

DELEGATED APPLICATION REPORT

Address: 63 Grosvenor Road

Application No: 181156 / HOU

Proposal: Garage conversion and associated works.

Applicant: Mr S Worth

Date received (valid from): 03/07/2018

Target Decision date: 28/08/2018

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a two storey detached dwelling on the west side of Grosvenor on the corner with Henley Road. This application specifically relates to a detached garage to the north of the main house. The garage has an existing eyebrow dormer in the southern roof slope that faces the main house and a large set of barn style garage doors.

The surrounding area is predominantly residential with properties of varying scale and style. To the west of the application site are the tennis courts and playing fields associated with Queen Anne's School and a short distance to the east is a parade of shops that fronts Henley Road.

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 to two habitable rooms. It is proposed to replace the existing eyebrow dormer with a flat roof box dormer. It is also proposed to infill the existing garage doors and insert two windows in the front elevation. A roof light is proposed in the north roof slope.

3. Consultation

Neighbours consultation:

No. 61 Grosvenor Road and 90 Henley Road have been notified of the application and a site notice has also been displayed at the site from the 16th July 2018.

No responses have been received.

Transport consultation:

The RBC Transport Development Control Advisor provided the following comments:

The application consists of the conversion of the existing garage into an office.

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.

Transport does not have any objections to this application subject to the conditions and informatives stated below.

INFORMATIVES:

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.:

- 001-63-2017 - Proposed Garage Conversion to Shower Room & New Enlarged Side Dormer Window
- Site Location Plan

As received: 03/07/2018

5. Relevant Planning History

950902 - FUL - New Garage - Application Permitted

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 proposed infilling of the garage door, placement of windows in the east elevation and the flank wall of the proposed dormer would be visible from the street scene along Grosvenor Road. Due to the modest scale of the proposed works, and that it is noted the external surfaces will be finished with materials to match existing, the proposal is not considered significantly out of character with the street scene along Grosvenor Road.

The detached garage is set 15m off the southern boundary of the application site. Combining this with the position of the main house, being to the south of the garage, and the existing boundary treatment; it is considered that the garage, whilst visible, is not a prominent or significant feature in the street scene along Henley Road.

Whilst the existing eyebrow dormer is considered to relate better to the character of the main house than the proposed box dormer, the proposal being made with materials to

match existing and a flat roof is not considered significantly harmful to the character of the host dwelling or visual amenity of the surrounding area so as to warrant the refusal of this application.

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 proposed development are 61 Grosvenor Road and 90 Henley Road, located to the north and west of the application site respectively.

The proposed development would be set 14m off the westerly boundary which when considering the modest scale of the proposal would not result in any impact upon the amenity of 90 Henley Road.

With regards to 61 Grosvenor Road, the proposed development would not increase the footprint of the existing garage. Further the proposed dormer would be in the south facing roof slope. As such it is not considered that the proposal would have any adverse effects upon the amenity of no.61 in terms of overbearing effect or loss of light.

Whilst an additional roof light is proposed in the north facing roof slope, it is not considered that the development would result in a significant overlooking impact or have a detrimental impact upon no.61 in terms of privacy.

The proposal would accord with Policy DM4.

Other Issues

Community Infrastructure Levy

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

Transport

The adopted Parking Standards and Design SPD states that a development in this zone would be required to provide off road parking provision of two parking spaces. Although the submitted plans do not illustrate the parking layout, it is considered there is sufficient space to the front of the property that provides suitable off road parking.

Ancillary Use

As the garage would be accessed through its own front door without any internal links to the main house and the proposed development includes the addition of a bathroom/shower room, it is considered necessary to include a condition that state the

garage shall not be occupied at any time other than for purposes ancillary to the use of the principal dwelling.

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.:

- 001-63-2017 - Proposed Garage Conversion to Shower Room & New Enlarged Side Dormer Window
- Site Location Plan

As received: 03/07/2018

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

4. The building hereby permitted shall not be occupied at any time other than for purposes ancillary to the use of the principal dwelling, 63 Grosvenor Road, as a dwellinghouse.

Reason: To accord with the terms of the application, and to ensure that separate occupation of the extension/building would not detract from the amenities or living conditions of neighbouring residential properties (or the character of the locality) in accordance with Policies DM9 and DM4

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.