

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Kentwood

App Ref: 201360/HOU

Address: 1 Western Oaks, Reading, RG31 6JE

Proposals: Conversion of loft space of garage/outbuilding to form habitable room, incorporating rear dormer window, 2no Velux to the front elevation, and proposed external staircase to side elevation (Amended Description).

Case Officer: Mr David Brett

Applicant: Mr & Mrs Milner

Date received: 29/09/2020

Valid from: 30/09/2020

Target Decision date: 19/03/2021, decision date extended from 25/11/2021.

1. INTRODUCTION

The proposal site a two-storey detached dwelling located on Western Oaks, which is a small cul-de-sac in Tilehurst. The surrounding area is considered predominantly residential with similarly designed two storey detached and semi-detached dwellings. The proposed external alterations at 1 Western Oaks concern the outbuilding/garage, which is 2m west of the main house to the side elevation. The distance to the rear boundary from the main house at 1 Western Oaks is 7.5m, and 2.5m from the outbuilding/garage. The distance to the side boundary at 1a Western Oaks from the main house is 6m, and 17.5m from the outbuilding/garage.

The land adjoining land south of the proposal site is undeveloped, however, permission has been granted on the site for a five bedroom detached dwelling (application 181395). At the time of this application, no construction works have commenced on the land to the rear of 181 Kentwood Hill.



1. Front of garage/outbuilding. Photo provided by the agent on 07/10/2020.



2. Rear of garage/outbuilding. Photo provided by the agent on 07/10/2020.

A site visit for this application was not possible due to the Coronavirus lockdown. The agent supplied site photos on 07/10/2020. These photos were used for the purpose of determining this application.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for the conversion of loft space of garage/outbuilding to form habitable room, incorporating rear dormer window, 2no Velux to the front elevation, and proposed external staircase to side elevation. The proposed garage loft conversion serves a bedroom with ensuite. As existing the ground floor of the outbuilding consist of two garages, one of which has been converted to a bedroom with ensuite. The applicant has confirmed that the existing converted garage is currently occupied by a lodger. As existing from the street scene, the outbuilding appears as two garages, as the garage door to the front elevation of the

garage/outbuilding has been retained despite the garage being converted to habitable accommodation.

Plans considered:

- Site Location Plan
- ~~Block Plan - 1 Western Oaks~~
- ~~Existing and Proposed Plans and Elevations - 02~~

Received on 30/09/2020

- Application Statement - Clarification of plans for garage loft conversion
- Block Plan - 1 Western Oaks Rev A
- ~~Existing and Proposed Plans and Elevations - 02 Rev B~~

Received on 25/11/2020

- Existing and Proposed Plans and Elevations - 02 Rev C

Received on 14/01/2021

During the course of the application the scheme has been revised to alter the design of the proposed dormers, while alterations have also been made to the proposed staircase. The proposed staircase was revised to be accessed via the rear of the outbuilding rather than the front.

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

1a Western Oaks, Tilehurst, Reading, RG31 6JE - No response received.

2 Western Oaks, Tilehurst, Reading, RG31 6JE - No response received.

Reading Borough Council, Transport - Response received on 19/10/2020

- *Plans indicate that the double garage has previously been reduced to a single garage, the application seeks to convert the loft space of the existing garage to provide ancillary accommodation to the main dwelling.*
- *Drawing O2 GP illustrates 5 parking spaces included one the single garage, this exceeds the Councils current standards and is therefore deemed acceptable.*

The applicant has confirmed to the Council that a site notice was erected on Friday 16th October 2020, enabling consultation for a period of 21 days and which expired on Friday 6th November 2020.

No consultation responses have been received for this application.

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
CC9 Securing Infrastructure
H9 House Extensions and Ancillary Accommodation
TR5 Car and Cycle Parking and Electronic Vehicle Charging

SPG/SPD

A Design Guide to House Extensions SPG (2003)
Planning Obligations under S106 SPD (2015)

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.*

As existing, the garage/outbuilding has a footprint of 33.5m². From the highway, the outbuilding appears to be a double garage with two separate garage doors to the front elevation. One of the garages, however, has been converted to a bedroom with an en-suite bathroom. To be clear, this is an existing arrangement which the applicant specifies has been in place since 2012 (although there is no planning history associated with this - this element does not form any part of this application, which solely relates to the existing roofspace of the garage/outbuilding. The rear of the outbuilding features two brown double glazed windows, and brown uPVC doors. The roof is dual pitched roof with interlocking concrete tiles.

The proposed development is to convert the loft space to the outbuilding to a bedroom and ensuite bathroom. To allow for the conversion, a dormer opening has been proposed to the rear, and two velux windows proposed to the front of the roof. The dormer extension as revised consists of two joined openings with dual pitched roofs. The proposed dormers have been set back from the eaves by 0.2m, with the dormer roofs set down from the existing ridge. The revised plans have specified that the dormer face will be finished with timber shiplap boards in a colour to match those of the main house.



3. Existing dormer opening to the rear of 1 Western Oaks. Photo provided by agent on 07/10/2020.

A loft access door has been proposed to the side elevation of the outbuilding, which is accessed via a proposed timber staircase, with timber newel posts and timber spindles to match the existing and proposed fenestration. The proposed alterations to the outbuilding are not considered to represent a harmful addition to the street scene. The proposed dormer openings to the rear of the garage/outbuilding are considered the largest physical change, which would largely be obscured from the street scene along Western Oaks.

The proposed dormers are considered to respect the character and appearance of the existing outbuilding and complement the main house. This is achieved through the detailing and design of the proposed dormer openings, along with the materials proposed for their construction. The size and scale of the proposed dormer openings are considered appropriate in terms of size and scale and appear subservient to the outbuilding.

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.*

It is not considered that the proposal would result in a loss of biodiversity within the garden to the point of refusal for this application.

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 (amongst other matters):

- *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 at 1a Western Oaks due to the size, scale and location of the proposed development in relation to number 1a. 1a Western Oaks is located east of 1 Western Oaks, with the proposed development obscured from view by the main house at 1 Western Oaks. Therefore, the proposed development is not considered to be harmful to 1a Western Oaks with regards to loss of light, overlooking, appear overbearing or result in a loss of light or any other CC8 consideration.

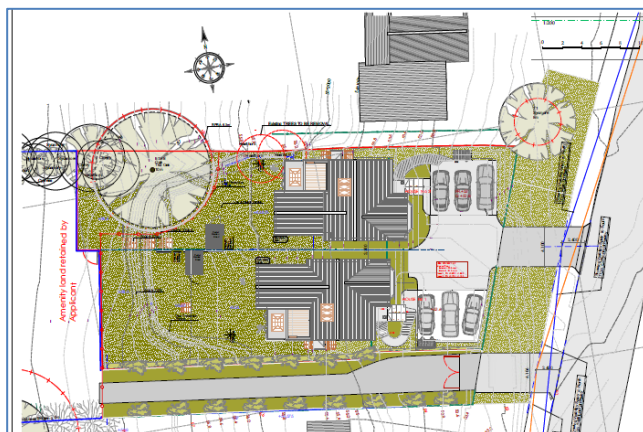
The proposed development is also not considered to detrimentally impact the living conditions at 2 Western Oaks. Again, this is due to the size, scale and location of the proposed development in relation to the main house at 2 Western Oaks. Two roof lights are proposed to the front of the roof to the outbuilding, however, these are not considered to result in harmful overlooking to neighbouring properties. The proposed staircase was revised to be accessed via the rear of the outbuilding rather than the front, this change was made to reduce opportunities for overlooking or any loss of privacy to 2 Western Oaks, as well as minimise the visual impact of the staircase on the street scene. As the staircase is now accessed from the rear of the outbuilding, any views to the rear of the rear garden and main house at 2 Western Oaks are now obscured by the existing outbuilding/garage at 2 Western Oaks.

The former site of Kentwood Methodist Church is located south east of the proposal site. The erection of a 5 bed detached dwelling has been approved land to the rear of 181 Kentwood Hill under application 181395 (approved subject to legal agreement on 18/09/2018). Planning application 162035 was also approved for the demolition of Kentwood Methodist Church, 181 Kentwood Hill, with the erection of two detached 4 bed dwellings. The proposed dormers would look out on to 181 Kentwood Hill, in particular, the land to the rear of 181 Kentwood Hill.

The works for application 162035 appears to have commenced and are nearing completion, as demonstrated in fig. 6, however, it is not clear if the works have commenced for application 181395 to the rear of 181 Kentwood Hill.



4. Approved proposed block plan for application 181395 to the rear of 181 Kentwood Hill. Yellow shape with the blue outline denotes the outbuilding/garage at 1 Western Oaks.



5. Approved block proposed block plan for site at Kentwood Methodist Church, 181 Kentwood Hill (planning application 162035).



6. Construction in progress at 181 Kentwood Hill. Image captured in October 2020, retrieved from Google Maps on 14/01/2021.

The applicant supplied photographs demonstrating an approximation of the view from the proposed dormers (fig 7). It is clear from the photographs provided that the view of the land to the rear of 181 Kentwood Hill would be obscured by trees to the rear boundary of 1 Western Oaks. While it is acknowledged that there would be a partial view out on to the land to the rear of 181 Kentwood Hill, this is not considered to represent harmful overlooking to the point of refusal for this application. This is due to the proposed elevation and size of the proposed dormer openings, the separation distance from the rear boundary at 1 Western Oaks, and the existence of first floor rear facing windows to main house at 1 Western Oaks. It is considered that there would be no further harmful overlooking to the land at 181 Kentwood Hill or the land to the rear of 181 Kentwood Hill from the proposed dormer openings or proposed staircase to the side elevation of the outbuilding/garage at 1 Western Oaks.



7. Photos supplied by the agent demonstrating an approximate view from the proposed dormer openings. Image submitted within the application statement received on 25/11/2020.

Overall, the loft conversion to the outbuilding/garage is not considered to harm the living conditions to neighbouring properties or the surrounding area. Therefore, the proposed development is considered in accordance with policy CC8 of the Reading Borough Local Plan.

7.3 Ancillary Accommodation

It is considered appropriate for a s106 agreement to be in place for the proposed development in order to secure the outbuilding as ancillary to the main house at 1 Western Oaks. In line with policy H9 of the Reading Borough Local Plan (para 4.4.76); planning obligations are required to ensure that the extra accommodation remains ancillary to the main dwelling. Proposals that meet the following criteria require such obligations:

- Is self-sufficient in terms of facilities e.g. kitchens and bathrooms;
- Has its own front door without internal links to the main house; and/or
- Has its own external facilities, e.g. access, drive, garden; or has scope for these external facilities to be easily created.

The outbuilding at 1 Western Oaks can be accessed without internal links to the main house, and has its own external facilities such as driveway access. While a kitchen has not been proposed within this application, the remaining garage has the potential to be converted to a kitchen (or internal alterations to the proposed layout - which would not require planning permission - could quite simply be introduced at a later date). The applicant has agreed to enter into a s106 agreement for the use of the converted garage/outbuilding loft space for purposes ancillary to the main dwelling house at 1 Western Oaks.

Regarding the already converted garage to bedroom with ensuite; the applicant has confirmed that the works to convert the garage were completed in 2012. It has been confirmed by the applicant that this bedroom is currently occupied by a lodger. The applicant has been advised that a Certificate of Lawfulness - Existing (CLE) application should be pursued to regularise the converted garage. As already referenced, this does not form a part of this application, but is nevertheless referenced for completeness.

7.4 Transport

As confirmed within the Reading Borough Council Transport consultation response to this application, the plans demonstrate appropriate levels of on-site vehicle parking. Therefore, there are no concerns regarding levels of vehicle parking in line with policy TR5 of the Reading Borough Local Plan.

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 subject to conditions and the completion of a s106 legal agreement in respect of the use of the converted garage/outbuilding loft space for being used for purposes ancillary to the main dwelling house at 1 Western Oaks.

9. RECOMMENDATION

GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS AND COMPLETION OF A S106 LEGAL AGREEMENT

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:

- Site Location Plan

Received on 30/09/2020

- Block Plan - 1 Western Oaks Rev A

Received on 25/11/2020

- Existing and Proposed Plans and Elevations - 02 Rev C

Received on 14/01/2021

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

11. INFORMATIVES

Standard Informatives

IF4: S106

A section 106 Agreement has been completed for this development. A copy of the S106 Legal Agreement is available on the Council's Public Register of Planning