

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham

App Ref: 240419/HOU

Address: 50 Grosvenor Road, Caversham, Reading, RG4 5EN

Proposals: Second floor rear dormer window, conversion of existing attached single garage into habitable accommodation and fenestration alterations

Case Officer: James Schofield

Applicant: Mrs Sarah Beyts

Target Decision date: Originally 30 June 2024; EOT until 28 June 2024

1. SITE DESCRIPTION

The proposal site is a relatively large single-detached suburban house. There is a TPO on land to the south of the site lining George Close, it's RPA spills into the proposal site.

Site visit date: 25/06/2024

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Front elevation: Conversion of garage door to window as part of change of use of the garage to habitable space. Addition of a skylight to the street-facing roof slope.

Rear elevation: Changes to doors and windows at the ground-floor. Addition of a dormer window. Plans considered;

Drwg No 24/GRC/01 Existing Part Ground Floor Plan
Drwg No 24/GRC/02 Existing Part First Floor Plan
Drwg No 24/GRC/03 Existing Part Second Floor Plan
Drwg No 24/GRC/04 Existing South West Elevation
Drwg No 24/GRC/05 Existing and Proposed South East Elevation
Drwg No 24/GRC/06 Existing North East Elevation
Drwg No 24/GRC/07 Existing North West Elevation
Drwg No 24/GRC/08 Proposed Part Ground Floor Plan
Drwg No 24/GRC/09 Proposed Part First Floor Plan
Drwg No 24/GRC/10 Proposed Part Second Floor Plan
Drwg No 24/GRC/11 Proposed South West Elevation
Drwg No 24/GRC/12 Proposed North East Elevation
Drwg No 24/GRC/13 Proposed North West Elevation
Drwg No 24/GRC/14 Proposed Site and Location Plans
As received on the 3rd of May 2024

Drwg No 24/GRC/13 Proposed North West Elevation
As received on the 24th June 2024 18th of June 2024

3. RELEVANT PLANNING HISTORY

Application ID: 080865
Description: Two storey infill front extension.
Impact: Permitted 10/12/2008, does not appear to have been implemented. PD rights unaffected. Does not appear like there are any specific conditions from previous applications affecting the site.

4. CONSULTATIONS

The following addresses were consulted by letter and a site notice was displayed.

48 Grosvenor Road, Caversham, Reading, RG4 5EN

No letters of representation have been received.

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.

5. LEGAL AND PLANNING POLICY CONTEXT

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. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. The following local and national planning policy and guidance is relevant to this application:

National Policy

National Planning Policy Framework 2023
National Planning Practice Guidance 2014 onwards

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

H9 (House Extensions and Ancillary Accommodation)

TR3 (Access Traffic and Highway-related Matters)

TR5 (Car and Cycle Parking)

EN12 (Biodiversity and the Green Network)

EN14 (Trees, Hedges and Woodlands)

SPG/SPD

A Design Guide to House Extensions SPG 2021

Revised Parking Standards and Design SPD 2011

6. APPRAISAL

Character and Appearance

Policy H9 states that an extension to a house will be acceptable where it respects the character of the house in terms of scale, location, materials and design and respects the character and pattern of neighbouring properties and the street as a whole in terms of scale, location, materials and design, and any important existing building line. Policy CC7 also sets out relevant considerations for design.

The proposals would not increase the overall footprint of the dwelling. The rear dormer window would sit comfortably within the roof slope and would fit with the character of the host property which also features a dormer window on the south east facing flank elevation. The site is well screened by trees and vegetation and the proposals would not be readily visible from the street scene or wider area. The conversion of the garage to habitable space is considered to be similarly non-harmful.

The proposal is considered to accord with the character and design considerations of local policies CC7 and H9.

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. Policy H10 seeks to ensure that the amenity of gardens and other outdoor areas are not compromised. Policy CC8 states an extension to a house will be acceptable where it will not cause a significant detrimental impact to the living environment of existing or new residential properties.

Given the nature of the proposals and position of rear dormer, no overbearing effects are considered to arise. The rear dormer window would face down the applicant's garden and is not considered to result in any loss of privacy over and above the existing situation.

As such, the proposal is considered to accord with the residential amenity consideration of local policies CC8 and H9.

Trees

Policies CC7 and EN14 of the Reading Borough Local Plan 2019 seek to retain and protect trees. Additionally there is a TPO to the south of the site. Given the nature of the proposals and distance away from protected trees, no concerns are considered to arise.

Transport

There are no concerns regarding the loss of garage space, given the space available for parking at the front of the site.

7. CONCLUSION

The proposed development has been assessed as set out above and is considered to be acceptable on that basis, subject to the following conditions.

8. RECOMMENDATION

Recommended Conditions:

1. Standard time limit
2. Approved plans
3. Materials to match