

DELEGATED APPLICATION REPORT

Application No: 171483/HOU

Address: 268 Hemdean Road Caversham

Proposal: Single storey side/rear extension and conversion of garage to habitable accommodation

Case officer: Matt Burns

Site Description and Surrounding Area:

The application relates to a two storey semi-detached property on the west side of Hemdean Road in Caversham. Hemdean Road is predominantly residential in character and contains semi-detached and terraced houses of varying styles.

Proposal:

The application seeks planning permission for a single storey side/rear extension and conversion of garage to habitable accommodation.

Plans Considered:

Drawing no. GRI/02 - Proposed Plans & Elevations

Drawing no. GRI/01 - Existing Plans & Elevations

Site Location Plan ref. 471311 e, 175609 N.

Received on 29th August 2017

Relevant Planning History:

None.

Consultation Responses:

No.s 207, 209, 211, 266 and 270 Hemdean Road have been notified of the application and a site notice has also been displayed at the site from the 23rd October 2017. No letters of representation have been received.

RBC Transport - No objection subject to conditions.

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)

CS24 (Parking)

Sites and Detailed Policies Document, Oct 2012 (amended 2015)
DM4 (Safeguarding Amenity)
DM9 (House Extensions and Ancillary Accommodation)
DM12 (Access, Traffic and Highway Related Matters)

Supplementary Planning Guidance - A Design Guide to House Extensions (2003)

Appraisal

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

The dwelling would not appear significantly different from the street-scene as a result of the proposed extension and garage conversion. The introduction of double doors as opposed to a single sliding door to the front of the garage, together with the modest projection of a the roof light and a small flue to the flat roof of the garage, are not considered to result in any significant harm to the character of the road.

The to the rear/side of the property the scale and appearance of proposed single storey flat roof extension, with materials to match existing, is considered to integrate satisfactorily with the character of the host and surrounding dwellings. A similar extension has been carried out to the adjoined dwelling, no. 266.

The proposal would accord with Policies CS7 and DM9.

Impact on neighbouring amenity

The adjoined dwelling (no. 266) has extended to the rear with a 4m deep and 2.9m high flat roof full width single storey extension such that the proposed 4m deep extension would not result in any undue loss of light or overbearing to the occupiers of this neighbouring dwelling.

The adjacent property to the north, no. 270, is set further back in its plot than no. 268. Both properties have a single storey garage located on the site boundary. Due to its more rearward siting, the garage to no. 270 projects 3m beyond the rear of the garage at the application property. The main house of the adjacent dwelling then projects further to the rear beyond no. 268 but is set 1.5m from the boundary.

At 4m in depth from the existing main rear elevation of the dwelling the proposed extension would also wrap around to adjoin and extend upon the rear elevation of the existing side garage, on the boundary with no. 270. The proposal would project 3m beyond the rear elevation of the neighbouring garage at no. 270 which as a non-habitable room/space is not considered to result in any undue harm to amenity. No. 270 does incorporate a ground floor side facing kitchen window to the side elevation of the main dwelling which would face the proposed extension. As a non-habitable room and set 1.5m from the site boundary it is not considered that the proposal would result in any undue loss of light or outlook to this window. The neighbouring property has been extended to the rear and the proposal would not impact upon any rear facing windows.

The proposal would accord with Policy DM4.

Other Issues

Conversion of the existing garage to habitable accommodation would not in itself require planning permission however, as part of the application must also be considered. Transport officers are satisfied that off-street parking space for two cars would be retained to the front drive and therefore the proposal is not considered to result in any additional pressure for on-street parking and to accord with Policy CS24 and DM12.

There is a tree located centrally to the rear garden, positioned 5m from the rear elevation of the dwelling, which is to be retained as part of the proposed development.

The proposal 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 permission relates only to the following plans and drawings as received by the local planning authority:

Drawing no. GRI/02 - Proposed Plans & Elevations
Drawing no. GRI/01 - Existing Plans & Elevations
Site Location Plan ref. 471311 E, 175609 N
Received on 29th August 2017

Reason: for the avoidance of doubt and in the interests of proper planning.

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 agreed time period.
5. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the dwelling, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations and roof overhang, encroaches on, under or over adjoining property. It should be noted that this permission relates solely to works included within the application site.