

DELEGATED APPLICATION REPORT

Address: 4 Picton Way

Application No: 180708

Proposal: Conversion of garage to habitable use and formation of new pitched roof over converted garage, with integral front porch canopy

Applicant: Mr & Mrs Reddy

Date received (valid from): 30/04/2018

Target Decision date: 25/06/2018

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a two storey detached dwelling on the east side of Picton Way. The levels of this part of Picton Way slope upwards to the north, resulting in the application property being higher than neighbouring no.2 Picton Way to the south. The surrounding area is predominantly residential and characterised by detached two storey dwellings of a similar scale and design to the application property.

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

2. The Proposal

Householder planning permission is sought to convert the existing garage to habitable use, change the roof form and to remove one of the garage doors.

It is proposed to replace the existing flat roof of the garage and porch area with an asymmetrical pitched roof to the side of the application property that joins a lean-to style roof along the front elevation. The proposed roof would have a maximum height of 3.7m and an eaves height of 2.4m.

The proposal includes in-filling the existing northerly garage door and inserting a window in its place.

3. Consultation

Neighbours consultation:

No.s 2, 6, 17 and 19 Picton Way have been notified of the application and a site notice has also been displayed at the site from the 4th May 2018.

No responses have been received.

Transport consultation:

Following the submission of a plan showing the parking layout, there is no transport objection to the proposal.

4. Plans and Documents Considered

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

Drawing No.:

- 1211/2 - Ground Floor Plan & Elevations as Existing
- 1211/3 - Ground Floor Plan & Elevations as Proposed

- 1211/4 - Block Plan
- Location Plan

As received: 30/04/2018

- 1211/5/a - Driveway Plans

As received: 20/07/2018

5. Relevant Planning History

At application site:
None

At No.1 Picton Way:

060965 - FUL - Single storey side extension to form new garage - Application Permitted

At No.2 Picton Way:

050223 - FUL - Erection of a double garage - Application Permitted

101442 - FUL - Single storey side and rear extension, and replacement of existing flat roof with a pitched roof to form new front porch - Application Refused

100166 - FUL - Single storey side and rear extension and replacement of existing flat roof with a pitched roof to form new front porch - Application Permitted (Resubmission of 101442)

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

Considering the existing roof forms of the converted garages at no.1 and neighbouring no.2 Picton Way (see Relevant Planning History above) and the scale of the proposed alterations; the proposal would not be significantly out of character with the surrounding area.

The proposal would not represent any change to the existing footprint of the application property, would be made with materials to match existing and with a pitched roof is considered to integrate satisfactorily with the visual amenity of the host dwelling and surrounding area.

The proposed roof would have a maximum height of 3.7m and an eaves height of 2.4m. Being set down 3m from the existing ridge of the main roof, the proposed roof is considered to respect the character of the host dwelling in terms of scale, location, materials and design.

It is proposed that the northerly garage door would be infilled and a window inserted where the door is currently located. The proposed window is considered appropriate in terms of design and scale and as such would not cause significant harm to the character of the host dwelling or 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 proposed development is to the south of the application site and therefore would not impact upon the amenity of no.6 Picton Way.

Regarding no.2, the change in levels means that the application property is significantly higher than no.2. However the proposal would not project beyond the existing garage at

no.2, which is located between the proposed development and any habitable rooms. The proposed roof would be a modest 0.4m higher than the existing roof at no.2. As such it is considered that there would be no adverse effect in terms of loss of light or overbearing.

Further, the proposed works would take place within the existing footprint of the application property, at ground floor level and no additional side facing windows are proposed. As such it is considered that the proposal would not have a detrimental impact in terms of privacy or overlooking and is in accord with Policy DM4 and Policy DM9.

Other Issues

Community Infrastructure Levy

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

Transport

The proposal would result in the loss of a garage parking space. However the submitted plans show that the development would still provide 3 off road parking spaces. This is greater than the required by the SPD for a dwelling of this size in this location. As such the proposal exceeds the council's current standard and there are no transport related objections to this proposal.

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.:

- 1211/3 - Ground Floor Plan & Elevations as Proposed
- 1211/4 - Block Plan
- Location Plan

As received: 30/04/2018

- 1211/5/a - Driveway Plans

As received: 20/07/2018

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.