

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Battle

App Ref: 200191/HOU

Address: 44 Battle Square, Reading, RG30 1AL

Proposals: Convert garage to residential use.

Case Officer: Mr David Brett

Applicant: Mr Daley Phillips

Date received (valid from): 18/02/2020

Target Decision date: 14/04/2020

1. INTRODUCTION

The proposal site is a three-storey terrace dwelling. The first floor has a balcony that is accessed through glazed double doors. 44 Battle Square consists of cream coloured render and red brick exterior. The surrounding area consists of similarly designed terraced dwellings, centred around a community square that consists of open green space and childrens play area. The proposal site is in close proximity to Oxford Road and Tesco Superstore. The frontage of 44 Battle Square is very close to the highway, which suffers from high levels of on street parking. 44 Battle Square is served by two parking spaces; one is a bay on the opposite side of the road, the other parking bay consists of the existing garage.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is to convert garage to residential use.

Plans considered:

- 44 Battle Square Location Plan - TQRQM20048105914741
- 44 Battle Square Site Plan - TQRQM20048110029769

Received on 18/02/2020

- Existing Floor Plan - 09/03/2020
- Proposed Floor Plan - 09/03/2020

Received on 09/03/2020

- Existing and Proposed Elevations - 08220-01

Received on 24/03/2020

3. RELEVANT PLANNING HISTORY

051348 - Erection of 434 no. dwellings and health care/social care/community care facility with associated car parking, open space, landscaping and new access arrangements. - Application permitted by committee on 10/11/2006.

- Condition 7
 - o Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification) (Schedule 2, Part 1, Classes A, B, C and D), no additions or extensions to the dwellings shall be built (whether "permitted development" or otherwise). Reason: as unrestricted development or various minor operations to or around the curtilage of the dwelling could have a serious impact on adjoining properties and the area in general, due to the restricted size of gardens proposed/low overlooking distances between dwellings and should therefore be controlled, in accordance with policies HSG5 (Residential Design Standards); and CUD14 (Standards of Design in Development) of the Reading Borough Local Plan (1998).
- Condition 46
 - o Notwithstanding the provisions of the current Town and Country Planning (General Development) Order 1995 (as amended), the (private) garage accommodation on

the site shall be kept available for the parking of vehicles at all times. Reason: to ensure the Local Planning Authority's vehicle parking standards are met and to be in accordance with Policy TRN12 (Car Parking) of the Reading Borough Local Plan (1998).

4. CONSULTATIONS

4.1 The following addresses were consulted by letter.

42 Battle Square, Reading, RG30 1AL - No response has been received.
46 Battle Square, Reading, RG30 1AL - No response has been received.
117 Audley Street, Reading, RG30 1BS - No response has been received.
119 Audley Street, Reading, RG30 1BS - No response has been received.
Reading Borough Council Transport - Response received on 6th April 2020

- *Plans indicate that the proposal seeks to convert the ground floor to residential use.*
- *As part of the original provision reduced parking was agreed across the site. The Council are aware of the issues facing residents with regards to the limited parking on site, therefore Transport do not support this application as it will result in the loss of a parking space that could not be accommodated elsewhere. In addition to this condition 46 prevents garages for being converted under PD.*
- **Reason for Refusal:**
The proposed conversion of the car port to provide additional accommodation would result in the vehicle parking provision for the site falling below the requirements in the Council's Adopted Parking Standards and Design Supplementary Planning Document. This is likely to result in additional on-street parking, which would be detrimental to road safety and the flow of traffic, and in conflict with Policy TR5 of the Reading Local Plan 2019.

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)

CC8 Safeguarding Amenity
H9 House Extensions and Ancillary Accommodation
TR5 Car and Cycle Parking and Electric Vehicle Charging

SPG/SPD

Reading Borough Design Guide to House Extensions SPG
Reading Borough Revised Parking Standards and Design 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, locations, materials and design.*
 - The proposed window to replace the existing garage door is considered to respect the character and appearance of the existing dwelling. The materials selected for the proposed window are to match the existing dwellings and window arrangement.

7.2 Safeguarding Amenity

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 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 window to replace the existing garage door is considered in keeping with the character and appearance of the street scene. The window has been selected to match the existing windows. There are no concerns regarding the placement of the window in relation to the overall appearance of the terraced row. The building line and existing architectural features will be retained within this application.

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*
- *Crime and safety*
 - It is considered that the changes proposed within this application would compromise road safety within Battle Square. As such, the living environment for neighbouring residents is considered at risk due to a potential disruption to the flow of traffic and on-street parking. Battle Square is a narrow highway with very limited parking for residents. A loss of a parking space and the addition of a further bedroom to 44 Battle Square is likely to result on further on-street parking and a disruption to the flow of traffic.
 - With regards to the proposed garage conversion in planning terms; the replacement of the existing garage door to window is not considered to detrimentally impact the amenity of neighbouring residents. This is in respect of privacy, overlooking, loss of light, visual dominance or harm to outlook.

7.3 Private and Communal Outdoor Space

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 considered that this proposal would not represent a loss of biodiversity within gardens due to the nature of the proposal.

7.4 Vehicle Parking

In accordance with Reading Borough Local Plan policy TR5: Car and Cycle Parking and Electric Vehicle Charging:

- *It is important that enough parking is provided so that there is not a knock-on effect on the safety and function of the highway and public transport network through on-street parking.*

- The conversion of the existing garage to habitable space is considered a loss of parking provision, which would have a knock-on effect to parking within Battle Square. The existing garage is to be converted to a bedroom, which would increase the number of bedrooms within 44 Battle Square from 2 to 3. As such, the required parking spaces for 44 Battle Square goes from being one space to two spaces. This is in accordance with the Reading Borough Revised Parking Standards and Design SPD.
- The applicant has stated that there is a designated parking bay adjacent to the property, with other parking bays also available on a first come basis. Given the proximity of the front elevation of 44 Battle Square to the highway, it is considered that a parking space to supplement the loss of the garage is not achievable.
- Reading Borough Council Transport have highlighted issues facing residents with regards to the limited parking on site. The proposal will likely encourage further on street parking due to the addition of a bedroom within the proposal. Additional on-street parking would further compromise road safety in the surrounding area and flow of traffic.
- Parking spaces at Battle Square are considered at a premium. The presence of existing parking restrictions and the narrow highway surrounding Battle Square
- As such, it is considered that this proposal unacceptable and would worsen the existing parking conditions.

8. CONCLUSION

The proposed development has been assessed and the proposed works are not considered to be in accordance with the following Reading Borough Local Plan (Adopted November 2019) policy and planning permission cannot be granted:

- TR5 Car and Cycle Parking and Electric Vehicle Charging

9. RECOMMENDATION

REFUSE

10. INFORMATIVES

IF0: Positive and Proactive Working - refusal

The Local Planning Authority has worked positively and proactively with the applicant to see if relevant concerns could be resolved to allow permission to be granted. However, that has not been possible within the prescribed target or agreed extended timescale and therefore the decision to refuse planning permission has been taken.