

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 211558

Address: 3 The Grange, Caversham, Reading RG4 7HZ

Applicant: Mr Khayyam Aslam

Proposal: Proposed partial integral garage conversion, and existing door/window arrangement to be replaced with bifold doors on rear elevation.

Target date: 15/11/2021

Case officer: Marcelina Rejwerska

1. Site Description and Surrounding Area:

The proposal site is a two storey detached dwelling on The Grange, in Caversham. The dwelling benefits from a generous front garden and paved driveway in front of a double garage. The rear of the property features a garden which borders a densely vegetated area of adjacent Mapledurham Golf Course. The Grange is a residential close consisting of large dwellings, surrounded by green space. Many of the trees, including one in the rear garden of the proposal site are subject to TPOs. The property is not listed nor in a conservation area.



1 Google Maps image demonstrating the location of 3 The Grange. Image retrieved on 27/09/2021

2. Proposal:

Planning permission is sought for a part garage conversion to use for utility, WC and storage, and replacement of rear door and windows with bifold doors.

2.1. Plans Considered:

ASLAM-0921-01

ASLAM-0921-02
ASLAM-0921-03
ASLAM-0921-04
ASLAM-0921-05

Received 20/09/2021

3. Relevant Planning History:

None.

4. Consultation Responses:

4.1. Internal Consultees

Trees - Consultation comments received regarding protection of two non-TPO trees at the front of the property. Given the scale of the works the officer considers this not necessary.
Transport - No objections.

4.2. External Consultation

The following addresses were formally consulted via letter on 23/09/2021:
2, 4 The Grange, Caversham, Reading RG4 7HZ

No responses were received.

In addition, a site notice was displayed between on site.

5. Discussions with applicant/agent

Applicant supplied site photographs on 28/10/2021.

6. 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.

7. Relevant Planning Policy and Guidance

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 Policy Guidance

8. Appraisal

This proposal has 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 proposal does not fall under the definition of development. However, as it has been submitted as a planning application, the officer has assessed the application under relevant householder policies, and this application is considered acceptable.

9. Conclusion

The proposal has been assessed and the proposed works are considered to be in accordance with the above relevant policies and planning permission can be granted.

RECOMMENDATION: GRANT PERMISSION

Conditions

AP1

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Informatives

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