

DELEGATED APPLICATION REPORT

Address: 44 Tredegar Road

Application No: 190684/HOU

Proposal: Single storey side extension and conversion of garage to games room and store

Applicant: Mr Gary Forsyth

Date received (valid from): 30/04/2019

Target Decision date: 25/06/2019

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a two storey detached dwelling with loft conversion on the west side of Tredegar Road, on the junction with Glenrhondda. The application site also contains a detached garage, off road parking to the front of the property and irregularly shaped rear amenity area approximately 27m deep and 11m wide. There is a significant change in levels across the site, with the ground sloping down to the west and south.

The surrounding area is predominantly residential with detached dwellings to the north and east of the site, semi-detached and detached dwellings to the south of the site and to the west of the site is Bug's Bottom open space.

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

2. The Proposal

Householder planning permission is sought for a single storey side extension and to convert part of the garage to a habitable room. The proposed extension would project 4m from the existing east side elevation of the property, behind the existing garage. The proposed extension would have a flat roof 2.7m high.

3. Consultation

Neighbours consultation:

No.s 44 & 46 Tredegar Road have been notified of the application and a site notice has also been displayed at the site from 18th May.

One response has been received. This response raised no objection to the proposal but rather sought to clarify that the third parking space referred to in the planning statement is shared between the application property and no.46, rather than being for the exclusive use of the application property.

Transport consultation:

The RBC Transport Development Control Advisor provided a consultation response requesting amended plans to illustrate the proposed parking layout.

Natural Environment consultation:

The RBC Natural Environment Officer provided a consultation response raising no objection subject to an informative that states *'You are advised to avoid the use of the grass area for development related activity, e.g. storage of materials, mixing of cement and site welfare facilities due to the resulting potential harm to trees.'*

4. Plans and Documents Considered

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

Drawing No.:

- TR-01 - Location Plan
- TR-02 - Block Plan
- TR/10 - Existing Plans & Elevations
- TR/20 - Proposed Plans & Elevations
- Planning Statement

As received: 03/04/2019

5. Relevant Planning History

None

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
CS38 Trees, Hedges and Woodlands

Sites and Detailed Policies Document 2012 (Altered 2015)

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

Supplementary Planning Guidance - A Design Guide to House Extensions (2003)

9. Appraisal

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

The proposed extension is to the side of the host dwelling and as such would be visible from the street scene along both Tredegar Road and, to a lesser extent (due to topography) Glenrhondda. The proposed extension would be sited behind the existing garage and given the existing bulk, massing and built form of the garage and application dwelling is not considered to be significantly out of character with the host dwelling or street scene along this part of Tredegar Road. With regards to the street scene along Glenrhondda, the change in levels between the street and proposed extension combined with the existing boundary treatment (close board timber fence), and the proposal would not hold a prominent position in the street scene. As such the proposed development is considered to respect the character of the host dwelling and surrounding area in terms of scale, design and location.

The extension would not project beyond the existing rear elevation of the application property and, as discussed above, would have a relatively modest impact on the street scene. In addition it would be made with materials to match the existing and with a flat roof is considered to integrate satisfactorily with the character of the host dwelling and visual amenity of the surrounding area.

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

The proposal accords with Policies CS7, DM9 and DM10.

Impact on neighbouring amenity

The neighbouring property potentially affected by the proposed development is 46 Tredegar Road.

A separation distance of approximately 24m would be retained between the proposed development and no.46. In addition the proposed extension would be located to the north of the existing garage, whereas no.46 is located to the south. As such, it is considered that there would not be any impact upon the amenity or living environment of the occupiers of no.46 in terms of loss of light, overbearing effects, privacy or overlooking.

The proposal accords with Policy DM4.

Other Issues

Transport

The proposal includes the conversion of the existing garage into a habitable use. Further to the consultation response from the Transport Development Control Advisor, it is considered that there is adequate space for parking to the front of the property (in front of the existing garage) for the provision of two off road parking spaces (without the need for this to be specifically demonstrated through a layout plan). As such there is no transport related objection to this application.

Natural Environment

Further to the consultation response from the Natural Environment Officer, due to the presence of mature trees to the front of the site and location of the proposed development, it is considered reasonable to attach the suggested informative.

Ancillary nature of the proposal

Although there is nothing specific within the submission to suggest that the extension and converted garage would in the future operate as a separate dwelling which could be let or sold separately, it is considered reasonable and necessary to ensure this is the case via planning condition. Given the proposal seeks to create a second entrance door to the front of the dwelling and, based on the ground floor layout, the extended element could fairly simply be separated from the existing dwelling (through internal alterations which in themselves would not require planning permission), it is conceivable that the proposed extension and converted garage could be separated to form a separate dwelling. It is therefore considered necessary to include a condition to ensure that the extension and converted garage would remain ancillary to the host dwelling, and not as a separate standalone dwelling. With this condition secured the proposal accords with Policies DM4 and DM9.

Community Infrastructure Levy

The proposal would not be liable for the Community Infrastructure Levy (CIL).

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 match those of the existing building.

Reason: To ensure that the new development appears in keeping with the existing building, in the interests of the character of the area, in accordance Policy DM9 of the Sites and Detailed Policies Document 2012 (altered 2015).

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

Drawing No.:

- TR/20 - Proposed Plans & Elevations

As received: 03/04/2019

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

4. The single storey side extension and converted garage hereby permitted shall not be occupied at any time other than for purposes ancillary to the use of the principal dwelling, 44 Tredegar Road, as a dwellinghouse.

Reason: To accord with the terms of the application, and to ensure that separate occupation of the extension/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. You are advised to avoid the use of the grass area for development related activity, e.g. storage of materials, mixing of cement and site welfare facilities due to the resulting potential harm to trees.
5. 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.