

DELEGATED APPLICATION REPORT

Address: 29 Ellesmere Close

Application No: 180761 / HOU

Proposal: Convert garage and car port into studio and bike store

Applicant: Mr Vaughan

Date received (valid from): 10/05/2018

Target Decision date: 09/07/2018

Agreed Extension of Time 09/08/2018

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a two storey end of terrace dwelling to the north of Ellesmere Close. The site includes an existing rear conservatory and a detached double garage to the rear of the dwelling. The garage has a width of 5.4m and a depth of 5.1m which is smaller than the council's current standard for a double garage (5.5m wide and 7m long) although the garage is divided into two so can be considered as two single garages sited next to each other (the council's current standard of a single garage is 3m wide and 7m long).

The surrounding area is predominantly residential and characterised by a mix of large semi-detached or detached properties, and more recent short blocks of terraced properties, on private tree lined streets.

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

2. The Proposal

A householder planning permission is sought to convert the garage into a studio with a bike storage area. Externally this would include infilling the garage doors and inserting a high level window and pedestrian entrance in the west elevation. Regarding the east elevation, facing the garden and main house, it is proposed to add two sets of glazed doors.

It is also proposed to a gate to the north boundary wall in order to allow access to the public footpath.

3. Consultation

Neighbours consultation:

No.s 27 and 31 Ellesmere Close and 2 and 3 Lady Janes Court have been notified of the application and a site notice has also been displayed at the site from the 11th May 2018.

Two responses have been received from two different residents of one neighbouring property. The objections relate to the following:

- The proposal includes access to/from a public footpath, the use of which could interfere with other residents enjoyment of the footpath and surrounding gardens
- The proposal could result in an increase in on street parking that could restrict access to the public footpath and to other houses
- The change of use may set a precedent for converting other garages in Ellesmere Close to residential use
- Additional on street parking could restrict the access of emergency service to houses or the fire hydrant

4. Plans and Documents Considered

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

Drawing No.:

- 2018-791-201 - Existing & Proposed Site Plans
- 2018-791-202 - Existing & Proposed Block Plans
- 2018-791-203 - Location Plan
- 101 - Existing
- 103 - Proposed B

As received: 05/05/2018

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)**

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

The proposed development would not increase the footprint of the existing garage. The alterations proposed to the west elevation of the garage are considered relatively modest in scale and as such would not cause significant harm to the character of the host dwelling or wider street scene.

The alterations proposed to the east elevation of the garage would face the main house and as such would not be visible from public areas. Notwithstanding given the existing conservatory to the rear of the main house the glazed doors are considered to respect the character of the host dwelling in terms of scale, materials and design.

The garage doors would be infilled with bricks to match the existing and as such the proposal is considered to integrate satisfactorily with the visual amenity of the host dwelling and 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 neighbouring property potentially affected by the proposal is 27 Ellesmere Close, located to the south of the application property.

The proposed development would not alter the height or footprint of the existing detached garage and as such would not alter the existing relationship between the garage and the neighbouring property in terms of overbearing impact or access to light.

As the development would all be at ground floor level and does not include any side facing windows, it is considered that the proposal would not have a significant detrimental impact upon the current or future occupiers of 27 Ellesmere Close in terms of overlooking or privacy.

The proposal accords with Policies DM4 and DM9.

Other Issues

Community Infrastructure Levy

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

Parking Provision

The conversion of the garage to a studio and bicycle store would remove two off street parking spaces originally provided with this property (although as existing the garage does not conform to the council's current standards with respect to size). The property therefore no longer complies with the recommended number of parking spaces for a property of this size, as stated in the Revised Parking Standards and Design SPD (2011), which requires two off-road parking spaces. However, considering that the garage conversion could take place under permitted development, it is not considered reasonable to refuse planning permission for this application for failure to provide two off-road parking spaces

Public Consultation Response

The issues raised in the objections from nearby occupiers that relate to the provision of off-road parking spaces have been addressed above. In relation to other matters, it is not considered that an additional access to the public footpath in the proposed location, in this specific instance, would be significantly to the detriment of the operation of or resident's enjoyment of the footpath in question. Regarding the concerns about setting a precedent for converting the garages along Ellesmere Close to a residential use, this and any future application must be considered on their own merits with relation to all relevant planning policies.

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.:

- 2018-791-201 - Existing & Proposed Site Plans
- 2018-791-202 - Existing & Proposed Block Plans

- 2018-791-203 - Location Plan
- 103 - Proposed B

As received: 05/05/2018

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

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.