

Address: 11 Rhigos, Emmer Green, Reading

Application No: 172260/HOU

Proposal: Conversion of garage into family room and playroom. Erection of glass canopy to rear.

Case Officer: Jonathan Markwell

Introduction

The application site contains a detached single dwellinghouse on the south side of Rhigos, which was built in the 1990s. The property is not listed, nor located in a conservation area.

Proposal

This is an application for householder planning permission for two main elements. The first involves the conversion of a ground floor garage to habitable rooms. The plans show a family room and playroom in place of the garage and store. The conversion incorporates the removal of the garage door and replacement with two windows to match the existing on the front elevation and the blocking up of a side window/door. The second element, a glass canopy to the rear, covers part of the rear elevation terrace area as existing.

Plans Submitted:

The agent submitted the following drawings:

Site Location & Block/Site Plan

14-EG-1 - Existing Plans

14-EG-2 A - Proposed Plans, as received 15/12/17

Block/Site Plan 11 Rhigos, as received 25/01/18

Relevant Planning History:

Application site:

171375/CLP - Conversion of garage to habitable rooms. Glazed canopy over patio at rear. Withdrawn 6/10/17.

Wider site:

91/00879/REM: 317 Houses with garages, car parking, roads, footpaths. Permitted 19/1/1995.

84/TP/758: Outline application - development for residential purposes

Condition 29 of planning permission requires that the garage 'shall be used solely for the garaging of private motor vehicles...'. As a result planning permission is required for the garage conversion.

Nearby properties

15 Rhigos (neighbour) - 180053 - Proposed ground floor rear extension. Current application under consideration.

Summary of Consultations:

4 neighbours were formally consulted by letter on 19/12/17. No responses received.

RBC Transport: Requested a plan showing that two parking spaces would continue to be provided at the site.

During the course of the application such a plan was provided, which transport officers confirmed was satisfactory.

Transport do not have any objections to this application subject to the conditions and informatives stated below:

CONDITION:

DC1 Vehicle parking space provided in accordance with approved plans

The building hereby permitted shall not be occupied until all vehicle parking space(s) have been provided in accordance with the approved plan. The space(s) shall be kept available for parking at all times thereafter.

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 & CS24 and Policy DM12.

INFORMATIVE:

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.

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 Guidance

i. 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:

Relevant Policies

- i. 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)

SD1 Presumption in Favour of Sustainable Development

DM4 Safeguarding amenity

DM9 House Extensions and Ancillary Accommodation

DM12 Access, Traffic and Highway Related Matters

RBC Supplementary Planning Documents

A Design Guide to House Extensions (2003)

Revised Parking Standards and Design SPD (2011)

Appraisal

- i. The main issues are considered to be:

- Design
- Amenity
- Transport

- ii. Design and impact on the character of the surrounding area

The proposed garage conversion would externally involve windows and brickwork to match the existing, meaning that the change would not have any adverse design implications. The proposal is considered to comply with Policies CS7 and DM9 providing a matching materials condition is included.

The glazed canopy represents a modest lightweight addition to the rear of the property which raises no design based issues.

- iii. Amenity

The proposals are not considered to have any significant adverse impacts on the amenity of any nearby occupiers. For current and future occupiers of the host dwelling, the proposed works will improve the quality of accommodation provided at the site.

- iv. Transport

As per the transport observations above, the proposals are considered satisfactory subject to the recommended condition and informative. Planning officers consider that in this particular case (owing to the context of the size of the front driveway and the nature of Rhigos) the proposed condition would not pass the necessity test and is suitably covered by the condition already recommended in relation to the development being carried out in accordance with the approved plans.

2. Conclusion

- i. Having regard to the material considerations and all matters raised, the Local Planning Authority considers that the balance of considerations therefore weigh in favour of granting planning permission subject to conditions.

Recommendation

Grant Planning Permission subject to conditions;

3. Conditions:

1. The development hereby permitted shall begin no later than three years from the date of this planning permission.

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 development hereby permitted shall be carried out in accordance with the following approved plans:

14-EG-2 A - Proposed Plans, as received 15/12/17
Block/Site Plan 11 Rhigos, as received 25/01/18

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

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing building.

Reason: in the interests of ensuring that the new development appears in keeping with the existing building in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM9 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

Informatives:

1. These works may require separate approval under the Building Regulations. Please contact the Council's Building Control service for further advice on (0118) 937 2449.
2. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but 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.
3. The determination of this planning application required some clarifications to be made during the course of the application, so officers have worked positively and proactively to provide a recommendation for approval within the statutory timescale.

4. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.
5. 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>
- 6.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.