

DELEGATED APPLICATION REPORT

Address: 9 Chiltern Road, Caversham

Application No: 200273/FUL

Proposal: Change of use from a detached garage to an annexe ancillary to host dwelling for family accommodation

Applicant: Mr & Mrs Ixinzhao

Date received (valid from): 20/02/20

Target Decision date: 16/04/20

Case officer: Connie Davis

1. Site description and Surrounding Area

The application site is a two storey semi-detached dwelling located on the western side of Chiltern Road. The property has a detached garage with a gated path running between the two.

The surrounding area is residential with properties of broadly similar style, although not all have garages.

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

2. The Proposal

Planning permission is sought to convert the attached garage into habitable space. The accompanying statement from the agent confirms the space will be used for visiting family members, but for the most part will be used as a games room for the family. It would include a wet room but no kitchen facilities and therefore is not entirely self-sufficient.

3. Consultation

External Consultation

The following addresses were formally consulted via letter on 10th March 2020:

7 & 11 Chiltern Road

In addition, a site notice was displayed.

No responses have been received.

Internal Consultation

Transport

The RBC Transport Development Control Advisor provided the following comments:

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, therefore, Transport have no objections with this application.

4. Plans and Documents Considered

The Council, in reaching its recommendation, has taken into consideration the following plans & documents:

Drawing No.:

40019-06 - Block and Location Plans
40019-01 - Existing Ground Floor Plan
40019-02 - Existing Elevations
40019-03 - Proposed Ground Floor Plan
40019-04 - Proposed Elevations
Received 21st February 2020

5. Relevant Planning History

None.

6. 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.

7. Relevant Planning 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. The Development Plan for Reading relevant to the application site comprises the Reading Borough Local Plan (2019)

The '*National Planning Policy framework*' ('NPPF') 2018 states clearly that its content is to be a material consideration in the determination of applications. The 'NPPF' states that due weight should be given to the adopted policies of the Reading Borough Local Plan (2019) according to their degree of consistency with the 'NPPF' (the closer the policies in the plan to the policies in the 'NPPF', the greater the weight that may be given). Accordingly, the 'NPPF' and the following development plan policies and supplementary planning guidance are relevant:

8. Relevant Policies

The application has been assessed against the following policies:

National

National Planning Policy Framework;

National Planning Policy Guidance;

Reading Borough Local Plan (2019)

CC7 - Design and the Public Realm

TR3 - Traffic, Access and Highway Related Matters

CC8 - Safeguarding Amenity

H9 - House Extensions and Ancillary Accommodation

9. Appraisal

The main issues to be considered are:

- i) Parking Provision
- ii) Impact on the character of the host property and the surrounding area
- iii) Impact on neighbouring amenity
- iv) Ancillary Use

Parking Provision

Although the loss of the garage will result in a loss of parking space, it is considered that the site has sufficient capacity to provide two off-road parking spaces which is compliant with the Council's parking standards. This view is supported by the Council's highways officer.

As such, the proposal is considered acceptable in terms of Policy TR3.

Design, impact on the host dwelling, character of the area and street scene

The garage door will be removed and a new window will be inserted which will match the existing property. A new window to the side elevation is proposed, along with the removal of an existing side window.

Whilst the loss of the garage door would be a change to the character of the street scene, due to the fact the garage is set back from the road and garages are not a distinct feature of properties in the vicinity, it is not considered to result in any significantly unacceptable negative impact to the character of the area.

The proposal would accord with Policies CC7 and H9.

Neighbour amenity

As the proposal is purely a conversion, the proposed development would not increase the footprint of the existing garage. As such, it is not considered that the proposal would have any adverse effects upon the amenity of neighbouring properties.

Given the diminutive nature of the proposed works it is considered there would be no material loss of amenity to the occupiers of the neighbouring property in terms of loss of light, privacy or overbearing impact.

The proposal would therefore accord with Policy CC8.

Ancillary Use

A condition would be attached to the permission preventing the converted garage to be used for any other purposes other than that ancillary to the main dwelling. From the submitted floor plans, it is not considered that the annex could be self sufficient as it would be reliant on the main dwelling for kitchen facilities. As such, from the information provided, the annex would not require a S106 to prevent being let or sold separately.

As such, the proposal is considered acceptable in relation to Policy H9.

10. Recommendation

Grant planning permission, subject to the following conditions:

Conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission was granted.

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

Drawing No:

40019-06 - Block and Location Plans

40019-03 - Proposed Ground Floor Plan

40019-04 - Proposed Elevations

Received 21st February 2020

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.

3. The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and/or 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.

4. The garage conversion hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling known as 9 Chiltern Road, Caversham, Reading, RG4 5HR.

REASON: To accord with the terms of the application, and to ensure that separate occupation of the 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:

- a) 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) or planning obligation(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.
- b) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.

Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.

- c) The applicant's 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.
- d) 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 agreed time period.