

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Thames

App Ref: 211461/HOU

Address: 29 Grosvenor Road, Reading, RG4 5EN

Proposals: Renovation and alterations to existing detached house with conversion and extension of side garage plus part single, part double storey rear extension.

Case Officer: Mr David Brett

Applicant: Mr Reid & Ms Martynova

Date received (valid from): 01/09/2021

Target Decision date: 27/10/2021

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.



Fig 1. Front of 29 Grosvenor Road. Site photo taken by case officer on 15/09/2021



Fig 2. Rear of 29 Grosvenor Road. Site photo taken by case officer on 15/09/2021

A site visit for this application was performed on 15/09/2021.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks the following:

- Part one storey, part two storey rear extension
- Single storey side extension
- Garage conversion
- Alterations to porch

Plans considered:

- Existing Plans and Elevations - 508-101
- Proposed Plans and Elevations - 508-102
- Site Plan - 508-103
- Location Plan - 508-104
- Planning, Design and Access Statement - 508 PDAS
- Preliminary Ecological Appraisal (Bats) - SPH/ET/PEA-21/23.06

Received on 01/09/2021

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

25 Grosvenor Road, Caversham, Reading, RG4 5EN - No response received.

27 Grosvenor Road, Caversham, Reading, RG4 5EN - No response received.

31 Grosvenor Road, Caversham, Reading, RG4 0EN - No response received.

31a Grosvenor Road, Caversham, Reading, RG4 5EN - No response received.

Reading Borough Council, Ecology - Response received on 07/10/2021

- The bat survey report has been undertaken to an appropriate standard and concludes that the proposals are unlikely to affect roosting bats. There are therefore no objections to this application on ecology grounds.

Reading Borough Council, Transport - Response received on 16/08/2021

- Although the application states that the garage is to be extended, plans indicate that part of it will be used as an art studio. Submitted Proposed Plan and Elevations illustrate the extended element of the garage will house bins and cycles. It is assumed this is the garage parking area, however the dimensions do not conform to the Councils current standards where it is stated that a single garage should be 7m long by 3m wide to accommodate cycle storage. Although not illustrated on plans aerial images confirm that additional parking is available on site, therefore there are no Transport objections to this application.

A site notice was displayed from Wednesday 8th September 2021, expiring on Wednesday 29th September 2021. No further 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

EN12 Biodiversity and the Green Network

TR3 Access, Traffic and Highway-Related Matters

TR5 Car and Cycle Parking and Electric Vehicle Charging

SPG/SPD

Design Guide to House Extensions SPD (Adopted March 2021)
Revised Parking Standards and Design 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.*

At ground floor level, the proposed development seeks the conversion of the existing garage to an art studio, with extensions proposed to the rear and side (north). A single store side extension is proposed, extending from the front elevation of the existing garage. The proposed side extension is considered in accordance with the Design Guide to House Extensions SPD as it appears subservient to the existing dwelling in terms of size, scale and appearance. The exterior walls of the proposed side extension consist of Cedral click cladding, with two roof lights inserted above the proposed art studio. The proposed alterations to open out the porch are considered very minor in scale and would not harm the character and appearance of the existing dwelling.

The depth of the rear extension is 3.6m, with a 1m overhang which extends slightly beyond the rear side elevation of the garage to be converted. The rear extension is to be rendered off-white to match the existing dwelling, with Cedral cladding either side of the sliding patio doors. The ground floor extensions serve to create a larger family home.

At first floor level, a rear extension is proposed at a depth of 4.3m as measured from the rear wall of the south west bedroom. The first floor rear extension features a pitched roof, which is set slightly down from the existing ridge. The roof tiles of the proposed rear extension have been specified as weathered clay to match the existing dwelling. The width and depth of the proposed first floor rear extension is considered large, however, the plot is considered capable of accommodating the depths of the extensions proposed. The extensions are considered to have been sympathetically designed in terms of design and appear subservient to the existing dwelling.

With regards to the materials proposed, these have been specified within the PDAS as off-white render with Cedral Click fibre panelling, Residence 9 flush casement uPVC windows, timber front door and frame, and aluminium sliding doors to the rear. The existing timber windows are also to be replaced with Residence 9 flush casement uPVC windows for which planning permission is not required. It was noted on the site visit that the existing timber windows are in of poor condition and require replacing. The windows and doors proposed are considered suitable to the character and appearance of the existing dwelling and the surrounding area.

The proposed development is considered suitably characteristic of the surrounding area in terms of size and scale. There are extensions to existing dwellings along Grosvenor Road that are similar in size and scale to that proposed at number 29. For example, number 31 has a large single storey rear extension, which extends close to the rear boundary, whilst number 33 also has a very large rear extension



Fig 3. Aerial photograph of 29, 31 and 33 Grosvenor Road. Retrieved from Google Maps on 18/10/2021.



Fig 4. Extensions at 31 Grosvenor Road. Site photo taken by case officer on 15/09/2021

The size, scale, materials and design 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.

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 (amongst other factors):

- *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 31 Grosvenor Road. The plans do demonstrate that the proposed rear extension would infringe upon a 45° angle of light from the nearest window serving a habitable room at number 31. There is, however, not considered to be a harmful loss of light to number 31 due to the orientation of the development (with number 29 being directly north of number 31), and the separation distance between the proposed extensions and the nearest habitable room at number 31 of 6.1m. The proposed development at number 29 is also not considered overbearing or result in a loss of privacy to number 31 due to the separation distance between the proposed development and the main house at number 31.

The proposed development is not considered harmful to the living conditions at 27 Grosvenor Road due to the separation distance between the proposed development and the main house at number 29. Number 27, 29 and 31 all benefit from generously sized gardens, with the impact of any development of the size and scale proposed at number 29 considered to have minimal impact to any private outdoor space.

No other nearby occupier is considered to be significantly impinged by the proposed development in relation to any amenity consideration. It is considered that the proposed development would improve the living conditions at number 29 to the current and future occupants.

Overall, the proposed extensions are not considered to significantly 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 27 and 31 Grosvenor Road from overlooking and loss of privacy in accordance with Policy CC8 of the Reading Borough Local Plan. The first floor side facing window proposed to the ensuite bathroom will also be conditioned to be obscure glazed, this is to preserve the privacy of occupants of number 29 and the neighbours at number 27 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.

7.4 Transport

The Revised Parking Standards and Design SPD (2011) states that two on site vehicle parking spaces are required for a four bed dwellinghouse. It was noted on the site visit the existing driveway is capable of accommodating two vehicles despite the loss of the garage and the footprint of the single storey side extension. The proposed development would also facilitate suitable cycle parking and bin storage. Therefore, the proposed development is considered in accordance with policies TR3 and TR5 of the Reading Borough Local Plan.

7.5 Ecology

The bat survey report has been undertaken to an appropriate standard and concludes that the proposals are unlikely to affect roosting bats. Therefore, the proposed development is considered in accordance with policy EN12 of the Reading Borough Local Plan.

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:

- Proposed Plans and Elevations - 508-102
- Site Plan - 508-103
- Location Plan - 508-104
- Planning, Design and Access Statement - 508 PDAS
- Preliminary Ecological Appraisal (Bats) - SPH/ET/PEA-21/23.06

Received on 01/09/2021

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.

M3: Materials (As Specified)

The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and application forms unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy 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.

PD3: Obscure Glazing

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) the proposed first floor side facing (north) window shall be top openable above 1.7m as a minimum when measured from the floor level of the respective rooms, and glazed with obscure glass before occupation of the development hereby approved and shall be permanently maintained as such.

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.

11. INFORMATIVES

Standard Informatives