

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham

App Ref: 240271/HOU

Address: 24 Balmore Park, Caversham, Reading, RG4 8PU

Proposals: Partial garage conversion and rear dormer extension

Case Officer: Mr Gary Miles

Applicant: Mr M Collins

Date received (valid from): 2 March 2024 **Target Decision date:** 27 April 2024

1. SITE DESCRIPTION

The application site is a two-storey detached dwellinghouse on a corner plot, located on the eastern side of Balmore Park. The property is constructed using brick and tiles with pitched and hipped roofs, the property benefits from a double garage and additional off-street parking for 2 vehicles. The property has an easterly facing average sized rear garden for the size of the property and the rear of the property is largely screened by mature trees outside the curtilage of the boundary. Many properties in this development within Balmore Park have been subject to refurbishments and extensions of differing size and style. A couple of properties have benefited from partial garage conversions and another property has been subject to a front facing cottage style dormer similar to this proposal above the double garage. The property is not listed, nor within a conservation area.

Site visit date: 16th April 2024

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal includes a partial garage conversion, converting it to a study accessed from the hallway. The study shall have no opening doors to the retained storage space and the existing garage door will be replaced with brickwork and a waist height window using materials to match the existing property. The rear of the property will be subject to a pitched (cottage style) dormer above the study/garage serving the master bedroom, dormer walls will be clad in timber horizontal cladding. Creation of utility room with new internal door to storage space, new external doors to the north elevation and bricking up of existing side door and window on southern elevation. Various changes to the internal layout, 2 sets of new bi-fold doors and new window at the rear to serve the kitchen, dining and snug areas and play room on the easterly elevation. Replacement and new upvc windows in anthracite grey.

The following Plans dated 24th February 2024 considered:

Drawing no: MAP-C4878-001-Location & Site Level Plans

Drawing no: MAP-C4878-100-Existing Plans-Ground & First Floor

Drawing no: MAP-C4878-141-Existing Roof Level Plan & Existing 3D Illustrations

Drawing no: MAP-C4878-180-Existing Elevations

Drawing no: MAP-C4878-200-Proposed Plans-Ground & First Floor Levels

Drawing no: MAP-C4878-241-Proposed Roof Level Plan & Proposed 3D Illustrations

Drawing no: MAP-C4878-280-Proposed Elevations

Received by the Local Planning Authority on 4th March 2024

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following addresses were consulted by letter.

26 Balmore Park, Caversham, Reading, RG4 8PU

22 Balmore Park, Caversham, Reading, RG4 8PU

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

National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

H9 (House Extensions and Ancillary Accommodation)

TR5 (Car and Cycle Parking)

SPG/SPD

A Design Guide to House Extensions SPG

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 proposed rear dormer is subservient to the host property and has been sympathetically designed to match the existing cottage style dormer to the front of the property along with

existing cottage style dormers in Balmore Park. The materials used for the extensions and alterations will match those of the existing property.

The proposal is considered compliant with policies CC7 and H9 of the Reading Borough Local Plan 2019.

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.

The proposed extensions and alterations are subservient in scale to the host property and therefore not overbearing, nor will the proposals reduce daylight or sunlight to neighbouring properties. The proposed rear dormer is considered acceptable as there are no side facing windows and the dormer will overlook the rear garden as per the existing rear facing bedroom window, it is not considered to be harmful to privacy.

The proposal is considered compliant with policies CC8 and H9 of the Reading Borough Local Plan 2019.

Transport

Although the proposal includes converting part of the garage, the property retains enough off-street parking and is therefore compliant with policies CC7 and EN14 of the Reading Borough Local Plan 2019.

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

GRANT

Recommended Conditions:

TL1
AP1
M3