

DELEGATED APPLICATION REPORT

Application No: 181104/HOU

Address: Ratchwood, Upper Warren Avenue, Caversham

Proposal: Conversion of existing garage to form guest accommodation

Case officer: Matt Burns

Site Description and Surrounding Area:

The application site contains a large detached dwelling on the north side of Upper Warren Avenue. The application property has a large detached double garage to its eastern side. This garage is set back from the road and well screened from any open public views. The surrounding area is residential in character and the majority of the surrounding dwellings are large detached properties of a varied design and appearance.

Proposal:

The application seeks planning permission for conversion of the existing garage to guest accommodation incorporating a study, guest bedroom and bathroom. Externally the proposal seeks to replace the existing front (south elevation) garage door with two windows whilst a new single side entrance door is proposed to west elevation and two replacement windows are proposed to the rear (north) elevation.

Plans Considered:

Drawing no.s

TC/1 - Elevations - As Proposed (Front Elevation/Ground Floor Plan)

TC/3 - Elevations - As Proposed (East/North/West Elevation)

Received by the Local Planning Authority on 4th September 2018

TC/2 - Location Plan/Block Plan

TC/10 - As Existing (Front Elevation/Ground Floor Plan)

Received by the Local Planning Authority on 4th July 2018

Relevant Planning History:

091030 - Garage conversion with new windows to form guest accommodation - Granted

121454 - Application for an extension of the time limit for implementation of permission 09/01136/FUL for the conversion of existing garage to form guest accommodation - Granted

150778 - Conversion of existing garage to form guest accommodation - Granted

Consultation Responses:

Wenlock, Aynsley House and High Meadow Upper Warren Avenue were notified of the application by letter. No letters of representation have been received.

RBC Transport - No objection, subject to a condition to ensure the accommodation remains incidental to the host dwelling.

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)

CS20 (Implementation of the Reading Transport Strategy)

CS24 (Parking)

Sites and Detailed Policies Document, Oct 2012 (amended 2015)

DM4 (Safeguarding Amenity)

DM9 (House Extensions and Ancillary Accommodation)

DM12 (Highway Impacts of Development)

Appraisal

The proposals are identical to that given planning permission previously under applications ref. 091030, 121454 and 150778. These previous permission have never been implemented.

Use

Policy DM9 states that proposals for ancillary accommodation will be acceptable where it would not be capable of operating as a separate dwelling which could be let or sold separately. The proposed conversion would not be acceptable as an independent self-contained unit of accommodation due to its small size which would not provide for an appropriate standard of accommodation (contrary to Policy DM4) and would be out of keeping with the character of residential properties in the surrounding area (contrary to Policies CS7 and DM9). The proposed plans indicate that the garage conversion would remain incidental to the host dwelling containing a study, bedroom and bathroom only such that an occupant would still be reliant on facilities within the main dwelling. A condition is recommended to require the accommodation to remain ancillary to the host dwelling only.

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

The original building is a large two-storey detached dwelling with a detached double garage. The property is set back by approximately 30 metres from the road. The only alteration to garage, as viewed from the street will be the addition of brickwork and 2 sets of windows in the front elevation of the property in place of the existing garage door. The new window will be consistent with the existing ground floor windows on the application property in terms of use of matching proportions of the window divisions, fenestration design, and materials. Furthermore, given the existing boundary treatment between the road and the garage the external alterations would not be open to wide public views. The proposal is therefore considered to be acceptable in terms of its visual appearance, being both in keeping with the character of the host dwelling and the surrounding street scene and to accord with Policies CS7 and DM9.

Transport

In accordance with the adopted Parking Standards and Design SPD, a 3+ bedroom development in this zone would be required to provide off road parking provision for 2 parking spaces.

Although plans have not been submitted illustrating parking layout aerial images confirm that there is existing off road parking provision that meets the Councils current standards.

If the proposed garage conversion were to be occupied as an independent self-contained unit of accommodation then in accordance with the adopted Parking Standards and Design SPD, a new 1 bedroom unit would be required to provide parking for 1 car which should be independently accessible from those from the main dwelling, as well as retaining parking provision for the existing property. Parking arrangements have not been demonstrated for use of the premises as an independent unit of accommodation and therefore a condition is recommend to ensure the use of the conversion as ancillary accommodation to the host dwelling only.

Subject to the above condition the proposal is considered to accord with Policies CS20, CS24 and DM12.

Amenity of neighbouring residents

Given the nature of the proposal and its location in relation to neighbouring properties, the proposal would not harm the amenity of adjoining neighbours and would accord with Policy DM4.

Other Issues

The proposal would not create additional floor space and as existing ancillary accommodation to the host dwelling would not be liable for the Community Infrastructure Levy.

RECOMMENDATION:

Grant planning permission, subject to the following 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:

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

4. The development hereby permitted shall not be occupied at any time other than for purposes ancillary to the use of the principal dwelling (Ratchwood Upper Warren Avenue Caversham Reading Berkshire RG4 7EJ), as a dwellinghouse, and shall not be occupied as an independent planning unit of residential accommodation.

Reason: To accord with the terms of the application, and given that that separate occupation of the development would not provide for suitable standard of accommodation for future occupiers and because an new independent dwelling of this nature would be out of keeping with the character of the locality in accordance with Policies DM9 and DM4 of the Sites and Detailed Policies Document 2012 (altered 2015).

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.