

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 191628/HOU

Address: 57A Foxhays Road

Applicant: Mr Balwir Singh

Proposal: Detached garage in rear garden (Retrospective)

Target date: 18/12/19

Case officer: Connie Davis

Site Description and Surrounding Area:

The application site is a semi-detached property located on the northern side of Foxhays Road. The property is a recent addition to the street (see planning history), and the property was built adjoining 57 Foxhays Road. The property is finished in white render at ground and first floor level. It has a front projecting bay window and a good size rear plot.

The application site is not listed, nor in a conservation area.

Proposal:

Retrospective permission is sought for the erection of a detached garage in the rear garden, adjacent to the side and rear boundaries of the site. The development does not qualify as permitted development, and as such, an enforcement case was carried out (but was found not to be expedient to pursue action). This application seeks to regularise the development.

The garage measures 4.5 metres in width and 5.6 metres in depth. The rear garden slopes downwards slightly towards the house, and westwards, and the outbuilding has a maximum height of 2.7 metres when measured where ground level is highest. The garage has been constructed with brick.

Plans Considered:

Site Location Plan

Received 9th October 2019

Block/ Site Plan

Received 16th December 2019

A015-1-HS-V1 Rev 1 - Ground Floor and Elevations

A015-1-HS-V1 Rev 1 - Proposed Section

Received 17th December 2019

Relevant Planning History:

162007 - Erection of 1 x 3 bed dwelling to the side of 57 Foxhays Road, including new access, parking layout and landscaping (Resubmission of 161218) (amended description) - Application Permitted

161218 - Erection of 2x2bed dwellings to the side of 57 Foxhays Road, including new access, parking layout and landscaping - Application Refused

Consultation Responses:

Internal Consultation

Transport

No objections subject to condition restricting the outbuilding being used for ancillary use to the main dwellinghouse.

External Consultation

The following addresses were formally consulted via letter on

53 and 57 Foxhays Road
170, 172 and 174 Hartland Road

In addition, a site notice was sent to the applicant on 23/10/19.

One response was received which stated:

We received the application on 26/10/19 The garage was built several weeks ago - why has this happened?

Officer Comment: This is a retrospective application. The applicant is seeking planning permission for a development that has already been built. Neighbours were notified when the application was received by the LPA, although the garage was already in place.

Discussions with applicant/ agent

Revised plans were received with a correct scale bar.

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 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

National Planning Policy Framework;
National Planning Policy Guidance;

Reading Borough Local Plan (2019)

- CC7 Design and the Public Realm
- CC8 Safeguarding Amenity
- H9 House Extensions and Ancillary Accommodation
- H10 Private and Communal Outdoor Space

Supplementary Planning Guidance - A Design Guide to House Extensions (2003)

Appraisal Checklist

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**
- B. 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;
- & C. Does not present an overbearing impact on neighbours or 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**
 - Invade the privacy of neighbouring properties through overlooking from windows or balconies; **NO**
 - 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**
- D. Does not result in a loss of biodiversity within garden - NO
- E. Ancillary accommodation, such as granny annexes, will be acceptable where it would not be capable of operating as a separate dwelling which could be let or sold separately - NO, this will be secured via condition.

CC8: states: Development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, in terms of:

- Privacy and overlooking; **No**
- Access to sunlight and daylight; **No**
- Visual dominance and overbearing effects of a development; **No**
- Harm to outlook; **No**
- Noise and disturbance; **No**
- Artificial lighting; **No**
- Vibration; **No**
- Dust and fumes; **No**
- Smell; **No**
- Crime and safety; **No** or
- Wind, where the proposals involve new development of more than 8 storeys - **N/A.**

Conclusion

The proposed development would not be harmful to the character or appearance of the site or its surroundings and would not have a detrimental impact on the original building or neighbouring properties. As such the proposed works are considered to be in accordance with CS7 (Design and the Public Realm) of the Reading Borough Local Development Framework Core Strategy (2008), DM4: Safeguarding Amenity and DM9: House Extensions and Ancillary Accommodation of the Sites and Detailed Policies Document (Oct 2012) and the Councils Supplementary Planning Guidance A Design Guide to House Extensions (2003).

RECOMMENDATION: GRANT PERMISSION

Conditions

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

Drawing No:

Block/ Site Plan

Received 16th December 2019

A015-1-HS-V1 Rev 1 - Ground Floor and Elevations

Received 17th December 2019

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.

2) The building hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling known as *57a Foxhays Road, Reading, RG2 8NA*.

REASON: To accord with the terms of the application, and to ensure that separate occupation of the extension/building would not detract from the amenities or living conditions of neighbouring residential properties (or the character of the locality) in accordance with Policy H9 of the Reading Borough Local Plan 2019.

Informatives

1. Building Control
2. Terms
3. Positive and Proactive