

DELEGATED APPLICATION REPORT

Ward: Whitley

App Ref: PL/24/0783 Householder planning permission

Address: 8 Foxhays Road, Reading RG2 8NA

Proposal: Proposed enlargement and conversion of the existing side garage. (amended)

Applicant: Mr V Banawane

Received date: 2024-06-18

Target Decision date: 2024-08-20

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site is a two storey semi-detached dwelling with an attached garage. The dwelling is located at a junction and is angled relative to 42 Holberton Road. It is not a listed building, nor does it fall within a conservation area. The surrounding area is predominantly residential.

Site visit date: 8th August 2024



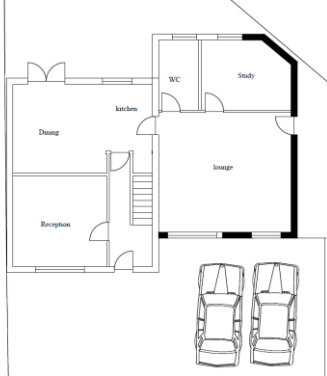
2. PROPOSAL AND SUPPORTING INFORMATION

Following the communication with the agent, the proposed rear extension has been removed from the proposal. The revised proposal now seeks the enlargement and conversion of the existing single storey side garage. The proposed enlargement would extend the southern wall of the existing side garage by approximately 3 meters to the west, featuring a crown roof. The proposed work is intended to accommodate a lounge, study and bathroom. The proposed side extension measures ca 2.8m in eave height and 3.59m in total height. Two windows are proposed for the front and rear elevations, respectively, and a side door would be installed on the southern wall. All proposed materials are to match those of the existing.

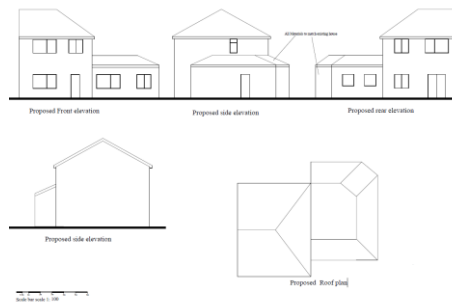
Further to communication with agent, following plans are under consideration:

- Drawing No: 08/Fox/04 – Proposed Elevations
As received on 20th August 2024.
- Drawing: Proposed Block Plan
- Drawing No: 08/Fox/02 – Proposed Ground Floor Plan
As received on 14th August 2024.
- Drawing No: 08/Fox/01 – Existing Ground Floor Plan
- Drawing No: 08/Fox/03 – Existing Elevations
- Drawing: Location Plan
As received on 19th June 2024.

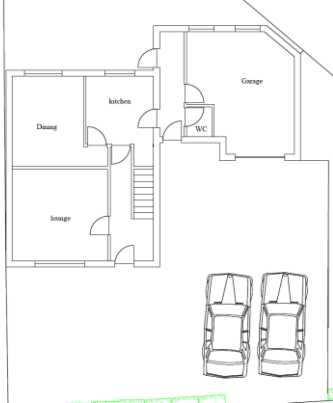
Proposed Ground Floor Plan:



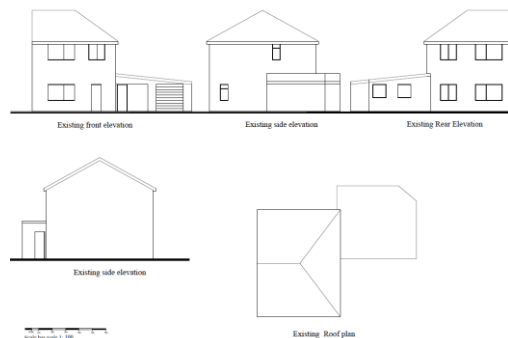
Proposed Elevations:



Existing Ground Floor Plan:



Existing Elevations:



Relevant planning history:
None.

3. CONSULTATIONS

Internal consultation:

Transport consultee:

The proposal will result in the loss of parking within the existing garage.

However, the dwelling currently benefits from a large driveway providing 2no. off-street parking spaces which complies with the adopted Parking Standards SPD.

The proposal will retain the existing driveway parking and there is no change to the existing access arrangements onto the highway.

In view of this, there are no transport objections to the proposal.

The following addresses were consulted by letter:

- 6, Foxhays Road, Reading, RG2 8NA
- 21, Hawkchurch Road, Reading, RG2 8NE
- 23, Hawkchurch Road, Reading, RG2 8NE
- 42, Holberton Road, Reading, RG2 8NH

One letter of representation has been received as follows:

- | | | |
|-------------|------------------------------------|---------|
| • Neighbour | 21 Hawkchurch Road Reading RG2 8NE | Support |
|-------------|------------------------------------|---------|

4. LEGAL AND PLANNING POLICY CONTEXT

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.

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)

SPD

Design Guide to House Extensions SPD 2021

5. 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.

Following the communication, the proposed rear extension has been removed from the original proposal, which contributes to the overall proportionality. The proposed enlargement is considered acceptable in terms of scale and design, as the proposed single storey enlargement would follow the existing structure of the garage and be set back 3m from the frontage. Therefore, it is also considered subservient to the main building. Additionally, the proposed crown roof and matching materials are considered to complement the original house in terms of character and appearance. The building is set further back from the highway and there are similar side extensions in surrounding area, so it is not considered harmful to the street scene. In compliance with the 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.

Following the communication with the agent, the proposed rear extension has been removed, reducing the proposal's impact on retaining ample private space and ensuring compliance with the policy H10 of Reading Borough Local Plan 2019. Additionally, there are no identified risks related to privacy or overlooking, given that the extension is single storey with no side windows proposed. The proposed enlargement would set off from the shared boundary. The application site is angled relative to the neighbouring property. Therefore, it is not considered overbearing to the neighbouring property.

6. 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.

7. RECOMMENDATION

Recommended Conditions:

Time Limit

Approved Plans

Materials (to match)

Ancillary Domestic Use

Use of Roof Restricted