

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Peppard
App Ref: 200583
Address: 8 Pilgrims Way, Emmer Green, Reading RG4 8RW
Proposal: Garage conversion and rear door/window arrangement.
Case Officer: Mr James Schofield
Applicant: Mr & Mrs Howgeg
Date received (valid from): 21 May 2020
Target Decision date: 10 August 2020

1. SITE DESCRIPTION

The application relates to an attached dwelling on Pilgrims Way with an attached garage. Other dwellings on Pilgrims Way have similar attached garages. The site is not in a Conservation Area and no trees on site enjoy tree protection orders.

2. PROPOSED DEVELOPMENT

The proposed development is for the conversion of the attached garage to family room and for the installation of roof-lights in the rear single-storey section of the roof serving the dining room. Plans considered;

Drawing No: 004 Location & Block Plan
Drawing No: 005 Existing Ground Floor & Roof Plan
Drawing No: 006 Existing Elevations
Drawing No: 007 Proposed Ground Floor & Roof Plan
Drawing No: 008 Proposed Elevations
As received 21st of April 2020

3. PLANNING HISTORY

APP Ref: 191896/CLP
Proposal: Certificate of lawfulness for the proposed extension of the existing driveway to provide an additional parking space.
Outcome: Deemed Lawful
Outcome date: 28/01/2020

4. CONSULTATIONS

Neighbours

All adjoining neighbours were consulted by letter receiving and no responses were received.

Transport

Officers raised no concerns about the loss of parking space.

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

H9: House Extensions and Ancillary Accommodation

SPG/SPD

A Design Guide to House Extensions SPG

7. APPRAISAL

7.1 *Principle of development*

The application seeks permission to convert an attached garage and incorporate rooflights to the rear of the building. Such domestic works are supported in principle by Policy H9 of Reading Borough Local Plan (2019) subject to a number of criteria ensuring the effects of such works are not harmful. Other considerations will be considered in more detail in the following sections.

7.2 *Scale, appearance and design*

Policy H9 'House extension and ancillary accommodation' states that: *"an extension to a house or other householder development will be acceptable where it:*

- *Respects the character and appearance of the house in terms of scale, location, materials and design;*
- *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;*
- *Does not present an overbearing impact on neighbours or a large blank façade to public areas; and*
- *Does not result in a loss of biodiversity within gardens"*

The design specification of the proposed garage conversion is deemed to respect the character and appearance of the main dwelling and the pattern of neighbouring properties within the immediate context. As such, the proposal is considered to be in accordance with CC7 (Design and the Public Realm) and H8 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (2019) and the Council's Supplementary Planning Guidance "A Design Guide to House Extensions" (2003).

7.3 Safeguarding Amenity

Policy CC8: Safeguarding Amenity states that alterations to a dwelling and its landscaping 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, due to the proposal not introducing any new views of private amenity space.**
- Access to sunlight and daylight; **NO.**
- 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**

Subsequent to the above analysis, in this instance and based on the sites individual circumstances, the proposed development is deemed to accord with Policy CC8 and the overbearingness considerations of Policy H9.

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.

8. CONCLUSION

In light of the above assessment the proposal is considered to accord with the requirements of the development plan and is therefore recommended for approval subject conditions.

9. RECOMMENDATION

GRANT

10. CONDITIONS

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