

DELEGATED APPLICATION REPORT**Target Date:** 20/05/2019**Application No:** 190494/HOU**Address:** 21 The Horse Close, Reading**Proposal:** Single storey rear extension and conversion of garage to habitable accommodation**Case officer:** Ethne Humphreys**Site Description and Surrounding Area:**

The application property is a two storey link detached dwelling located on the south east side of The Horse Close.

There is a change in site levels and No.21 The Horse Close is set slightly higher than No.22, and slightly lower than No.20.

The surrounding area is characterized by semi-detached and terraced houses.

Proposal:

This is an application for a single storey rear extension which would have a depth of 4.6m, and width of 4.2m. The roof would be flat, at a height of 3.6m.

It is also proposed to convert the garage to habitable accommodation, linked to the extension.

Plans Considered:

Drawing No: Existing Elevations 3611/102

Drawing No: Existing Floor Plans 3611/101

Drawing No: Existing Section 3611/103

Drawing No: Proposed Elevations 3611/252

Drawing No: Proposed Floor Plans 3611/250

Received 25th March 2019

Drawing No: Proposed Block and Location Plan 3611/253 Rev A

Received 24th April 2019

Relevant Planning History:

None.

Consultation Responses:

Highways: Further to revised Block Plan showing two parking spaces, no objection subject to conditions and informatives.

Neighbour letters were sent to No's 20 and 22 The Horse Close. No neighbour letters of representation received.

Summary of discussions with applicant/agent:

None. No formal pre-application advice was sought prior to the submission of this application.

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.

Relevant Planning Policy and 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. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. However the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12).

In this regard, 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).

The following local and national planning policy and guidance is relevant to this application:

Reading Borough Local Development Framework Core Strategy, 2008 (amended 2015)

CS7: Design and the Public Realm

CS24: Car/Cycle Parking

Sites and Detailed Policies Document, Oct 2012 (amended 2015)

DM4: Safeguarding Amenity

DM9: House Extensions and Ancillary Accommodation

DM12: Access, Traffic and Highway-Related Matters

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

Supplementary Planning document - Revised Parking Standards and Design (2011)

Appraisal

The main issues are considered to be:

- Design, impact on the host dwelling, character of the area and street scene
- Impact on neighbouring amenity
- Impact on parking/highways

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

Given the nature of the proposals, the overall increase in the actual footprint of the dwelling would not be unduly excessive.

Whilst garages conversions are not a prevailing characteristic of this part of The Horse Close, various extensions and alterations have occurred in recent years and it is noted that permission was granted for a garage conversion at No.12 The Horse Close, further along the street scene to the north. Furthermore, it is proposed to retain the garage door, which would respect the character of the wider street scene. Whilst the rooflight would be visible, it would be set back from the front elevation and relatively small in scale.

With regards the rear extension, flat roof additions generally fail to improve the appearance of a dwelling. However, it would be reflective of the flat roof garage to the host property and other properties in the area. Given its single storey nature it would remain subservient to the host property with materials to match which is appropriate. Given its location at the rear of the property and not readily visible from the public domain, it is not considered to result in any significant adverse effect on either the character of the host property or the visual amenities of the street scene.

In accordance with Policy DM9 of the Sites and Detailed Policies Document 2012 (altered 2015) and Policy CS7 of the Core Strategy 2008 (altered 2015).

Impact on neighbouring amenity

The neighbouring properties potentially affected by the proposals are No's 20 and 22 The Horse Close, located to the north east and south west of the site respectively.

In relation to No.20, the proposed rear extension would be sited approximately 4m away from the common boundary. Given this, and that the roof would be flat to minimise the impact, it is not considered to result in any loss of light or overbearing impact to the occupiers of this property. A door is proposed on the flank elevation facing No.20; there is a slight change in site levels, with No.21 slightly lower than No.20 and given the distance it is not considered to result in any material loss of privacy.

In relation to No.22, as above, there is a change in site levels and No.21 is at a slightly higher level than No.22. The proposed extension would clearly be visible to the occupiers of this property; however, it would be sited approximately 3.5m from the common boundary and the roof would be flat to minimise the impact. Given this, its modest depth of 2.5m and its position towards the north, whilst visible it is not considered to result in any significant material loss of light or overbearing impact to the occupiers of this property. No windows are proposed in the flank elevation facing this property and as such there would be no material loss of privacy.

The proposed rooflight to the garage is not considered to result in any loss of privacy.

Owing to the flat roof nature of the rear extension proposed, it is considered necessary to include a condition stipulating that the flat roof area shall not be used as a roof terrace, and any access out onto this area shall be for maintenance/means of escape purposes only. This is in order to prevent any detrimental impacts of overlooking and/or noise and disturbance of the neighbouring premises, in accordance with the requirement of Policy DM4 of the Sites and Detailed Policies Document 2012 (altered 2015).

Impact on parking/highways

The proposed garage conversion would result in the loss of the parking space within the garage. However, revised plan 3611/253 Rev A illustrates 2 off road parking spaces on the front drive which conforms to the Councils current standards. Given this, and that there is to

be no increase in the bedrooms at the site, the proposed parking arrangements are considered acceptable. No transport objection.

Conclusion

Having regard to the material considerations and all matters raised, the Local Planning Authority considers that the balance of considerations therefore weigh in favour of granting planning permission subject to conditions.

RECOMMENDATION: GRANT subject to conditions and informatives