

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Norcot

App Ref: 210566 / HOU

Address: 27 Kirton Close, Reading, RG30 2NS

Proposals: Existing garage roof to be raised and converted to form new utility area, WC, office and store

Case Officer: Beatrice Malama

Date received (valid from): 12th April 2021 **Target date:** 7th June 2021

SITE DESCRIPTION

The site is a two-story semidetached dwelling located at the junction of Kirton Close and Windrush Way in a predominantly residential area comprising of detached and semidetached properties of varying design and style. The property is not listed and does not fall within a conservation area however it is in a potentially contaminated land zone.

PROPOSED DEVELOPMENT

The proposed development involves conversion of an existing garage to create a new utility area, office, store and WC. The proposed side elevation would have two new windows and a door. The height of the converted garage would be approximately 0.2m higher than the existing garage whereas the existing roof design would be retained. Exterior wall finishes would match that on the existing house with the door and windows complementing those on the existing house. The proposed development would cover the same foot print as the existing garage.

Plans considered;

Drawing No: 21015/PL001 - Existing and Proposed Floor and Roof Plans and Elevations

Drawing No: 21015/PL002 - Location, Site and Block Plan

As received on 12th April 2021

RELEVANT PLANNING HISTORY

No Planning History

CONSULTATIONS

A confirmation that the site notice was displayed was received on 21st April 2021 and the following neighbours were consulted by letter.

1 Verney Mews, Reading, RG30 2NT

26 Kirton Close, Reading, RG30 2NS

No letters of representation were received

Internal Consultation - Transport

No - Objection for the following reason:

The loss of the garage will result in the loss of a parking space; however there is existing provision for off road parking at the front of the property for 2 vehicles. This is in accordance with the Councils Revised Parking Standards and Design SPD, which requires that a 3 bedroom dwelling in a Zone 3 area should provide 2 off road parking spaces.

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.

Relevant Planning Policy and Guidance

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with policies in 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'.

National Planning Policy

National Planning Policy Framework (2019)

National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7- Design and the Public Realm

CC8 - Safeguarding Amenity

H9 - House Extensions and Ancillary Accommodation

TR5: Car and Cycle Parking and Electric Vehicle Charging

SPG/SPD

A Design Guide to House Extensions SPG (2021)

Revised Parking Standards and Design SPD (2011)

Assessment

Character and appearance

Policy CC7 (Design and the Public Realm) requires that all developments be of high design quality, whilst Policy H9(House Extensions and Ancillary Accommodation) requires that an extension “respects the character and appearance of the house in terms of scale, location, materials and design, and that it should not harm the character and pattern of neighbouring houses and the appearance of the street scene”.

The design, style and finishes of the proposed extension would match that of the existing house. The proposed alterations to the existing garage would not harm the character and pattern of the existing house, neighbouring houses and the street scene as the proposed development retains the design, style and scale of the existing garage. Exterior finishes would match that of the existing house and the street scene. The proposed development therefore does not harm the character or appearance of the existing house nor have a detrimental impact on the area.

Residential Amenity

CC8 (Safeguarding Amenity) seeks to prevent development causing detrimental impact on the neighbouring properties; policy H9 (House Extensions and Ancillary Accommodation) provides that extensions should not cause an overbearing impact on neighbours”.

As the proposal is single story there would be no overlooking of neighbouring properties therefore the extension is unlikely to cause loss of privacy to the neighbours. In addition, the extension is unlikely to cause any loss of sunlight, daylight or overshadowing to the neighbouring house. Furthermore, the proposed extension would unlikely cause an overbearing impact on neighbours.

Conclusion

The proposed extension is considered to be in accordance with the Reading Borough Local Plan (2019) and the Design Guide to House extensions (2021) and therefore the application is recommended for approval subject to conditions.

Recommendation:

Grant

CONDITIONS

1. Time Limit (Standard) TL1
2. Approved Plans Ap1
3. Materials (As Specified) M3
4. Highways IF3