

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Redlands

App Ref: 190235/HOU

Address: 7 Lancaster Close, Reading, RG1 5HB

Proposals: Proposed part garage conversion, entrance porch and new windows to flank elevation

Case Officer: Mr Anthony Scholes

Applicant: Mr & Mrs Ling

Date received (valid from): 11 February 2019

Target Decision date: Originally 8 April 2019, extension of time to 7 May 2019

1. INTRODUCTION

The development site is a detached residential dwelling located on the Eastern side of Lancaster Close. The dwelling currently includes an attached garage.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for the conversion of existing garage to habitable use, and a single storey rear extension.

Plans considered

Drawing No: LC/07/01 - Existing

Drawing No: LC/07/02 - Proposed

As received 12 February 2019

Drawing No: LC/07/02 Rev A - Proposed

As received 30 April 2019

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

6 Lancaster Close, Reading, RG1 5HB

8 Lancaster Close, Reading, RG1 5HB

6 Sutton Walk, Reading, RG1 5HF

No responses have been received.

4.2 *Transport*

No objections subject to conditions.

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 Development Framework Core Strategy (2008)

CS7 (Design and the Public Realm)

Sites and Detailed Policies Document (2012)

DM4 (Safeguarding Amenity)

DM9 (House Extensions and Ancillary Accommodation)

SPG/SPD

A Design Guide to House Extensions SPG

7. APPRAISAL

7.1 DM9 states: *An extension to a house will be acceptable where it:*

A. Respects the character of the house in terms of scale, location, materials and design;

To assess this, the following has been considered - would the proposal:

- detract from the appearance of the original building through the use of ill-matching materials and by not fitting in with the design, scale and proportions of the original building; **NO**
- reduce the amount of usable amenity space for the property to an unacceptable degree; **NO**
- require the loss of trees in the garden or put significant trees at risk; **NO**

B. Respects the character and pattern of neighbouring properties and the street as a whole in terms of scale, location, materials and design, and any important existing building line; Respects neighbour's amenities and does not present a large blank façade to public areas.

To assess this, the following has been considered - would the proposal:

- significantly reduce the amount of daylight and sunlight enjoyed by neighbouring properties; **NO**
- invade the privacy of neighbouring properties through overlooking from windows or balconies; **NO**, the proposal includes three additional side facing windows. The y would be directly facing the adjoining property (no.8), with the potential to reduce the privacy of the of the front facing room, which appears to be a bedroom. As such, it is recommended that a condition require first floor side windows to be obscure glazed.
- detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; **NO**
- detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; **NO**

7.2 DM4: Safeguarding Amenity states an extension to a house will be acceptable where it will not cause a significant detrimental impact to the living environment of existing or new residential properties.

To assess this, the following has been considered - would the proposal cause a significant detrimental impact to the living environment of existing or new residential properties in terms of:

- Privacy and overlooking; **NO, as above, new first floor windows will be required to be obscure glazed.**
- Access to sunlight and daylight; **NO**
- Visual dominance and overbearing effects of a development; **NO**
- Noise and disturbance; **NO**
- Artificial lighting; **NO**
- Vibration; **NO**
- Dust and fumes; **NO**
- Smell; **NO**
- Crime and safety. **NO**

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