

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Tilehurst

App Ref: 201297/HOU

Address: 16a Beechwood Avenue

Proposals: Garage conversion and 2nd floor loft conversion

Case Officer: Mr James Overall

Date received (valid from): 14 September 2020

Target Decision Date: 9 November 2020

Extended Decision Date: 20 November 2020

PROPOSAL AND SUPPORTING INFORMATION

The proposed scheme involves the conversion of the garage into a habitable space containing bedroom, bathroom, and a kitchenette. The purpose of this conversion as specified within the submitted Planning Statement, is to suitably accommodate the applicant's elderly father (who has significant underlying health issues) in an annex of the main dwellinghouse. In addition to the garage conversion, the application also seeks planning permission for a loft conversion, which involves hip-to-gables and a rear dormer. Lastly, the application seeks permission for a single storey structure on the south-east boundary of the plot. This will run alongside the boundary for the same depth as the existing property, whilst being slightly setback from the front elevation. The structure will be used for a store room, boiler and bike shed; and will have a mono-pitched roof, which drops down to the boundary fence height (1.8 metres). The mono-pitch will have a maximum height of 2.6 metres.

Submitted plans:

Location Plan - 01 Rev P3

Proposed Block Plan - 02 Rev P3

Existing Floor Plans & Elevations - 04 Rev P3

Proposed Floor Plans - 06 Rev P3

Proposed Elevations - 07 Rev P3

Planning Statement

PLANNING HISTORY

Reference No.	Description	Outcome
991323	Single storey side extension and loft conversion with velux windows	Application Permitted 31 May-00

CONSULTATIONS

The following addresses were consulted by letter.

- 19 Mayfair
- 25 Mayfair
- 16 Beechwood Avenue
- 18 Beechwood Avenue
- 38b Wendover Way

No letters of representation have been received.

Transport

This application is for a garage conversion and second floor loft conversion. It appears that the garage conversion could be resided as a self-contained unit as it does not rely on the main dwelling for any facilities, e.g. kitchen, toilet, etc. In the circumstances the unit could be inhabited independent of the main dwelling and sufficient parking must be provided.

Given that the site benefits from a large driveway which can accommodate 6 vehicles which is in excess of the Council's parking standards, there are no transport objections to this application.

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.

Relevant Planning Policy and Guidance

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with policies in 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'

Reading Borough Local Plan (November 2019)

CC1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
CC2: SUSTAINABLE DESIGN AND CONSTRUCTION
CC7: DESIGN AND THE PUBLIC REALM
CC8: SAFEGUARDING AMENITY
TR1: ACHIEVING THE TRANSPORT STRATEGY
TR3: ACCESS, TRAFFIC AND HIGHWAY-RELATED MATTER

SPG/SPD

Revised Sustainable Design and Construction (2011)

The Town and Country Planning (General Permitted Development) (England) Order 2015

Assessment

The garage in itself will provide a habitable space measuring 32 square metres (GIA). It will not have its own front door and will be accessed via the lounge of the main dwelling house. This arrangement ensures that the annex is physically integral to the main dwellinghouse. With the addition of a condition securing the ancillary use, the development is considered acceptable in principle.

With regard to the loft conversion, this will add additional floorspace to the existing rooms located on the second floor of the property. Whilst the uses of the rooms are not indicated on the floor plans, gables-ends to the sides of the property are not opposed, as there are other examples of this roof design in the local vicinity.

The proposed store room/boiler structure along the south-east boundary is considered acceptable as its height along the boundary has been kept to a minimum, and the mono-pitch slopes away at a gentle pitch, which ensures the structure is not overbearing and will not cause any additional overshadowing from the existing boundary fence.

In conclusion, the development is not harmful to the character or appearance of the site or its surroundings and does not have a detrimental impact on the original building or neighbouring properties. As such the proposed development is considered to be in accordance with Policies set out within the Local Plan (2019), which aim to ensure that design and character of the area is respected as well as the amenity of neighbouring properties, and those occupying the application site.

RECOMMENDATION:

Grant Planning Permission