

DELEGATED APPLICATION REPORT**Target Date:** 22/11/2018**Application No:** 181706/HOU**Address:** 248 Tilehurst Road, Reading**Proposal:** Garage conversion**Case officer:** Ethne Humphreys**Site Description and Surrounding Area:**

The application property is a two storey detached dwelling with attached garage located on the north side of Tilehurst Road, directly opposite Prospect Park. The site has a long and spacious garden area to the rear. Tilehurst Road is a main route in and out of Reading and is also a classified road

The surrounding area is predominantly residential in nature.

Proposal:

This is an application for the proposed conversion of garage to habitable accommodation. It is proposed to replace the garage door with windows to match the main dwelling and a rooflight is also proposed.

Plans Considered:

Drawing No: Site Location Plan SLP01

Drawing No: Block Plan BP01

Drawing No: Existing Plans E01

Drawing No: Existing Elevations E02

Drawing No: Proposed Plans P01

Drawing No: Proposed Elevations P02

Received 27th September 2018

Relevant Planning History:

None.

Consultation Responses:

Highways: No objection subject to informatives.

No letters of neighbour 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

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

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
- Parking provision

Design, Impact on the Host Dwelling, Character of the Area and Street Scene

Due to the nature of the proposals, there would be no increase in the actual footprint of the building. Whilst the rooflight would be visible, it would be set back from the front elevation and relatively small in scale. Whilst garage conversions are not a prevailing characteristic of

this part of Tilehurst Road, various extensions and alterations have occurred in recent years, changing the character of these houses and street scene. There are also example of garage conversions further along Tilehurst Road and it is not considered there would be any adverse effect to the character of the dwelling or the visual amenities of the street scene such to warrant a refusal.

Impact on Neighbouring Amenity

The neighbouring property potentially affected by the proposals is No.246 Tilehurst Road, located to the east of the site. There would be no increase in the size of the garage and given the small scale nature of the proposals, they are not considered to result in any material loss of amenity in terms of loss of light, privacy or overbearing impact.

Parking Provision

The garage conversion would result in the loss of a parking space. Although not illustrated, there is an existing area of hardstanding at the front of the property that can accommodate 2 vehicles, which is in accordance with the Councils current standards. No change is planned to the existing access arrangements and the Highways Officer confirmed that this was acceptable.

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