

DELEGATED APPLICATION REPORT

Address: 4 Haldane Road

Application No: 190226 / HOU

Proposal: Conversion of existing garage to ancillary games room

Applicant: Mr Tong

Date received (valid from): 08/02/2019

Target Decision date: 05/04/2019

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a two storey detached dwelling on the west side of Haldane Road. There is a single storey detached garage to the front of the property that is the subject of this application.

The surrounding area is predominantly residential with bungalows to the north of the application site along Haldane Road.

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

2. The Proposal

Householder planning permission is sought to convert the existing detached garage into a games room. Externally this would include infilling the existing garage door and inserting two windows to the front elevation of the existing garage.

3. Consultation

Neighbours consultation:

No.s 2 & 6 Haldane Road, 4, 4a & 4b Conisboro Avenue and 17 & 19 Richmond Road have been notified of the application and a site notice has also been displayed at the site. No responses have been received.

Transport consultation:

Transport has confirmed no objection subject to conditions retaining the use of the outbuilding as ancillary to the main house and that car parking is provided in accordance with approved plans.

4. Plans and Documents Considered

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

Drawing No.:

- 01 - Site and Location Plans
- 02 - Garage Floor Plan and Elevations as Existing
- 03 - Garage Floor Plan and Elevations as Proposed

As received: 08/02/2019

5. Relevant Planning History

121805 - FUL - Single and two storey front and side extensions and demolition of existing garages and replacement double garage - Application Permitted

151027 - NMA - Application for a non-material amendment following a grant of planning permission (12/01137/FUL) - to amend location of garage, door arrangement and change of materials from painted brick work to render - Agree Non-Material Amendment

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') 2019 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).

8. Relevant Policies

The application has been assessed against the following policies:

National

National Planning Policy Framework 2019;
National Planning Policy Guidance 2014 - ;

RBC Local Development Framework

Core Strategy 2008 (Altered 2015)

CS7 Design and the Public Realm

CS24 Car / cycle parking

Sites and Detailed Policies Document 2012 (Altered 2015)

DM4 (Safeguarding Amenity)

DM9 (House Extensions and Ancillary Accommodation)

DM12 (Access, Traffic and Highway-related matters)

Other relevant documents

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 development would take place within the footprint of the existing detached garage and would include infilling the existing garage door and placing two windows in the front elevation of the existing garage. Whilst there is little evidence of similar conversions in the surrounding area, there is no pre-eminence of detached garages in the surrounding area and as such the proposal is not considered significantly out of character with or harmful to the street scene or surrounding area.

The conversion would not increase the footprint of the existing garage and with materials to match existing 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 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 proposal would not alter the existing relationship between the application property and neighbouring properties in terms of overbearing and visual dominance or loss of light/access to sunlight.

Whilst two additional windows are proposed, these would be to the front elevation of the existing garage and at ground floor level. As such it is not considered that the proposal would have a significant detrimental impact on neighbouring amenity.

Given the detached nature of the proposed games room, the facilities shown to be included and location within the application site; it is considered necessary to include a condition to ensure that the 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.

Other Issues

Parking

Further to the transport consultation response, the driveway to the front of the property provides adequate off road parking for a house of this size in this location. As such, subject to a condition requiring the parking spaces to be provided in accordance with the approved plan, there are no transport objections to this application.

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.:

- 01 - Site and Location Plans
- 03 - Garage Floor Plan and Elevations as Proposed

As received: 08/02/2019

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

4. The converted garage hereby permitted shall not be occupied at any time other than for purposes ancillary to the use of the principal dwelling, 4 Haldane 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.

5. The converted garage 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 and Policy DM12.

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.