

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham

App Ref: 200965/HOU

Address: 41 Clonmel Close, Caversham, Reading, RG4 5BF

Proposals: Proposed conversion of existing garage to create additional living space, and enlarge porch to create new entrance.

Case Officer: Mr David Brett

Applicant: Miss Marina Jones

Date received (valid from): 08/07/2020

Target Decision date: Extended from 02/09/2020 to 11/09/2020 to allow for submission of Flood Risk Assessment

1. INTRODUCTION

The proposal site is a two-storey end terraced dwelling on Clonmel Close, Caversham. The area is considered predominantly residential with a mix of similarly designed terraced rows and semi-detached dwellings. The proposal site is within flood zone 2 (a river flood level with a 1 in 100 or greater annual probability).



1. Front Elevation of 41 Clonmel Close (image supplied by agent).



2. Side Elevation of 41 Clonmel Close including garage to be converted (image supplied by agent).

A site visit for this application was not possible due to the Coronavirus lockdown. The applicant supplied site photos on 21/07/2020. These photos were used for the purpose of determining this application.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a conversion of existing garage to create additional living space, and enlarge porch to create new entrance.

Plans considered:

- ~~Proposed Site Location Plan - 0010-P01~~
- Existing Site Plan - 0001-P01
- Existing / Proposed Floor Plans - 3001-P01
- Existing / Proposed Elevations - 3601-P01

Received on 08/07/2020

- Proposed Site Location Plan - 0010-P02

Received on 03/08/2020

- Flood Risk Assessment - CBLS_D_0102
- Received on 06/09/2020

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

43 Clonmel Close, Caversham, Reading, RG4 5BF - No consultation response received.

74 Clonmel Close, Caversham, Reading, RG4 5BF - No consultation response received.

Reading Borough Council, Transport - Response received on 06/08/2020

- The proposed garage conversion will result in the loss of a parking space. Plans have not been submitted illustrating the proposed parking layout for 2 vehicles which is required in accordance with the Council's current Parking Standards and Design SPD; however, this can be dealt with by way of condition in this instance.

Reading Borough Council, Transport - Response received on 25/08/2020 following submission of 'Proposed Site Location Plan - 0010-P02'

- I can confirm the proposed parking layout is acceptable.

A site notice was displayed from 17th July 2020, expiring on 7th August 2020 - no responses have been received.

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

EN18 Flooding and Sustainable Drainage Systems

H9 House Extensions and Ancillary Accommodation

H10 Private and Communal Outdoor Space

TR3 Access, Traffic and Highway-Related Matters

TR5 Car and Cycle Parking and Electric Vehicle Charging

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 porch extension would increase the depth of the porch by 1.35m to 2.24m, maintaining a width of 3m. The total increase in footprint for the dwellinghouse would be approximately 4.1m². The proposed porch extension has a ground to eaves height of 2.3m and maximum height of 3.5m. The proposed porch extension features a pitched roof, as per the existing porch.

The proposed conversion of the garage consists of replacing the existing garage door with a window (height: 1.2m, width: 1.8m) that would be inserted centrally to the front elevation of the existing garage. The existing door to the rear garden from the existing garage is to be replaced with a window, with a new window proposed to the rear elevation of the existing garage. The application form has stated that the conversion of the garage is intended to create additional living space.

Overall, the proposed porch extension is considered appropriate in terms of size and scale in relation to the existing dwelling. The materials used in the construction of the porch extension have been specified on the application form to match the existing dwelling. The proposed garage conversion is also considered acceptable, as the proposed exterior changes are not considered to harm the character and appearance of the existing dwelling.

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 extension is considered not to result in a loss of biodiversity within the garden as the extension will be constructed on an already developed part 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*

Due to the size and scale of the proposed works, it is considered that the development would not harm the living conditions at neighbouring properties 43 and 74 Clonmel Close. The size and scale of the proposal is such that harm would not come to outlook from neighbouring properties. There would also not be any loss of light to the nearest habitable windows at neighbouring properties.

The proposed works are considered to not harm the character and appearance of the existing street scene. Porch extensions of the size and scale proposed within this application are considered characteristic of the surrounding area and are not considered to harm the building line between 41 and 59 Clonmel Close. The converted garage is considered unlikely to harm the

living conditions within the surrounding area or harm the outlook. It is considered that the built form of the existing garage will not be drastically altered, with alterations to windows and doors considered sympathetic to the character and appearance of the existing dwelling and surrounding area.

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

As per the transport observations above, the proposals are satisfactory subject to the recommended compliance condition relating to parking spaces. It has been demonstrated on an amended version of the proposed block and location plan that two on site vehicle parking spaces will be provided, as per the requirements of the Revised Parking Standards SPD.

7.5 Flood Risk

As the proposal site is within flood zone 2, it is required that a flood risk assessment report be carried out and produced to support this application. The report provided addresses every aspect of the proposal. It details the impact of the garage conversion and the porch extension. The report demonstrates effectively that flood risk has been considered and addressed (raising the garage floor to existing ground floor levels).

It is considered that the proposals will not increase the risk of flooding, or compromise the safety of the occupants or neighbours should a 1 in 1000 flood occur.

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:

- Existing Site Plan - 0001-P01
- Existing / Proposed Floor Plans - 3001-P01

- Existing / Proposed Elevations - 3601-P01
Received on 08/07/2020

- Proposed Site Location Plan - 0010-P02
Received on 03/08/2020

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.

M3: Materials (As Specified)

The materials to be used in the construction of the external surfaces of this development shall be as specified on the application form unless otherwise agreed in writing with the Local Planning Authority.

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.

DC1: Vehicle Parking (As Specified)

The extension hereby permitted shall not be occupied until all vehicle parking space(s) have been provided in accordance with the plans hereby approved. The space(s) 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.

SU9: Flood Protection Measures (As Specified)

Prior to first occupation of the development hereby permitted, all flood mitigation and protection measures as contained within 'Flood Risk Assessment - CBLS_D_0102' dated 06/09/2020 shall be implemented in full and maintained in perpetuity for the lifetime of the development.

REASON: In order to comply with good practice building for flood resilience/safety in the flood zone and in accordance with Policy EN18 of the Reading Borough Local Plan 2019.

11. INFORMATIVES

IF1: Positive and Proactive Working - approval

The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target timescale for the decision to be issued.

IF3: Highways

i) 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.
ii) 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.

IF5: Terms

Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in

the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.

IF6: Building Control

Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.

IF7: Complaints about construction

Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.

IF8: Encroachment

During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at: www.communities.gov.uk/publications/planningandbuilding/partywall