

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Minster

App Ref: 201677/HOU

Address: 7 Trelleck Road, Reading, RG1 6EN

Proposals: Garage conversion and single storey rear/side extension

Case Officer: James Schofield

Date received (valid from): 25 November 2020 Target Decision date: 16 February 2021

1. INTRODUCTION

The development site is a two-storey semi-detached residential dwelling with an attached garage located on the dwelling's north flank. The attached neighbour is located directly to the south of the site, while 5 Trelleck Road is located directly to the north at a higher level topographically. The site is within a designated Green Link.

Based on historic OS Map data, the dwelling and those similar to it within the area appear to have been built between 1960 and 1970. Ground floor elevations are in matching yellow brick where first floor front elevations have hanging tiles. The roofs of the semi-detached dwellings have shared ridgelines and are gable-ended. While all of the dwellings appear to have been near-uniform in their lack of ornamentation and repeating patterns at the time of their construction, this is *thankfully*, no longer the case. A number of garage conversions, front, side, rear and dormer-type extensions now provide mild differentiation and ornament within the street scene.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for the conversion and extension of the existing attached garage. Plans considered;

Pg No. 01 Existing Floor Plans
Pg No. 02 Existing Elevations
Pg No. 03 Proposed Floor Plans
Pg No. 04 Proposed Elevations
Pg No. 05 Site Location and Block Plan
Planning Statement
As received 25th of November 2020

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

4.1 Neighbours

A form confirming the Site Notice was displayed 2nd of December 2020 was submitted by the applicant. The following addresses were consulted by letter.

109 St Saviours Road, Reading, Berkshire, RG1 6EJ
5 Trelleck Road, Reading, RG1 6EN
9 Trelleck Road, Reading, RG1 6EN

No letters of representation have been received.

4.2 Transport

The Transport Officer noted the plans removed a parking space without indicating the presence of any other parking spaces on site and requested the Planning Officer request amended plans demonstrating 2 parking spaces.

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 Planning Policy

National Planning Policy Framework (2019)

National Planning Practice Guidance

Reading Borough Local Plan (adopted 2019)

CC7 Design and the Public Realm

CC8 Safeguarding Amenity

EN12 Biodiversity and the Green Network

H9 House Extensions and Ancillary Accommodation

TR1 Achieving the Transport Strategy

TR3 Access, Traffic and Highway-related Matters

SPG/SPD

A Design Guide to House Extensions SPG

7. APPRAISAL

7.1 Principle of Development

The application seeks permission for a garage conversion and single-storey rear extension of an existing residential dwelling. Such domestic works are supported in principle by Policy H9 (House Extensions and Ancillary Accommodation) of the Local Plan (2019) subject to a number of criteria ensuring the effects of such extensions and alterations respect its context and are not harmful. These considerations will be examined in more detail in the following sections.

7.2 Character and scale

CC7 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. The once strong repeating patterns of the area have been gradually weakened offering slightly more visual interest; this proposal would achieve something similar.
- 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 the street as a whole in terms of scale, location, materials and design, and any important existing building line;
Respects neighbour's amenities and does not present 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. The proposed development is located topographically lower, behind and/or further away from all relevant neighbours.
- 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. A consistent design is no longer present and of questionable desirability in this case.
- detract from the appearance of the street or area by using ill-matched materials, glazing and detailing;
NO.

7.3 Amenity

Policy CC8: Safeguarding Amenity states that an extension to a house will be acceptable where it will not cause a significant detrimental impact to the living environment of existing or new residential properties.

To assess this, the following has been considered - would the proposal cause a significant detrimental impact to the living environment of existing or new residential properties in terms of:

- Privacy and overlooking;
NO, single-storey.
- Access to sunlight and daylight; **NO, as discussed in section 7.2.**
- Visual dominance and overbearing effects of a development; **NO.**
- Noise and disturbance; **NO**
- Artificial lighting; **NO**
- Vibration; **NO**
- Dust and fumes; **NO**
- Smell; **NO**
- Crime and safety. **NO**

7.4 Biodiversity and sustainability

Part 'b' of Policy EN12 indicates that all development sites should not result in a net loss of biodiversity or geodiversity, and should provide a net gain for biodiversity wherever possible through new tree planting, wildlife friendly landscaping and other ecological enhancements. These aims are supported by Policy H9 which states that an extension will only be acceptable where it does not result in the loss of biodiversity within gardens.

The proposal is not considered likely to result in a net loss of biodiversity or geodiversity. As such the proposal is considered to accord with the biodiversity and sustainability considerations of Policies H9 and EN12 of the local plan.

7.5 Transport

Policy TR3 indicates proposed development will accord with the most up-to-date objectives of the Local Transport Plan, comply with the adopted standards of the Transport Authority and refrain from having a material detrimental impact on the function of the transport network.

The Transport Officer noted the plans removed a parking space without indicating the presence of any other parking spaces on site and requested 2 parking spaces be provided. However, the existing transport strategy requires a maximum of two parking spaces for dwellings like this and that the existing driveway offers 1 parking space.

A single parking space is considered sufficient for dwelling of this type and location, and thus the loss of the garage to internal space is considered to neither harm nor hinder the aims of the adopted transport strategy. As such, the proposal adequately meets the requirements of Policies TR1 and TR3 of the Local Plan (2019).

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

1. Standard time limit (TL1)
2. Standard approved plans (AP1)
3. Materials to match (M1)