

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Kentwood

App Ref: 240264/HOU

Address: 7 Oakham Close, Tilehurst, Reading, RG31 6LD

Proposals: Detached Garage

Case Officer: Marcie Rejwerska

Applicant: Mr & Mrs Jones

Date received (valid from): 5 March 2024 **Target Decision date:** 30 April 2024

1. SITE DESCRIPTION

The application site comprises a detached bungalow on Oakham Close in Tilehurst. The property is set back from the road by way of a paved driveway and screened with vegetation. The property has a more contemporary appearance compared to other properties on Oakham Close. The surrounding area is residential and characterised by large detached properties in varying character. The ground slopes down to towards the north-east. The property is not listed nor in a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought to erect a detached single garage at the front of the property. The proposed garage would measure 6m x 5m and have a pitched roof, measuring a total height of 3.75m. The proposed materials are brick and white render to match the host dwelling, with slate roof tiles to match the property.

Plans considered:

32123-03 - Block and Location Plans, dated Dec. 2023

32123-02 - Proposed Elevations, dated Dec. 2023

32123-01 - Proposed Ground Floor Plan, dated Dec. 23

Received by the LPA on 29 February 2024.

3. RELEVANT PLANNING HISTORY

181167 - Part one, part two storey side and rear extension and enlargement of dormer - Application refused and later allowed at appeal

181878 - Part one, part two storey side and rear extension - Application permitted

191907 - Two storey side and rear extension, provision of front and rear box dormers and roof lights - Application refused and dismissed at appeal

201699 - Part one, part two storey side and rear extension - Application permitted

210405 - Discharge of condition 3 (materials) of planning permission 201699/HOU - Condition discharged

4. CONSULTATIONS

Non-statutory:

RBC Transport Development Control - Comments not received.

Public:

The following addresses were consulted by letter.

60 Brooksby Road, Tilehurst, Reading, Berkshire, RG31 6LY

58 Brooksby Road, Tilehurst, Reading, Berkshire, RG31 6LY

8 Oakham Close, Tilehurst, Reading, RG31 6LD

6 Oakham Close, Tilehurst, Reading, RG31 6LD

56 Brooksby Road, Tilehurst, Reading, RG31 6LY

No letters of representation received.

A site notice was displayed on site by the applicant.

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)

TR3 (Access Traffic and Highway-related Matters)

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 garage does not conform to the recommended dimensions for a single garage as outlined in the Parking Standards SPD, however, this is not considered an issue as the existing driveway can accommodate up to 3 vehicles.

The proposed pitched roof will likely be visible above the fence separating the application site and the neighbouring number 8 Oakham Close, however, due to the slope of the ground level towards the north-east, this arrangement is unlikely to be visually dominant or overbearing. There is adequate separation distance from the neighbour at 6 Oakham Close to prevent any concern of visual dominance.

The proposal will also require the blocking up of a pedestrian gate to the property - this is not considered to pose any risk to the character of the property nor the wider street scene.

The proposed matching materials are not considered harmful to the street scene.

Overall, the proposal is considered unobtrusive and not harmful to the host property nor the street scene, in accordance with Policies CC7 and H9 of the Reading Borough Local Plan.

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.

- Privacy and overlooking;
 - No identified risk
- Overbearing effects;
 - No identified risk
- Sunlight and daylight;
 - No identified risk.

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 PERMISSION

Recommended Conditions:

1. Time Limit Standard
2. Approved Plans
3. Materials to match
4. Ancillary Domestic Use