

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 201598/HOU

Address: 21 Elsley Road

Applicant: Mr & Mrs Rawlinson

Proposal: Demolition of existing garage and new replacement garage

Target date: 06/01/21

Case officer: Connie Davis

Site Description and Surrounding Area:

The application site is a two storey detached property located on the south-eastern side of Elsley Road. The property is set back from the highway by 40m and access by a narrow drive. It has an existing detached garage to the north, and forward of, the main house.

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

Proposal:

Planning permission is sought for the erection of a double garage/ car port following the demolition of the existing garage. It would measure a depth of 6m, width of 7m, eaves height of 2.6m, maximum height of 4.2m. It would be positioned away from the main house (to the east) with a separation distance of 2.2m. The existing garage is positioned further northwards than the proposed location.

The garage would be open on the front elevation (ie. not have a garage door), have a hipped roof and would be timber clad with an oak frame and have a slate roof.

Plans Considered:

19120-04 - Block and Location Plans

19120-01 - Proposed Site Plan

19120-03 - Proposed Elevations

19120-02 - Proposed Ground Floor Plan Proposed Roof Plan

Received 12th November 2020

Relevant Planning History:

None of particular relevance to this application.

Consultation Responses:

Internal Consultees

Transport - No objections subject to conditions and informatives

External Consultation

The following addresses were formally consulted via letter on 16/11/20:

17, 23 Elsley Road

14 Edenhall Close

2,3 Rissington Close

In addition, a site notice was displayed between 18th November 2020 - 9th December 2020.

No responses have been received.

Discussions with applicant/ agent

None.

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
- TR3 Access, Traffic and Highway-Related Matters
- TR5 Car and Cycle Parking and Electric Vehicle Charging

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, the site is located 40m back from the highway which is approximately double the set back of both the neighbouring properties (nos. 17 and 23). As such, the garage is considered to have limited visibility within the context of the street scene.**
 - Detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; **NO, materials are considered suitable given the nature of the proposal.**
- 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

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**.

Other Matters

Transport Matters

As per the consultation response, the proposed garage is considered of sufficient size. As such, there is no objection to the demolition of the existing and its replacement. A condition is recommended so that the vehicle parking is as specified. As such, the proposal is considered acceptable in relation to Policies TR3 and TR5 of the Reading Borough Local Plan (2019).

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 CC7 (Design and the Public Realm), CC8 (Safeguarding Amenity) and H9 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (2019) along with the Councils Supplementary Planning Guidance A Design Guide to House Extensions (2003).

RECOMMENDATION: GRANT PERMISSION

Conditions

1. TL1 - 3 year time limit.
2. Approved plans
3. Materials as specified
4. Vehicle parking as specified

Informatives

1. Building Control
2. Construction & Demolition
3. Terms
4. Encroachment
5. Highways
6. Do not damage the verge
7. Positive and Proactive

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