

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Peppard
App Ref: 191462
Address: 118 Surley Row, Emmer Green, Reading, RG4 8QD
Proposal: Construction of a new timber garage.
Case Officer: Mr James Schofield
Applicant: Mr Steven Greenfield
Date received (valid from): 7 September 2019
Target Decision date: 2 November 2019

1. SITE DESCRIPTION

The application relates to a two-storey mock Tudor detached dwellinghouse on the eastern side of Surley Row. The site currently includes off-street gravel parking to the front. The site benefits from a substantial garden and significant hedge and tree screening. The site derives access from Surley Row with two gates to the north and middle sections of the boundary fronting the road.

2. PROPOSED DEVELOPMENT

The proposed development is for the construction of a single-storey timber garage measuring 7.1m x 6m within existing garden adjacent to exiting driveway more than 2 meters from boundary lines and forward of the front elevation of the house. Proposed materials are to be timber clad weatherboard, a timber framed window and clay roof tiles to match the existing dwelling.

Plans considered;
Drawing No. 0 - Proposed Elevations at 1:100
Drawing No. 1 - Location Plan at 1:1250
Drawing No. 2 - Site & Block Plan at 1:500
Received 7 September 2019

3. RELEVANT PLANNING HISTORY

None relevant.

4. CONSULTATIONS

Neighbours

All adjoining neighbours were consulted by letter. No responses have been received.

Natural Environment

The officer offered the following comment:

This site is within a Conservation Area which affords a certain level of protection to the trees on site. There are two small ornamental trees adjacent to the proposed build site but these are not significant amenity trees and do not meet the criteria for inclusion in

a Tree Preservation Order. The garage is set back from the boundary hedge and I do not foresee any long term harm to the hedge as a result of the timber frame garage.

In view of this, I have no objections to the planning application and no tree / landscape conditions are required.

Officer note; the site is not within a conservation area as stated by the officer.

Transport

The transport officer noted that while the proposed garage exceeds the recommended width suggested in the SPD; the length and thus overall dimensions fall short render the dimensions acceptable in principle. Furthermore the officer considered the total number of parking spaces would be acceptable.

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 Planning Policy

National Planning Policy Framework (2019)

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

DM12: Access, Traffic and Highway-Related Matters

SPG/SPD

A Design Guide to House Extensions SPG

7. APPRAISAL

7.1 *Principle of development*

The application seeks permission to build a detached garage. Such domestic works are supported in principle by Policy DM9 and DM12 of the SPDP (2012) subject to a number of criteria ensuring the effects of such extension and alterations are not harmful. This will be considered in more detail in the followings sections.

7.2 *Scale, appearance and design*

Policy CS7 of the Core Strategy states that, development must be of a high design quality that maintains and enhances the character and appearance of the area in Reading in which it is located. Policy DM9 states that ancillary buildings will be acceptable where they: remain ancillary to the enjoyment of the main dwelling, respect the character of the house, respect the pattern of neighbouring properties and do not present a large blank façade to public areas.

The proposed detached timber garage includes a hipped-roof with clay tiles to match the main dwelling. It is not clear whether the timber elements of the garage would be in keeping with the character of the dwelling and the wider area. As such, a condition to approve materials before commencing construction is recommended.

With respect to siting, the SPD finds it generally unacceptable for extensions and garages to be forward of the main dwelling. However, it is considered that the irregular building line of this stretch of Surley Row, large gardens, high hedgerows and layout of 118 Surley Row suggest the design, scale and siting of the detached garage would in fact appear in keeping with the character of the dwelling and wider area. A condition limiting the use to the garaging of private motor vehicles is recommended due to this sensitive siting. This will allow the planning system to ensure any future changes of use accord with local policy goals at that time.

As such, with the discussed conditions, the scale, siting and design of the garage are not considered to result in any material harm to the immediate character or appearance of 118 Surley Row or the surrounding area, and thereby accords with the Reading Borough Local Development Framework Core Strategy (2008) and Sites and Detailed Policies Document (2012).

7.3 *Amenity*

Policy DM4: ‘Safeguarding Amenity’ of the SPDP (2012) states new structures ancillary to the enjoyment of a dwelling will be acceptable where they will not cause a significant detrimental impact to the living environment of existing or new residential properties. The proposal includes a garage which is forward of the host dwelling. However, it is located a reasonable distance from neighbouring properties with substantial hedgerow screening separating the structure from it. As such, the proposal does not affect the amenity of neighbours and accords with Policy DM4.

7.4 *Transport and Highway concerns*

Policy DM12: ‘Access, Traffic and Highway-Related Matters’ of the SPDP (2012) states development will not have a detrimental impact on the functioning of the transport network. Transport officers did not suggest the proposal would detrimentally impact the functioning of

the transport network or offer insufficient parking. In this regard the proposal is considered to accord with Policy DM12 of the SPDP.

8. CONCLUSION

In light of the above assessment the proposal is considered to accord with the requirements of the development plan and is therefore recommended for approval subject conditions.

9. RECOMMENDATION

GRANT

10. CONDITIONS

1. Standard time limit (TL1)
2. Standard approved plans (AP1)
3. Use limited to garaging private motor vehicles (PD9)
4. Materials to be approved (M2)