

DELEGATED APPLICATION REPORT

Address: 23 Gravel Hill

Application No: 191025/HOU

Proposal: Demolition of existing garage and erection of new detached garage in rear garden.

Applicant: Tracy Saiao

Date received (valid from): 25/06/2019

Target Decision date: 20/08/2019

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a detached bungalow on the north side of Gravel Hill. The site includes a rear amenity area approximately 40m deep and 15m wide. There is an existing outbuilding located in the rear amenity area.

The surrounding area is predominantly residential with residential with large detached dwellings or varying style and design.

The application building is not listed, nor is it located within a conservation area.

2. The Proposal

Householder planning permission is sought to demolish the existing garage (outbuilding) and erect a garage (outbuilding) that is 8m deep and 5.4m wide, with part of the width being a covered walkway. The proposed outbuilding would have an a-symmetrically pitched roof.

3. Consultation

Neighbours consultation:

No.s 21 & 25 Gravel Hill and 5 Albany Gardens have been notified of the application and a site notice has also been displayed at the site.

No responses have been received.

4. Plans and Documents Considered

The Council, in reaching its recommendation, has taken into consideration the following plans & documents:

Drawing No.:

- PLANNING01 - Proposed New Garage

As received: 25/06/2019

5. Relevant Planning History

182127 - HOU - Substantial demolition of the existing dwelling, upward extension, erection of single storey rear extension, new porch, and two-storey side extension - Application Permitted

6. 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.

7. Relevant Planning Guidance

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. The Development Plan for Reading relevant to the application site comprises the Reading Local Development Framework '*Core Strategy*' 2008 (Altered 2015) and '*Sites and Detailed Policies Document*' 2012 (Altered 2015).

The '*National Planning Policy framework*' ('NPPF') states clearly that its content is to be a material consideration in the determination of applications. The 'NPPF' states that due weight should be given to the adopted policies of the Local Development Framework (LDF) (Core Strategy and Sites and Detailed Policies Document) according to their degree of consistency with the 'NPPF' (the closer the policies in the plan to the policies in the 'NPPF', the greater the weight that may be given). Accordingly, the 'NPPF' and the following development plan policies and supplementary planning guidance are relevant:

8. Relevant Policies

The application has been assessed against the following policies:

National

National Planning Policy Framework;
National Planning Policy Guidance;

RBC Local Development Framework

Core Strategy 2008 (Altered 2015)

CS7 Design and the Public Realm
CS24 Car / Cycle Parking

Sites and Detailed Policies Document 2012 (Altered 2015)

DM4 (Safeguarding Amenity)
DM9 (House Extensions and Ancillary Accommodation)
DM10 (Amenity Space)

9. Appraisal

Design, impact on the host dwelling, character of the area and street scene

The proposed development would be to the rear of the application property and as such would not be visible from the street scene along Gravel Hill. It is considered that given the extent of the rear garden, the scale of the existing outbuilding and in the general context of the scale of outbuildings that could be erected without planning permission through the provisions of the General Permitted Development Order (2015); the proposed outbuilding would not be significantly out of character with the scale of the host dwelling or surrounding area.

The proposed outbuilding would have a width of 5.4m and a depth of 8m which in comparison to the existing represents a relatively modest increase (1.8m depth and 2.5m width) to the footprint of the outbuilding. Further, it would have a pitched roof and would be finished with materials that are considered to respect the 'shed like' character of the proposal. As such it is considered that the proposed development would respect the character of the host dwelling and visual amenity of the surrounding area.

The host dwelling would retain sufficient amenity space to the rear elevation, which is considered adequate for a dwelling of this size and relative to the character of amenity spaces to surrounding dwellings.

The proposal would accord with Policies CS7, DM9 and DM10.

Impact on neighbouring amenity

As the proposed development would be single storey, sited approximately 15m from the nearest neighbouring habitable room (at no.25) and would be replacing the existing outbuilding (that would be demolished as part of this proposal); it is considered that there would not be a significant detrimental impact on neighbouring amenity in terms of loss of light or overbearing effects.

The proposal would be single storey, and whilst three south facing side windows are proposed, would only be used for purposes that are ancillary to the main house. Combining the above with the large separation distances between the proposed outbuilding and neighbouring properties it is considered that there would not be any undue adverse effects upon neighbouring amenity in terms of privacy or overlooking.

Given the type of development and scale of the proposal it is considered necessary to include a condition requiring the outbuilding to remain in a use that is ancillary to the host dwelling.

The proposal accords with Policy DM4.

Other Issues

The proposed replacement garage raises no parking or related transport issues.

10. Recommendation

Grant planning permission, subject to the following conditions:

Conditions

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission was granted.

Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The materials to be used in the construction of the external surfaces of this development shall be:

Walls:

Facing brickwork and timber cladding

The development shall be completed using the approved materials and details before the building is occupied.

Reason: in the interests of ensuring that the new development appears in keeping with the existing building or surrounding area in accordance with Policy CS7 and DM9

3. The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing No.:

- PLANNING01 - Proposed New Garage

As received: 25/06/2019

Reason: because permission is granted in respect of the development as detailed in the approved plans only.

4. The garage building hereby permitted shall not be occupied at any time other than for purposes ancillary to the use of the principal dwelling, *23 Gravel Hill*, as a dwellinghouse.

Reason: To accord with the terms of the application, and to ensure that separate occupation of the building would not detract from the amenities or living conditions of neighbouring residential properties (or the character of the locality) in accordance with Policies DM9 and DM4

Informatives

1. 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.
2. The applicant's attention is drawn to Building Regulations requirements. Please contact Building Control on 0118 937 2449 for advice.
3. The construction (and demolition) of the development will be subject to environmental health law and the applicant is referred to:
<http://beta.reading.gov.uk/environmentalprotection>
4. The decision to grant planning permission follows the positive and proactive consideration of the issues raised by this planning application and issuing the decision within the statutory time period.