

DELEGATED APPLICATION REPORT

Address: 17 Aberaman

Application No: 181655 / HOU

Proposal: Extension to garage including garage conversion to form music and games room

Applicant: Mr Hines

Date received (valid from): 19/09/2018

Target Decision date: 14/11/2018

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a two storey detached dwelling on the south side of Aberaman. There is an existing detached garage to the front of the application property and additional off road parking is provided on the front driveway. There is a rear amenity area approximately 13m deep and 13m wide.

The surrounding area is predominantly residential and characterised by modern brick built detached dwelling of varying scale and architectural styles.

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

2. The Proposal

For the purposes of this report the front elevation of the garage is taken to be west elevation that contains the existing garage doors. Accordingly the east facing elevation is considered to be the rear of the garage and the north and south elevations are referred to as the side elevations. This clarification is considered necessary as the detached garage has a different orientation to the main house.

A householder planning permission is sought to extend the existing detached garage and convert it into a music/games room. It is proposed to infill the existing garage doors and insert a window in the place of each. A single storey flat roof side extension is also proposed to the south of the garage. The extension would project 2.3m from the existing side elevation and would have a depth of 3.6m.

3. Consultation

Neighbours consultation:

No.s 11, 15, 19, 21 & 23 Aberaman, 1 Haford and 12 Rhigos have been notified of the application and a site notice has also been displayed at the site from the 6th October 2018.

One representation has been received, that objected to the application for the following reasons:

- The house is already used as a music business and the proposed alterations to the garage are for the furtherance of this
- The conversion of the garage would result in an increase in disruptive noise

- The proposal would cause an increase in on road parking

Transport consultation:

The RBC Transport Development Control Advisor provided the following consultation response:

The existing detached garage will be lost as a result of the proposed extension and change of use in to a music/games room which will result in the loss of 2 off road parking spaces.

The site is located within Zone 3, Secondary Core Area, of the Council's adopted Parking Standards and Design SPD. In accordance with the adopted SPD, the development would be required to provide a parking provision of 2 spaces per 3-4 bedroom dwelling. Submitted block plan illustrates 3 off road parking spaces on the front drive which exceeds the Councils requirement and is therefore deemed acceptable.

There are no Transport objections to this application subject to the conditions and informatives stated below:

DC1 Vehicle parking space provided in accordance with approved plans

The dwelling(s)/building(s) hereby permitted shall not be occupied until all vehicle parking space(s) have been provided in accordance with the approved plan. The space(s) shall be kept available for parking at all times thereafter.

Reason: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users to accord with Policy CS24 & CS24 and Policy DM12.

IF3 Highways

i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.

ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.

4. Plans and Documents Considered

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

Drawing No.:

- 01 C - Plan Layout & Elevations

As received: 19/09/2018

- Email from applicant. Subject: 17 Aberaman (Application Number 181655).
Received by the LPA: 04/12/2018

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') 2012 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
CS34 Pollution and water resources

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

Whilst visible from some places along the street scene the proposed extension would be between the garage and the main house. The positioning of the proposed extension combined with relatively modest size and existing built form of the garage, main house and no.15; has the result that the extension would not be a prominent feature in the street scene or appear significantly out of character with the surrounding area.

The extension would have a flat roof and project a modest 2.3m beyond the existing side elevation. It would externally be finished with wood cladding rather than with materials to match existing (brick). Given the relatively modest scale and that the extension would not be a prominent feature of the street scene, it is considered to integrate satisfactorily with the character of the host dwelling and visual amenity of the surrounding area.

It is proposed to infill the existing garage doors and insert windows in the front elevation. This is not considered to be significantly out of character with the host dwelling or surrounding area or to have a significant detrimental impact on the street scene.

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

The proposed development is to the east of the application site and as such the neighbouring property potentially affected is 15 Aberaman.

Whilst the proposed extension would abut the common boundary with no.15, the orientation of no.15 in comparison to the application site is such that the extension would be to the side of no.15 and would not protrude beyond the front or rear elevations. The proposed extension is also relatively modest in scale being single storey with a flat roof 2.5m high. There are two ground floor windows in the side elevation of no.15 one is obscure glazed and assumed to serve a bathroom and neither is thought to serve a habitable room. As such there would not be any undue adverse effects of the development in terms of overbearing or loss of light.

The extension would be single storey and no windows are proposed in the side or rear elevations. As such, there would not be any significant detrimental impacts to the occupiers of no.15 in terms of overlooking and privacy.

The proposal accords with Policy DM4.

Other Issues

Community Infrastructure Levy

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

Transport

Further to the consultation response (see above) there are no transport related objections to this application.

Public Consultation Response

With regards to the proposed use of the garage, the applicant has provided (by email) a statement describing the intended use of the garage. As such it is considered that the proposed development would not result in a material change of use of the garage from the existing (C3 dwellinghouse). It follows that the noise generated from the use of the garage would be equivalent to that of a standard residential use (which can reasonably be expected to include the playing/learning/practice of musical instruments). To ensure this in practice, a condition will secure the extension/building hereby permitted not being occupied at any time other than for purposes ancillary to the use of the principal dwelling as a dwellinghouse.

As per the consultation response from the RBC Transport Development Control Advisor, whilst the proposed development would result in the loss of two off road parking spaces, there is adequate off road parking provided on the driveway to the front of the property.

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 unless where otherwise stated.

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.:

- 01 C - Plan Layout & Elevations

As received: 19/09/2018

- Email from applicant. Subject: 17 Aberaman (Application Number 181655).
Received by the LPA: 04/12/2018

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

4. The extension/building hereby permitted shall not be occupied at any time other than for purposes ancillary to the use of the principal dwelling, No. 17 Aberaman, 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. 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.