

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 211672

Address: 2 Albany Gardens, Emmer Green RG4 8PZ

Applicant: Mr & Mrs Casagrande

Proposal: Demolition of existing conservatory, erection of single storey rear extension and conversion of existing garage to habitable space.

Target date: 4/12/2021

Case officer: Marcelina Rejwerska

1. Site Description and Surrounding Area:

The proposal site is a two storey detached dwelling on Albany Gardens in Emmer Green. The property benefits from a paved driveway and a modest rear garden. There is an existing conservatory at the rear of the dwelling. Albany Gardens is a residential close characterised by detached properties. The property is not listed nor in a conservation area.

2. Proposal:

Planning permission is sought for a single storey rear extension to replace the existing conservatory, and conversion of the existing garage to habitable space.

2.1. Plans Considered:

BA1088 01 Existing Plans and Elevations

Received 11/10/2021

BA0188 02 B - Proposed Plans and Elevations

Received 27/10/2021

3. Relevant Planning History:

080604 - Erection of a PVCu conservatory to the rear of the property - Application Permitted on 14/3/2008

4. Consultation Responses:

4.1. Internal Consultees

Transport - Parking layout plan approved.

4.2. External Consultation

The following addresses were formally consulted via letter on 14/10/2021:

5, 7, 9 Gravel Hill, Emmer Green

1, 3 Albany Gardens, Emmer Green

No responses received.

In addition, a site notice was sent to the applicant.

5. Discussions with applicant/agent

Agent supplied an amended proposed parking layout plan on 27/10/2021.

Officer discussed changing proposed finish to matching brickwork, however the Agent advised that the brickwork used on the main dwelling is no longer manufactured and therefore proposed rendered finish to proposed extension.

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

Reading Borough Local Plan (2019)

CC8 Safeguarding Amenity
H9 House Extensions and Ancillary Accommodation
H10 Private and Communal Outdoor Space

Design Guide to House Extensions - Supplementary Planning Document (2021)

8. Appraisal

8.1. House Extensions and Ancillary Accommodation

In accordance with 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, location, materials and design*
 - The existing conservatory has a depth of 2.5m; the proposed single storey rear extension would increase the total depth to 3.4m. The rear elevation is uneven, and as such approx. 4.12m of the rear extension will protrude approx. 0.68m beyond the rest of the rear extension. This is considered acceptable in terms of size and scale on this basis.
 - The proposed extension will have windows to match and will be finished in render.

- The proposed garage conversion will include replacement of existing garage door with window which will match the existing fenestration on the front elevation of the property.
- *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 proposal is subservient to the main dwelling and therefore not considered to be harmful to the character of other properties on Albany Gardens.
 - Although no other properties on Albany Gardens have elements finished in render, the proposed finish is considered to complement the existing dwelling.
 - The proposal is located at the rear of the property and not visible from the street and therefore not considered harmful to the wider character of the street.
- *Does not result in a loss of biodiversity within gardens.*
 - Proposal is unlikely to have a significant impact on biodiversity within rear garden.

8.2. 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
 - By virtue of its considered subservient and modest in height and scale. The rear of the neighbouring dwelling at no.3 is set forward of the rear of no.2 thereby reducing the impact of the extension. The extension would be set off the boundary with no.1. The proposed single storey front and side extension is considered not to have a detrimental impact to the living conditions of neighbouring properties.

8.3. 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.

9. 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.

RECOMMENDATION: GRANT PERMISSION

Conditions

TL1

AP1

M1

PD5

Informatives

IF3