

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Peppard

App Ref: 201724/HOU

Address: 68 Surley Row, Reading, RG4 8NB

Proposals: Garage conversion and replacement pitch roof

Case Officer: Mr David Brett

Applicant: Mr O Parker

Date received (valid from): 02/12/2020

Target Decision date: Originally 27/01/2021; extension agreed until 05/02/2021

1. INTRODUCTION

The proposal site is two storey semidetached dwelling on Surley Row, Emmer Green. The surrounding area is predominantly residential and consists of similarly designed two storey semi-detached dwellings.



1. Front of 68 Surley Row. Photo provided by applicant on 23/01/2021.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for the conversion of existing garage to living space, with a false pitched roof, and bay window to the front elevation. A pitched roof has also been proposed to the existing front porch.

Plans considered:

- ~~Block and Location Plans - 30620-06~~
- Existing Ground Floor Plan - 30620-01
- Proposed Ground Floor Plan - 30620-02
- Existing and proposed - 30620-03

Received on 02/12/2020

- ~~Block and Location Plans - 30620-06 Rev A~~

Received on 22/01/2021

- Block and Location Plans - 30620-06 Rev B

Received on 01/02/2021

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

66 Surley Row, Emmer Green, Reading, RG4 8NB - No response received.

70 Surley Row, Emmer Green, Reading, RG4 8NB - No response received.

32 Stuart Close, Emmer Green, Reading, RG4 8RE - No response received.

Reading Borough Council, Transport - Consultation response received on 21/01/2021

- The conversion of the garage will result in the loss of one parking space. In order to determine whether the property will retain an acceptable level of parking, the applicant is requested to submit a parking layout demonstrating that 2no. vehicles can be parked on the site frontage. For information, parking spaces should be designed at 4.8 metres long by 2.4m wide. To accommodate 2 vehicles, the hard-standing area on property frontage should have minimum dimensions of at least 4.8m wide (along the boundary entry point) and a minimum 4.8m length (this is the minimum depth of property frontage required). Note: This is a minimum requirement; a greater size may be required to allow for property access/doorways etc.
- Any changes to the dropped crossing should also be demonstrated.

Reading Borough Council, Transport - Consultation response received on 22/01/2021 upon review of 'lock and Location Plans - 30620-06 Rev A'

- The revised plans demonstrate that two parking spaces can be accommodated across the site frontage which complies with the required parking provision. However, the dropped kerb will need to be extended to accommodate the proposed parking layout.

Reading Borough Council, Transport - Consultation response received on 01/02/2021 upon review of 'lock and Location Plans - 30620-06 Rev B'

- No objections to the proposed dropped kerb.
- A license from the Highways Team will be required regarding the extension of the dropped kerb as this is part of the public highway.

5. 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.

6. 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 (Adopted November 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

SPG/SPD

A Design Guide to House Extensions SPG
Revised Parking Standards SPD

7. APPRAISAL

7.1 House Extensions and Ancillary Accommodation

In accordance with Reading Borough Local Plan policy H9: House Extensions and Ancillary Accommodation, house extension proposals are acceptable where it:

- *Respects the character and appearance of the house in terms of scale and locations.*
- *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.*

The proposed development is for the conversion of the existing garage to living room. It is proposed that the existing garage door be removed and replaced with a bay window, which extends forward 0.5m from the front elevation of the existing garage. The proposed converted garage would include a false pitched roof. A pitched roof is also proposed to the existing front porch to match the proposed false pitched roof to the converted garage.

Overall, the exterior alterations to the existing dwelling at 68 Surley Row are considered minor in scale and not to drastically alter the character and appearance of the existing dwelling or the surrounding area. The materials proposed in the development have been specified to match the existing dwelling on the application form. The arrangement of windows is considered acceptable. While the front elevation of the existing garage would be brought forward by 0.5m, it is not considered to harm an important building line along Surley Row.

In accordance with Reading Borough Local Plan policy H9: House Extensions and Ancillary Accommodation, house extension proposals are acceptable where it:

- *Does not result in a loss of biodiversity within gardens.*

The proposed extensions are considered not to result in a loss of biodiversity within the garden as the extensions will be constructed on an already developed parts of the site.

7.2 Safeguarding Amenity

This proposal has also been assessed against Reading Borough Local Plan policy CC8: Safeguarding Amenity, which states that proposals are acceptable where they will not cause a detrimental impact on the living environment of existing residential properties with regard to:

- *Privacy and overlooking*
- *Access to sunlight and daylight*
- *Visual dominance and overbearing effects of a development*
- *Harm to outlook*

The proposed development is not considered to harm the living conditions to neighbouring properties 66 and 70 Surley Row. The proposed development is considered minor in scale and would likely have little to no impact on the living conditions at 66 and 70 Surley Row. The proposed development is also not considered to harm the living conditions to other properties in the surrounding area or harm the character and appearance of the street scene.

7.3 Private and Communal Outdoor Space

This proposal has also been assessed against Reading Borough Local Plan policy H10: Private and Communal Outdoor Space, which states that:

- *Usable outdoor space for houses should be no less than the gross floor area of the dwelling. To which it relates.*

It is considered that this proposal will not represent an unacceptable loss in private outdoor space. As the size of the private outdoor space will still be larger than the usable floor space of the dwelling on the ground floor.

7.4 Transport and Vehicle Parking

The proposed on-site vehicle parking layout is considered acceptable. A revised location and block plan has been submitted which demonstrates two on site vehicle parking spaces, along with a widened dropped kerb to provide appropriate access (as secured via condition). The proposed parking layout and access is considered acceptable by Reading Borough Council Transport. Two on-site vehicle parking spaces have been demonstrated with appropriate access in accordance with the requirements of the Revised Parking Standards SPD and policies TR3 and TR5 of the Reading Borough Local Plan (2019).



2. Front elevation of 68 Surley Row.



3. Driveway of 68 Surley Row.

8. 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.

9. RECOMMENDATION

GRANT

10. CONDITIONS

TL1: Time Limit (Standard)

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

REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

AP1: Approved Plans

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

Plans considered:

- Proposed Ground Floor Plan - 30620-02
- Existing and proposed - 30620-03

Received on 02/12/2020

- Block and Location Plans - 30620-06 Rev B

Received on 01/02/2021

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.

M1: Materials (To Match)

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

DC1: Vehicle Parking (As Specified)

The development hereby permitted shall not be occupied until all vehicle parking spaces have been provided in accordance with the plans hereby approved. The spaces shall be kept available for parking at all times thereafter.

REASON: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

DC3: Vehicular Access (As Specified)

No development hereby permitted shall be occupied until the vehicle access serving it has been constructed in accordance with the plans hereby approved.

REASON: In the interests of road safety in accordance with Policy TR1 and TR3 of the Reading Local Plan 2019.

11. INFORMATIVES

Standard Informatives

IF3 Highways

- 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.

I24 Do not damage the verge

You are advised to avoid the use of the grass verges for development related activity, e.g. storage of materials, due to the resulting potential harm to important street trees.

I29 Access construction

The Council's Highways section should be contacted at 19 Bennet Road, Reading, RG2 0QX, telephone: 0118 937 2138, to agree the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made allowing at least 4 week's notice to obtain details of underground services on the applicants' behalf.