

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Peppard

App Ref: 200145/HOU

Address: 73 Kiln Road, Emmer Green, Reading, RG4 8UF

Proposals: Proposed part conversion of garage, raising of the flat roof, installation of a glazed lantern and replacement garage doors.

Case Officer: Mr David Brett

Applicant: Ms Benson

Date received (valid from): 30/01/2020

Target Decision date: 26/03/2020

1. INTRODUCTION

The proposal site is a three bedroom detached dwelling on Kiln Road in Emmer Green, north of Reading town centre, close to the borough boundary between Reading and South Oxfordshire. The housing stock on Kiln Road consists of a mix of detached and semi-detached dwellings. There is a large oak tree to the front of the property, which is protected under designation 18/11. The proposal site is situated opposite Clayfield Copse, a large woodland area. The area is less densely populated than most other parts of Reading and is less than 200m away from rural Oxfordshire.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a part conversion of garage, raising of the flat roof, installation of a glazed lantern and replacement garage doors.

Plans considered:

- Existing Plans & Elevations - P312-0619/PA/001
- Proposed Plans & Elevations - P312-0619/PA/002
- ~~Site Location & Block Plans - P312-0619/PA/003~~

Received on 30/01/2020

- Site Location & Block Plans - P312-0619/PA/003 REV A

Received on 04/03/2020

3. RELEVANT PLANNING HISTORY

191356 - Proposed single storey rear extension - Permitted on 09/10/2019

4. CONSULTATIONS

4.1 The following addresses were consulted by letter.

- 75 Kiln Road, Emmer Green, Reading, RG4 8UF - No response has been received.
- 2 Marchwood Avenue, Emmer Green, Reading, RG4 - No response has been received.
- 4 Marchwood Avenue, Emmer Green, Reading, RG4 - No response has been received.
- Reading Borough Council - Transport - Response received on Thursday 5th March 2020.
 - *Proposed part conversion of garage, raising of the flat roof, installation of a glazed lantern and replacement garage doors.*
The proposed extension will result in the loss of the integral garage to provide ancillary accommodation to the main dwelling. In accordance with the Councils current parking standards and design SPD 2 off road parking spaces are required.

Submitted Plan P312-0619/PA/003 illustrates parking layout for 2 vehicles which conforms to the current standards.

- Reading Borough Council - Trees - Response received on Monday 17th February 2020
 - *There is a significant Oak to the front of the property subject of Tree Preservation Order 18/11.*
The existing garage is well within the rooting area of the tree and although the conversion will be within the confines of the existing garage structure, there are concerns that additional works related to the conversion such as connecting new services and waste water run off may impact on the tree roots. The applicant is therefore advised to instruct a suitably qualified Arboricultural Consultant to provide an Arboricultural Method statement and Tree Protection Plan in accordance with BS:5837 2012 which will advise on drainage routes and any special measures including tree protection which would be required during the course of any permitted development on site.

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

H10 Private and Communal Outdoor Space

EN14 Trees, Hedges and Woodland

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

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 and locations.*

- The proposed garage conversion would increase the height of the existing garage by 0.5m. This height increase is not considered to detrimentally impact the character and appearance of the existing dwelling in terms of size and scale. At its highest point the converted garage will be 3.2m due to the inclusion of a sky light. Again, this inclusion is not considered to detrimentally impact 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:

- *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.*
 - Due to the size and scale of the proposal, it is considered that the garage conversion will not detrimentally impact the character and appearance of the street scene. The garage conversion will be visible from the highway, however, matching materials during construction have been chosen to match the existing dwelling.

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, scale and nature of this proposal; it is considered that the garage conversion will not harm amenity to neighbouring properties. The existing garage area is screened by a large hedge from neighbouring properties. The proposal will not appear visually dominant or overbearing to neighbouring properties.
 - There is one window proposed to the rear elevation of the garage conversion. This is at ground floor level and will not materially impact neighbouring properties.

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.*
 - The proposals are for the conversion of the existing garage to habitable space and storage. The proposals would not result in a change to the size of the dwelling's footprint to the property. As a result, it is considered that this proposal does not represent an unacceptable loss of biodiversity within the garden.

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 does not represent a loss in private outdoor space that would result in the area of the related dwelling being larger than the related private outdoor space.

7.4 Tree Preservation Order 18/11

A revised site location and block plan has been provided to address the concerns raised by the Reading Borough Council Tree Protection Officer regarding the impact that the proposals would have on oak tree situated to the front of the property. The plan demonstrates that a tree protection area will be created using chestnut pale fencing. This is to ensure that the tree will not be damaged during construction of the garage conversion. The roots of the oak tree will not be disturbed as a result of these proposals, as the existing foundations on site do not need to be disturbed in order to achieve the desired outcome of this proposal.

The tree protection plan provided by the applicant has been approved by the Reading Borough Council Tree Protection Officer, compliance condition L6 (Tree Protection Measures (As Specified)) will be applied to this permission to ensure that the plan provided is implemented.

7.5 Vehicle Parking

Reading Borough Council Transport have highlighted the loss of the garage as concern, seeing as it would result in the loss of a parking space on site. 73 Kiln Road is required to provide two on site parking spaces in accordance with the Reading Borough Revised Parking Standards SPD. The plans have demonstrated that there will be two on site parking spaces following completion of the proposed garage conversion.

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:

- Existing Plans & Elevations - P312-0619/PA/001
- Proposed Plans & Elevations - P312-0619/PA/002

Received on 30/01/2020

- Site Location & Block Plans - P312-0619/PA/003 REV A

Received on 04/03/2020

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 plans and/or application forms 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.

L6: Tree Protection Measures (As Specified)

The erection of fencing for the protection of any retained tree or trees shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site. Such protection as required by the above condition shall be retained throughout the entire period of construction and until all equipment, machinery and surplus materials have been removed from the site. No materials, soil, rubbish or vehicles shall be deposited or stored in any area fenced in accordance with this condition and no fires shall be lit, and no raising or lowering of ground levels shall take place within this area. No drains, pits, ditches or trenches shall be dug in or run across the area protected by the fencing, at any time before, during and after the development of the site, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order to ensure that retained trees are adequately protected, in the interests of the visual amenities of the locality in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

DC1: Vehicle Parking (As Specified)

The dwelling(s)/building(s) 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.

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 or agreed extended 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