

DELEGATED APPLICATION REPORT

Address: 22 Montpelier Drive

Application No: 180866

Proposal: Proposed conversion of existing garage including change from flat to pitched roof

Applicant: Mr G Gupta

Date received (valid from): 25/05/2018

Target Decision date: 20/07/2018

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a two storey mid-terrace dwelling on the south side of Montpelier Drive. The application site includes the provision of two off road parking spaces on the front drive. The site has a rear amenity area approximately 8m deep and 6m wide.

The surrounding area is predominantly residential with semi-detached and terrace houses of a similar scale and design as the application property.

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

2. The Proposal

It is proposed to convert the existing garage, currently subdivided into a store and utility room, into a habitable space. The external alterations include infilling the garage door and inserting a window and single pedestrian door into the front elevation. It is also proposed to replace the existing flat roof with a mono-pitch lean-to style roof that would have a maximum height of 3.1m and an eaves height of 2.4m.

3. Consultation

Neighbour consultation:

No.s 20 and 24 Montpelier Drive and 1 Odiham Avenue have been notified of the application and a site notice has also been displayed at the site from the 5th June 2018. No responses have been received.

Transport:

The RBC Transport Development Control Advisor provided the following comments on the application.

The loss of the garage to provide additional ancillary accommodation will result in the displacement of a parking space, however submitted plans have been provided illustrating off road parking for 2 vehicles on an area of hard standing on the front garden. This is therefore in accordance with the Councils current standards.

There are no Transport objections, subject to the conditions and informatives stated below.

CONDITION:

DC1 Vehicle parking space provided in accordance with approved plans

The building hereby permitted shall not be occupied until all vehicle parking space(s) have been provided in accordance with the approved plan. The spaces 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.

INFORMATIVE:

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.:

- MD - 01 - Location and Block Plan
- MD - 02 - Existing & Proposed Plan & Elevations

As received: 25/05/2018

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)
CS7 Design and the Public Realm

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 garage conversion and roof alteration proposed would follow the form of existing developments at no.s 18 and 26 Montpelier Drive, in the same terrace row as the application property. Therefore the proposal is not considered to be detrimental to the street scene or the character and pattern of the surrounding area.

The development would not increase the footprint of the existing dwelling and the proposed garage roof would match the pitch of the main roof. Further, the exterior materials proposed would match those of the existing building. As such the proposal 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 neighbouring properties potentially affected by the development are no.20 and no.24 Montpelier Drive.

Regarding no.20, the proposed development would be 1.3m from the common boundary and considering the existing built form and the minor scale of the proposed development; the proposal is not considered to have a significant adverse impact in terms of loss of light or overbearing effect.

With regards to no.24, the proposed development would abut the common boundary. As the development would take place within the footprint of the existing building, and the modest scale of the proposed works, it is not considered that the proposal would have any detrimental impact in terms of loss of light or overbearing.

Further, the proposal is for a garage conversion and associated roof alterations with no side facing windows, it is not considered that the development would result in an unacceptable overlooking impact or loss of privacy to either neighbour.

The proposal is in accord with Policies DM4 and DM9.

Other Issues

Community Infrastructure Levy

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

Parking

The loss of the garage to provide additional ancillary accommodation will result in the displacement of a parking space, however submitted plans have been provided illustrating off road parking for 2 vehicles on an area of hard standing on the front garden. This is therefore in accordance with the Councils current standards. The suggested condition is not necessary.

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.:

- MD - 01 - Location and Block Plan
- MD - 02 - Existing & Proposed Plan & Elevations

As received: 25/05/2018

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.
5. 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.