

Supporting Application Statement

CERTIFICATE OF LAWFUL DEVELOPMENT APPLICATION (PROPOSED) FOR THE CONVERSION OF AN EXISTING
GARAGE INCIDENTAL TO THE PRIMARY USE OF THE PROPERTY AS A DWELLING.
AT, 71 HENLEY ROAD, CAVERSHAM, READING RG4 6DS

Client: Mr. D. Dungan

Date: March 2021

Job no: 132_DAS_v1



CONTENTS

1.00 INTRODUCTION

- 1.01 AIMS OF THE STATEMENT
- 1.02 PLANNING POLICIES

2.00 SITE ASSESSMENT

- 2.01 LOCATION
- 2.02 SITE AND PLANNING HISTORY

3.00 INVOLVEMENT & EVALUATION

- 3.01 INVOLVEMENT
- 3.02 EVALUATION

4.00 DESIGN

- 4.01 PRINCIPLES OF DEVELOPMENT
- 4.02 ACCOMMODATION
- 4.03 LAYOUT
- 4.04 SCALE
- 4.05 LANDSCAPING
- 4.06 APPEARANCE
- 4.07 ACCESS

5.00 CONCLUSION

Revision	Summary of Changes	Date	Rev By	Chkd By

Desk Top Publishing and Graphic Design by ADSJ Associates Ltd

This artwork was printed on paper using fibre sourced from sustainable plantation wood from suppliers who practice sustainable management of forests in line with strict international standards. Pulp used in this manufacture is also Elemental Chlorine Free (ECF).

Copyright

The contents of this document must not be copied or reproduced in whole or in part without the written consent of ADSJ Associates Ltd.

All plans are reproduced from Ordnance Survey Map with permission of the Controller of HMSO. Crown Copyright Reserved.

ADSJ Associates Ltd

68 Norton Road
Woodley
Reading
RG5 4AJ

T: 07968 141918
E: info@adsj.co.uk
W: www.adsj.co.uk

1.00 INTRODUCTION

1.01 AIMS OF THE STATEMENT

This Supporting Statement accompanies a Householder application by Mr. Dungan for a garage conversion.

The description of development is as follows:

'Certificate of Lawful Development (Proposed) application for the conversion of an existing garage incidental to the primary use of the property as a dwelling'

The aims of this Supporting Statement are to show that the proposed development has been informed by an awareness of the site's context, principles highlighted by Reading Borough Council and Local Government (GDPO).

The statement will explain the proposals, identify the factors which have influenced this application and highlight the principles that were incorporated in the detailed design of the proposed works.

Whilst this is not a full planning application due regard has been given to the Reading Borough Local Plan (Adopted November 2019), and the criteria highlighted within National Planning Policy Framework especially regarding 'good design' (2019).

1.02 PLANNING POLICIES

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 planning policies in the National Planning Policy Framework (NPPF) – among them the 'presumption in favour of sustainable development'.

Within the Reading Borough Local Plan (Adopted November 2019), the main Cross Cutting Policies relevant to the development are:

Policy CC1 'Presumption in Favour of Sustainable Development' A positive approach to considering development proposals will be taken that reflect the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). Where appropriate, the council will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible.

Policy CC7 'Design and the Public Realm' All developments must be of a high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located. The various components of development form will be assessed to ensure that the development proposed makes a positive contribution.

The local character and sense of place should be positively enhanced within the local context.

The proposal provides an opportunity to add to the visual amenity of the area and the contribution to the residential character of the area. The carefully considered design sensitively addresses the site and its surroundings within a residential setting.

2.00 SITE ASSESSMENT

2.01 LOCATION

The application site is on Henley Road, Caversham, and is accessed off the classified road. The site is considered as located within a residential area.

Caversham is located north of Reading Town Centre and can be accessed via the A4155 (Caversham Road) or B3345 (George Street). No. 71 is a detached property with a detached garage. The properties are generously set back from the footpath with low shrubs and trees to the frontage curtilages that allow a spatial separation from public and private areas. No. 71 is accessed directly off the Henley Road.

The house types along Henley Road are varied in terms of mass, bulk and architectural detailing. There are a mix of residential uses with some larger dwellings converted into flatted developments. Many of the dwellings are predominantly in red brick and rendered facades with accent brickwork and tile hanging to frontages and tiled roofs.

No. 71 is a detached chalet type dwelling with an access drive that is located south of the highway. No. 71 has been extended to the rear and has an external terrace. To the east of the site is No. 71a which is also a bungalow that has been extended in the past. No. 69 to the west is a low-rise bungalow that has no previous extensions. The rear gardens of all three properties gentle falls away to the south with the garden boundaries of adjoining properties being screened by mature trees and planting. However, due to the juxtaposition of the dwellings there is good separation between the properties.

The main highway, Henley Road, has ample width for two vehicles to pass comfortably with pedestrian footpaths to both sides of the highway. To the north of the highway are the playing fields of the Queen Anne school.



Location Plan

2.02 SITE AND PLANNING HISTORY

The earliest planning permission on record dates back to 1972 (ref: 0000020714) to '*Demolish existing premises and erect 2 detached garages*', this application was refused in November 1972. A second application was also submitted in the same year (ref: 0000020865) for '*2 Bungalows and garages*' and that this application was granted outline consent in December 1972, however, this consent has long since expired and was also subject to Reserved Matters to be extinguished prior to the development and there are no records of any such applications being made.

The next application on record was made in December 1976 by Mr. Hall (ref: 77/00069/00) for '*Extension to bungalow and erection of double garage, excepted*' and this application received consent in February 1977 with four conditions attached. The conditions pertain to permission expiry, submitted drawing references, location of the garage and boundary wall materials. There are no further entries regarding any restrictions on the use of the garage.

Two further applications were made in 1977 for a double garage and extension for utility room (August & December 1977 respectively) both of which were refused.

In 1978 Mr. Hall made another application (ref: 78/00215/00) for the '*Erection of double garage with store*' which duly received consent in April 1978 with three conditions attached. The conditions relate to permission expiry, submitted drawing references and a time constraint for the completion of the store. In the explanation for the conditions, it states the following with regards to the store,

'The store is at the time of the approval, already in existence in a form contrary to that hereby approved and to the detriment of the amenities of the adjoining property, No. 71a Henley Road, Caversham, Reading'

There are no other conditions attached to the 1978 consent that restrict the use of the garage.

Later planning records show that conditional consent was approved for;

- ref: 02/00112/FUL - Erection of 4x three bed & 2x four bed dwelling houses (June 2002)
- ref: 02/00070/FUL - Erection of 4No. three bed & 2No. four bed dwellings
- ref: 130432 - Raised roof with front, side and rear dormer windows to create first floor bedroom accommodation.

The latter consent removes permitted development rights for any further windows, dormers or doors on the dwelling and the first-floor side facing dormer window is to have obscure glazing and no mention is made expressly with regards to the existing garage.



Existing frontage of dwelling

3.00 INVOLVEMENT AND EVALUATION

3.01 INVOLVEMENT

Given the location of the application site is within a residential area, clarity was sought from Reading Borough Council with regards to the type of application required for the garage conversion. In January 2021 Planning Enquiries confirmed the available records for 71 Henley Road, from which it was clear that no restrictive use conditions were attached to the detached garage building.

The applicant's wish to carry out the proposals to allow them to have a dedicated study/office for 'homeworking' following the impact of Covid 19, and fitness room layout with ancillary facilities for that use whilst sensitively altering the external appearance to be complementary to its surroundings. In turn enhancing the character of Henley Road and the wider area. The applicant's investment in the proposals will relate to usefulness of the proposal, therefore, any amendments will require further consideration in terms of value and viability.



Existing rear elevation



Existing side boundary (north)

3.02 EVALUATION

The proposal is for a Certificate of Lawful Development application for an existing garage/store conversion to habitable accommodation incidental to the enjoyment of the dwellinghouse, within the parameters of Permitted Development. It should be noted that the site has ample space to accommodate four vehicles within the curtilage of the site.

The footprint of the existing garage/store will not be increased, and it is proposed to alter two existing openings to sliding doors and to remove the existing garage doors in lieu of window openings.

The proposal involves the lawful development application for an existing garage/store conversion to habitable accommodation forming a study and gym area. The proposal will be within the curtilage of the site and has considered the following;

- GPDO – Permitted Development Rights for Householders – Class E
- Policy CS7 Design and the Public Realm
- Policy CS24 Car/Cycle parking
- SPD – Revised Parking Standards & Design

The proposal complies with the conditions of permitted development under Class E, Part 1, of the Town and Country Planning (General Permitted Development) Order 2019 (as amended) (GPDO), which relates to *‘any building or enclosure, incidental to the enjoyment of the dwellinghouse’*.

Class E – buildings etc

Part E provides permitted development rights within the curtilage of a dwellinghouse for-

- a) Any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as

such, or the maintenance, improvement or other alteration of such a building or enclosure.

Class E sets out the rules on permitted development for buildings etc within the curtilage of a house. Buildings which are attached to the house are not permitted under Class E. Buildings under Class E should be built for purposes incidental to the enjoyment of the house. Class e indicates that purposes incidental to the enjoyment of the house includes the keeping of poultry, bees, pet animals, birds or other livestock for the domestic needs or personal enjoyment of the occupants of the house.

But the rules also allow a large range of other buildings on land surrounding a house. Examples could include common buildings such as garden sheds, other storage buildings, garages, and garden decking as long as they can be properly described as having a purpose incidental to the enjoyment of the house. A purpose incidental to a house would not, however, cover normal residential uses, such as separate self-contained accommodation or the use of an outbuilding for primary living accommodation such as a bedroom, bathroom or kitchen.

As mentioned in Section 2.02 above the planning consent for the existing garage, ref: 78/00215/00, does **not** make any reference to the uses and limitations of the garage building. The conversion of the existing garage to a study/office for ‘homeworking’ and gym with ancillary facilities would be incidental to the enjoyment of the house, and therefore, complies with Class E, Part a)

The following planning policies and supplementary planning documents have also been considered as part of this proposal.

Policy CS7 Design and the Public Realm

All development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located.

The proposal will not obscure any existing site lines to Henley Road and will respect the existing layout, scale and character of the area. The architectural detailing is to match in with the existing materials so as to seamlessly blend in with the existing surroundings. Therefore, it is considered that the proposal will conform to Policy CS7.

Policy CS24 Car/Cycle Parking

This policy ensures that maximum parking and cycle standards are applied and maintained within the Borough and makes reference to the SPD on parking standards.

SPD – Revised Parking Standards & Design

Section 7.0 indicates the standards car parking layouts and dimensions to be applied to new developments and Permitted Development layouts.

The existing parking area is to be retained with its permeable shingle covering to allow surface water run-off. It should be noted that the garage is on a lower ground level and can only be partially seen from the highway. The proposal will ensure that the existing clear sight lines are maintained to and from the highway, as well as allowing for the minimum parking space dimensions within the curtilage of the site (Note four vehicles can comfortably be parked). Therefore, the proposal complies with both Policy CS24 and the SPD on parking design.



Existing eastern boundary



Existing western boundary

4.00 DESIGN

4.01 PRINCIPLES OF DEVELOPMENT

Reading Borough Local Plan Policy CC7 states that the policy ‘seeks to ensure development is of a high standard of design that can integrate with the character of the area and is also important to achieving sustainable development in the Borough.

In considering the design of the proposed garage conversion it should be noted that the proposals do not obscure any light to the adjacent properties. Both properties on each side have their front elevations facing north respectively on similar building lines, therefore, there will be no harsh shadows from the east or west sunlight.

The new doors and window forming part of the garage conversion will serve to rationalise the external elevations whilst allowing an ordered floor plan layout. The proposal is a positive design enhancement that will be completely in keeping with the character of the area, in mass and height. Whilst the low-key alterations to the front, side and rear will create a minor elevational change, there will be no increase in width or depth of the existing garage. In addition, the bulk and mass would be proportionally in keeping with the existing property.

The impact of the proposals to No. 71a Henley Road would be minimal in terms of mass and articulation, therefore, the amount of light and shade will be identical to the present situation.

In order to reflect a good design in keeping within the existing residential area, it was considered that a simple garage conversion would complement and integrate well with the existing dwellings and would be sensitive to the existing surroundings. The proposal makes a positive contribution to the character of the area. The massing is appropriate in terms of height, design and appearance. The modest new rear extension will match the existing dwelling in terms of form, scale and materials.

The design components are discussed in more detail in the following sections.



Existing garage frontage & level difference



Existing driveway

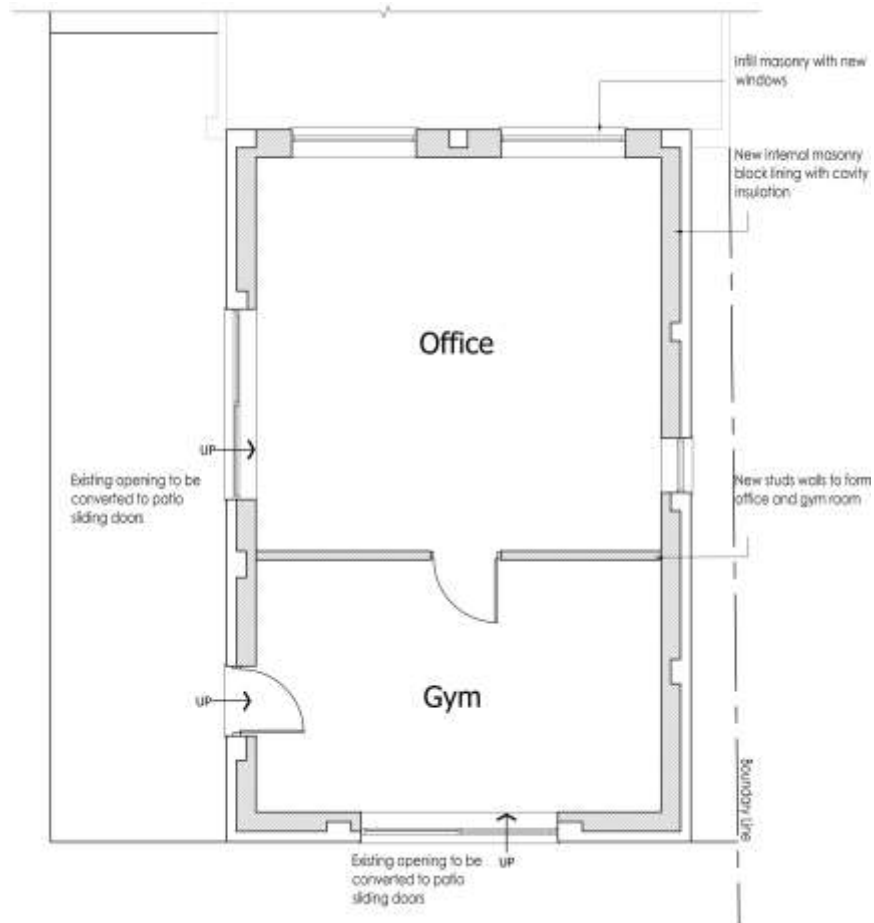
4.02 ACCOMMODATION

The proposed development seeks to create a study/office and gym at ground floor, which will integrate to the existing dwelling.

The alterations to the elevations will integrate with the form of the host dwelling and allow natural light to percolate deep within the layout plan, as well as be in keeping with the streetscene.

4.03 LAYOUT

The proposals will maintain and reflect the principal orientation of the existing dwelling and outbuilding. The accommodation, now rationalised, will be easy to access and move through. The new accommodation will be naturally daylighted, where possible, with windows to the east to be of obscure glazing.



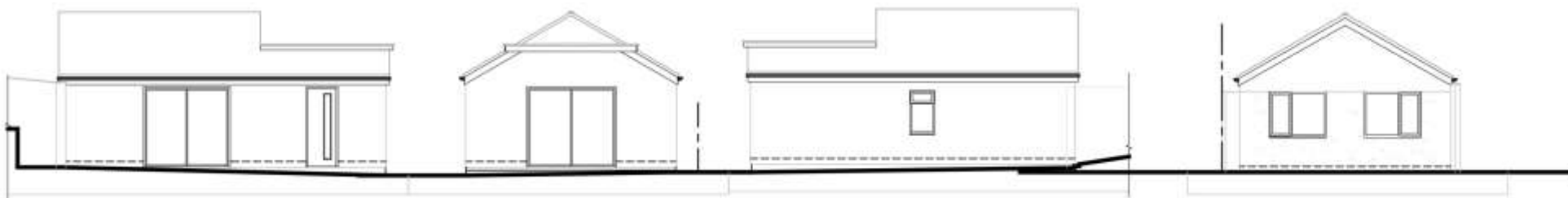
Proposed Ground Floor Plan

4.04 SCALE

The proposal seeks to create a garage conversion with accommodation incidental to the enjoyment of the dwellinghouse. Rationalisation of the form of the proposal is to retain a maximum usable floor area within the guidelines of Reading Borough Local Plan, allowing the required level of accommodation. The modest garage conversion will match the existing materials and reflect an appropriate form and scale to the existing dwelling.

The immediate neighbouring properties to the south are separated by the existing amenity space and are over 45m away. The location of the garage will not change and therefore there will be no overlooking or overbearing issues to No. 71a. Other neighbouring properties to the east are approximately in excess of 20m away and screened by mature vegetation. Whilst the site would be visible from the neighbouring properties, it is not considered that there would be any detrimental impacts or encroachments on the residential amenities presently enjoyed by the occupants of these properties, in fact, the proposed conversion would not be seen from the highway due to its location.

The garage conversion has been designed to be in keeping with the surroundings by using matching materials.



Proposed Side, Rear, Side & Frontage Elevations respectively

4.05 LANDSCAPING

The existing hard and soft landscaping will be retained and will remain unchanged and therefore form a strong framework which will emphasize the landscape structure within the site.

4.06 APPEARANCE

The appearance of the proposal seeks to preserve the character of the existing property and maintain the appearance, where the existing building condition and physical form are a strong element within the streetscene. The modest new alteration will match the existing in terms of form, scale and materials.

External fenestration has been designed to match in with the existing elevations limiting the impact of the residential features. The resultant juxtaposition between the proposed form and the use of vernacular materials enables the strength of the existing form and design to provide an appropriate and sympathetic visual reference to the characteristics of the existing site and its environs.

4.07 ACCESS

The proposed access to the dwelling will remain as existing from Henley Road, using the existing point of access. With regards to the impact upon highway safety conditions along Henley Road it is deemed that no adverse effects will arise from the proposal as no alterations to the existing boundary treatments are proposed.

The proposal will not result in an increased generation of vehicle movements per day, and it is not considered that the development would result in a material impact upon the existing road safety in regard to vehicular movements onto Henley Road.



View southern
boundary



Highway view west

6.00 CONCLUSION

The physical extent of the development proposed within this residential location has been appropriately designed ensuring the visual impact upon the character, appearance and visual amenity of the locality has been preserved.

It is the applicant's desire to create a high-quality enhancement to the site, the scheme has been designed to the highest standards thus ensuring a quality and sensitive development overall within keeping of its surroundings.

The proposal will not give rise to any adverse impacts upon the residential amenities within the mature vegetation currently enjoyed by existing residents within the proximity of the site. The proposals will not make any increases in floor area and will not be subject to the Community Infrastructure Levy, where the proposal is exempt from these charges.

The development will not prejudice highway safety conditions along Henley Road or at the junctions immediately adjacent to the property.

Given the proposals lack of encroachment and visibility beyond the immediate vicinity of the site, it is not considered that there would be any harmful visual impact on the residential environment, and therefore considered to be acceptable and in accordance with policies CC1 and CC7 of the Local Plan and relevant sections of the GPDO.

The development therefore complies with national planning guidance and strategic and local planning policies as well as the parameters set out within the GPDO. On the basis of the evidence and justification set out in this Supporting Statement with the Certificate of Lawful Development application, it is respectfully requested that this application be approved.