

DELEGATED APPLICATION REPORT

Ward: Caversham Heights

App Ref: PL/24/0839 Householder planning permission

Address: 6 Kelmscott Close, Reading, RG4 7DG

Proposal: Partial garage conversion with replacement, raised flat roof over. Additional first floor Ensuite and Bathroom windows on side elevations (obscured glazing) and other ground floor window & door changes to the side and rear elevations.

Applicant: Mr Will Frank-Gemmill

Received date: 2024-07-01

Target Decision date: Extension of time until 2024-09-2

Case Officer: Gary Miles

1. SITE DESCRIPTION

The property is a large two storey detached dwellinghouse located at the end of Kelmscott Close, in Caversham Heights. The property is set down and back from the road and has a frontage with shrubs and off-street parking for a couple of cars. The property has a large south-facing rear garden. The application property and neighbouring properties are constructed of red brick and brown tiled roofs. Kelmscott Close is residential and the properties are of similar character and appearance, the property is not listed nor within a conservation area.

Site visit date: 22nd September 2023 in relation to previous application.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal includes a partial garage conversion with an increase in eaves level of approximately 400mm to increase head height and space for insulation. Replacement flat roof over, constructed from GRP, rubber, zinc or bituminous based felt. Additional window and door openings including first floor ensuite window with obscure glazing to the westerly elevation, new bathroom window with obscure glazing to the easterly elevation. Existing ground floor pedestrian door to easterly elevation to be replaced with window. Existing pedestrian door to existing kitchen on southerly elevation to be replaced with window in existing opening. Existing large window to existing garage on the southerly elevation to be replaced with smaller window in same opening. Existing sliding doors to the existing living room on the southerly elevation to be replaced with glazed sliding doors. The application includes various internal alterations.

Plans/documents considered:

Drawing no: WFG-0724-01-Proposed Ground Floor Plan

Drawing no: WFG-0724-02-Proposed First Floor Plan

Drawing no: WFG-0724-03-Proposed Elevations

Drawing no: WFG-0724-04-Existing Floor Plans

Drawing no: WFG-0724-05-Existing Elevations

Drawing no: WFG-0724-06-Location Plan

Drawing no: WFG-0724-07-Block Plan

Received by the local Planning Authority on 2nd July 2024

3. PLANNING HISTORY

231246 - Removal of existing garage, to be replaced with double storey side extension – Permitted Nov 23

992101 – Single storey side extension – Permitted July 1999

4. CONSULTATIONS

External: The following addresses were consulted by letter.

8 Kelmscott Close, Caversham, Reading, RG4 7DG
7 Kelmscott Close, Caversham, Reading, RG4 7DG
4 Kelmscott Close, Caversham, Reading, RG4 7DG
5 Kelmscott Close, Caversham, Reading, RG4 7DG

No letters of representation have been received.

Internal:

The Transport Officer was consulted as the proposal includes converting part of the existing garage into habitable space.

Whilst the garage is to be retained it will not conform to the recommended dimensions as set out in the Councils current Parking standards and Design SPD. However, additional parking spaces will be provided on the driveway to accommodate any displaced off-street parking.

The transport officer explains that there is a grass verge outside the property, this is part of the public highway and any alterations to this, or the existing access will require a license from the Highway Department.

The transport officer has no objections to the proposal.

5. 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 because of the development.

6. 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)
TR5 (Car and Cycle Parking and Electric Vehicle Charging)

SPG/SPD

A Design Guide to House Extensions SPG 2021
Parking Standards and Design SPD 2011

7. 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 proposal is subservient to the host property and the design, scale and the materials for the proposed changes are considered acceptable. Given the nature of the changes, not readily visible from the public domain, no harmful impact to the character of the host property or wider street scene. 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 changes at ground floor level are considered acceptable. The proposed changes at first floor level which include a new ensuite window and new bathroom window are proposed to be obscure glazed which will be secured via condition. The obscure glazing will protect the feeling of being overlooked and protect the privacy of neighbouring properties at no.5 and no.7 Kelmscott Close.

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

8. 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.

9. RECOMMENDATION

GRANT

Recommended Conditions:

TL1
AP1
M1
PD3
PD5