

DELEGATED APPLICATION REPORT

Address: 1 Pilgrims Way, Emmer Green

Application No: 181423 / HOU

Proposal: Garage conversion to habitable use.

Applicant: Hammerstone & Clifford

Date received (valid from): 10/08/18

Target Decision date: 05/10/18

Case officer: Connie Davis

1. Site description and Surrounding Area

The application site contains a two storey link- detached dwelling on the west side of Pilgrims Way. The surrounding area is predominately residential with the other Pilgrims Way properties being of a similar design and scale.

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 integral garage into two habitable rooms; a family room and a utility room. It is proposed to infill the existing garage doors and insert a window, bricking up below. One rear window is also to be inserted.

The proposal requires planning permission as the original permission for Pilgrims Way required the garages and parking spaces to remain available for car parking in association with the dwelling.

3. Consultation

Neighbours consultation:

Nos. 3, 4 and 6 Pilgrims Way and nos. 50, 52 and 54 Kidmore End Road have been notified of the application and a site notice has also been displayed at the site from the 3rd September 2018.

No responses have been received.

Natural Environment Consultation:

The RBC Natural Environment Officer provided the following comments:

It should be noted that whilst the application form states that there are no trees within falling distance, the proposed plan shows that there is a tree at 3 Pilgrims Way (rear garden - TPO Ash) within close proximity. However, as the proposal is for a conversion (no grounds works required I assume), there should not be a conflict.

Transport consultation:

The RBC Transport Development Control Advisor provided the following comments:

The loss of the garage will result in the loss of a parking space, however Plan 181001/06 illustrates parking in front of the garage and on the front garden area. This is therefore deemed acceptable.

Transport deemed this application acceptable subject to the conditions and informatives relating to vehicle parking and works affecting the highway.

4. Plans and Documents Considered

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

Drawing No.:

- 181001/06 - Site and Location Plans
- 181001/01 - Elevations and Plans

As received: 10/08/2018

5. Relevant Planning History

180615 Extension of existing driveway to provide an additional parking space- Permitted Development

180176 Garage conversion to habitable use and creation of 1 x parking space- Application Withdrawn

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') 2018 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
CS24 (Car/Cycle Parking)

Sites and Detailed Policies Document 2012 (Altered 2015)

DM4 (Safeguarding Amenity)
DM9 (House Extensions and Ancillary Accommodation)

Supplementary Planning Guidance - A Design Guide to House Extensions (2003)
Supplementary Planning document - Revised Parking Standards and Design (2011)

9. Appraisal

The main issues to be considered are:

- i) Parking Provision
- ii) Impact on the character of the host property and the surrounding area
- iii) Impact on neighbouring amenity

Parking Provision

The original planning permission for this development 050028 contained the following condition:

Condition 17: Notwithstanding the provisions of the current Town and Country Planning (General Permitted Development) Order 1995 or any other revoking or re-enacting that Order, with or without modifications, the garage accommodation on site shall be kept available for the parking of vehicles at all times, unless

permission has been granted by the local planning authority on an application made for any other purpose reason to ensure the Local Authority's vehicle parking standards are met, in accordance with policy HSG5 of the Reading Borough Local Plan (1998)

Plans submitted show parking is to be provided in accordance with the Council's current standards with two parking spaces on the front drive; the additional space was recently permitted under application 180615. The Transport Strategy Team have confirmed that, as provision of off road parking for 2 vehicles has been provided, they have no objection to the loss of the garage. Given this, and that there is to be no increase in the bedrooms at the site, the proposed parking arrangements are considered acceptable.

The proposal would accord with Policy CS24.

Design, impact on the host dwelling, character of the area and street scene

The garage door will be removed and a new window will be inserted which will match the existing property. A new window to the rear elevation is also proposed. The agent has confirmed that the brickwork and windows will match the existing which is appropriate given the uniform context of the remainder of the street scene.

Whilst the loss of the garage door would be a change to the character of the street scene, due to the fact the garage is subservient to the host dwelling and is set back from the road behind the parking area, it is not considered to result in any significantly unacceptable negative impact to the character of the area.

The proposal would accord with Policies CS7, DM9.

Neighbour amenity

The neighbouring property potentially affected by the proposed development is 3 Pilgrims Way which is located to the south of the application site and is also attached to the existing garage.

As the proposal is purely a conversion, the proposed development would not increase the footprint of the existing garage. As such, it is not considered that the proposal would have any adverse effects upon the amenity of no. 3 Pilgrims Way

Given the diminutive nature of the proposed works it is considered there would be no material loss of amenity to the occupiers of the neighbouring property in terms of loss of light, privacy or overbearing impact.

The proposal would therefore accord with Policy DM4.

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 the development shall match those of the existing dwelling and as confirmed in the agent's email 4th October 2018.

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 with Policy CS7 of the Reading Borough Local Development Framework Core Strategy 2008 (altered 2015) and Policy DM9 of the Sites and Detailed Policies Document 2012 (altered 2015).

3. The permission relates only to the following plans and drawings:
Drawing No: 181001/06 Site & Location Plans
Drawing No. 181001/01 Elevations and Plans

Received 10th August 2018

Reason: To clarify which plans have been approved and in the interests of proper planning.

4. The two allocated parking spaces as stipulated on drawing no. 181001/06 shall be kept available for parking at all times.

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:

- a) 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.

- b) 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.

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.

- c) The applicant's attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.
- d) 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>
- e) During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at:
<http://www.communities.gov.uk/publications/planningandbuilding/partywall>
- f) 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 agreed time period.