road.

The proposed extensions are considered to overcome the first reason for refusal to previous application 200885. The overall size, scale and bulk of the proposed extension to the main house have been reduced to a reasonable degree and are now considered subservient to the main house. Specifically, the depth of the proposed rear extensions has been reduced to a satisfactory degree, while the roof to the proposed first floor rear extension has been set down from the ridge to the main house. The proposed extensions are considered to respect the character and appearance of the surrounding area in size and scale in accordance with policies CC7 and H9 of the Reading Borough Local Plan.

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. The extensions are to be constructed upon an already developed part of the site, so there will not be a harmful loss of existing green landscaping.

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 harm the living conditions at 23 Grosvenor Road. The proposed extensions are set off the side boundary to number 23 by 0.9m. It has been sufficiently demonstrated on the plans that there would not be a harmful loss of light to habitable rooms at number 23 as a result of the proposed first floor rear extensions. Due to the separation distance between the main house at number 23 and the proposed extensions at number 25, the proposed development is not considered overbearing or to harm the outlook at number 23 to the point of refusal for this application.

The proposed development is not considered to have a detrimental impact on the living conditions at 27 Grosvenor Road to the point of refusal for this application. The proposed extensions are set off the side boundary to number 27 by 1.5m. The first floor rear extension element of the proposal is at a depth and height that would not appear overbearing or harm the outlook from number 27. The roof of the first floor rear extension is set significantly down from the ridge of the main house, which has resulted in a subservient design that does not appear overbearing to number 27. It has been sufficiently demonstrated on the plans that there would not be a harmful loss of light to habitable rooms or the rear garden at number 27.

The proposed conversion of the detached garage to gym is not considered to harm the living conditions to neighbouring residents. The size, scale and footprint of the converted garage is not be increased, with the external alterations consisting of the insertion of rooflights and changes to the fenestration to the side elevations. The proposed conversion of the garage is considered in accordance with policy CC8.

No other nearby occupier is considered to be significantly impinged by the proposed development in relation to any amenity consideration.

Overall, the proposed single storey rear extension is 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 rear extension under permitted development. This is to safeguard the amenities of number 23 and 27 Grosvenor Road from overlooking and loss of privacy in accordance with Policy CC8 of the Reading Borough Local Plan.

The proposed extensions are considered to overcome the second reason for refusal to previous application 200885. The proposed extensions under application 210260 have been reduced from those submitted under application 200885 to an appropriate scale and depth that respects the living conditions of nearby neighbouring properties 23 and 27 Grosvenor Road. The plans submitted have also sufficiently demonstrated that neighbouring properties would not be harmed to the point of refusal in terms of loss of light to habitable rooms, and overbearing development. Therefore, the proposed development is considered in accordance with policies CC8 and H9 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 in accordance with policy H10 of the Reading Borough Local Plan.

7.4 Transport

Although the proposals involve the loss of a garage, sufficient space to the front of the site (off the private Grosvenor Road) is maintained for sufficient car parking for the property. The plans have demonstrated that three parking on site vehicle parking spaces will be accommodated for, in line with the Revised Parking Standards SPD (2011).

8. CONCLUSION

The proposed development under application 210260 is considered to have overcome the reasons for refusal for the previous application at the site (200855). The proposed extensions are now considered to respect the character and appearance of the existing dwelling and surrounding area in terms of its size, scale and bulk. It is considered that a subservient design has been achieved under application 210260. The design improvements and the reduction in scale of the proposal from application 200855 is considered to have resulted in a design that respects the living conditions of neighbouring properties 23 and 27 Grosvenor Road and the wider surrounding area. Therefore, the proposed development is considered in accordance with policies CC7, CC8 and H9 of the Reading Borough Local Plan.

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:

- Location Plan
- Section - A105 + A205
- Section - A106 + A206
- Front Elevation - A107 + A207
- East Elevation - A108 + A208
- Rear Elevation - A109 + A209
- West Elevation - A110 + A210
- Ground Floor - Proposed Plan - A201
- First Floor - Proposed Plan - A202
- Loft - Proposed Plan - A203
- Roof - Proposed Plan - A204
- Site Plan - A211

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- Proposed Block Plan

Received on 08/04/2021

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 elevations of the first floor rear 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.

PD6: Ancillary Domestic Use

The converted detached garage hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling known as 25 Grosvenor Road, Reading, RG4 5EN.

REASON: To accord with the terms of the application, and to ensure that separate occupation of the extension/building would not detract from the amenities or living conditions of neighbouring residential properties (or the character of the locality) in accordance with Policy H9 of the Reading Borough Local Plan 2019.

11. INFORMATIVES

Standard Informatives