

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Park

App Ref: 210559/HOU

Address: 8 Manor House Court, Heath Road, Reading, RG6 1NA

Proposals: Convert existing garage to study and utility room

Case Officer: Steve Vigar

Applicant: Mr Peter Roe

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

1. INTRODUCTION

The site is located close to the eastern boundary of the Borough within a group of houses arranged within the grounds of an original larger house and situated behind a substantial boundary wall. Access to the complex is via an opening onto Heath Road. A large TPO tree *Fagus sylvatica Purpurea* (Copper Beech) exists in the rear garden of no.8. The building is not listed, nor within a conservation area. The site is within an air quality management area and an Article 4 area (involving change of use from C3 to C4), albeit these are not particularly relevant to this proposal.



Site visit photograph 7 May 2021

2. PROPOSAL AND SUPPORTING INFORMATION

Full planning permission is sought to convert the existing garage to a study and utility room achieved through the bricking up of the garage door opening with two front-facing

windows within the new brickwork. No enlargements of the existing building are proposed.

Plans considered:

Unnumbered "Block Plan" received 20 April 2021

Unnumbered drawing sheet "Proposed Garage Conversion to Study/Utility Area" comprising "Front Elevation, End Elevation, Section, Ground Floor Plan and Location Plan, dated March 2021, received 20 April 2021

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

The following addresses were consulted by letter, produced on 20/04/2021 (expiring on 11/05/2021). A site notice was displayed by the Applicant at boundary with Heath Road on 22/04/2021, expiring on 13/05/2021).

10 Manor House Court Heath Rd, Reading
4 Manor House Court, Heath Road, Reading, RG6 1NA
38 Tuns Hill Cottages, Reading, RG6 1NB
35 Tuns Hill Cottages, Reading, RG6 1NB
37 Tuns Hill Cottages, Reading, RG6 1NB
6 Manor House Court, Heath Road, Reading, RG6 1NA
Zion Church, 171a Wokingham Road, Reading, RG6 1LT
4 Heath Road, Reading, RG6 1ND
36 Tuns Hill Cottages, Reading, RG6 1NB
39 Tuns Hill Cottages

No letters of representation have been received

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.

5. 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 (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

- Design Guide to House Extensions SPD (adopted 2021)

6. APPRAISAL

H9 states: An extension to a house will be acceptable where it:

- A. Respects the character of the house in terms of scale, location, materials and design;

To assess this, the following has been considered - would the proposal:

- detract from the appearance of the original building through the use of ill-matching materials and by not fitting in with the design, scale and proportions of the original building; NO
- reduce the amount of usable amenity space for the property to an unacceptable degree; NO
- require the loss of trees in the garden or put significant trees at risk; NO - the TPO tree is in the rear garden and there is no reason to expect the works to require or result in harm to this tree. An informative reminding the applicant of their responsibilities under the TPO is recommended however.

- B. Respects the character and pattern of neighbouring properties and the street as a whole in terms of scale, location, materials and design, and any important existing building line; Respects neighbour's amenities and does not present a large blank façade to public areas.

To assess this, the following has been considered - would the proposal:

- significantly reduce the amount of daylight and sunlight enjoyed by neighbouring properties; NO - there is no enlargement proposed to the existing building.
- invade the privacy of neighbouring properties through overlooking from windows or balconies; NO - new windows are ground floor only.
- detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; NO
- detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; NO - the proposals are in keeping with the design of the main house and are not in a prominent location viewed from the public highway.

CC8: Safeguarding Amenity states an extension to a house will be acceptable where it will not cause a significant detrimental impact to the living environment of existing or new residential properties.

It is considered that the proposal would not cause a significant detrimental impact to the living environment of existing or new residential properties in terms of:

- Privacy and overlooking;
- Access to sunlight and daylight;
- Visual dominance and overbearing effects of a development;
- Noise and disturbance;
- Artificial lighting;
- Vibration;
- Dust and fumes;
- Smell;
- Crime and safety.

The site contains ample space for vehicle parking in accordance with Policy TR5 and the Revised Parking Standards and Design SPD and the loss of the garage will not result in a lack of suitable parking provision to serve the dwelling.

There is no indication from the proposed internal layout of the garage conversion that it could be used as separate unit of accommodation. It is clear from the plans and description of development that the works are to remain ancillary to the existing dwelling. As such, a specific condition in this regard is not considered necessary.

7. 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.

8.0 RECOMMENDATION

CONDITIONS & REASONS

1. The development hereby permitted shall begin no later than three years from the date of this planning permission.

Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. 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 H9 and CC7 of the Reading Borough Local Plan 2019.

3. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

Unnumbered "Block Plan" received 20 April 2021

Unnumbered drawing sheet "Proposed Garage Conversion to Study/Utility Area" comprising "Front Elevation, End Elevation, Section, Ground Floor Plan and Location Plan, dated March 2021, received 20 April 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.

INFORMATIVES

1. The applicant is reminded that a number of trees within and close to the site are subject to a Tree Preservation Order and all necessary care should be taken to avoid harm to those trees at all times.

2. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.

3. Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.

4. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.

5. During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at: www.communities.gov.uk/publications/planningandbuilding/partywall

6. The decision to grant planning permission follows the positive and proactive consideration of the issues raised by this planning application and issuing the decision within the eight week time period.