

DELEGATED APPLICATION REPORT

Ward: Emmer Green Ward

App Ref: PL/24/1031 Householder planning permission

Address: 32 THE HORSE CLOSE, EMMER GREEN, READING, RG4 8TT

Proposal: Garage conversion, side infill extension, alterations to the fenestration and hard surface in the front garden. (amended)

Applicant: Chris McWhinnie

Received date: 2024-08-09

Target Decision date: 2024-10-04

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site is a two storey detached property with a single storey attached garage. The property is not listed, nor does it fall within a conservation area. The surrounding area is predominantly residential.



Fig1: Taken from the rear of the application site by the officer, 1st October 2024.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is to convert the existing garage into a bedroom or study with an ensuite. The existing hallway would be integrated with the existing kitchen to form a larger kitchen and dining area. Most of the existing walls and roof would be retained. The proposal includes associated internal works. The existing chimney would be removed.

The alterations to the fenestration include the installation of two front-facing windows to replace the two existing front doors, while one rear window would replace the rear door of the existing garage. One door is proposed to close off the proposed integrated kitchen area. All proposed materials are to match those of the existing. The hard surface in the front garden would be enlarged to form a larger driveway to facilitate two proposed vehicle parking spaces.

Following discussions with the agent regarding the two proposed parking spaces, the following plans are under consideration:

- Drawing No. THC-R00-PR-102 Rev: R01 – Proposed Floor Plan
Received 4th October 2024.
- Drawing No. THC-R00-PR-101 Rev: R00 – Site Plan & Location Plan
- Drawing No. THC-R00-PR-103 Rev: R00 – Proposed Floor Plan (Proposed First Plan)
- Drawing No. THC-R00-PR-104 Rev: R00 – Proposed Roof Plan
- Drawing No. THC-R00-PR-105 Rev: R00 – Proposed Elevations (Rear & Right)
- Drawing No. THC-R00-PR-106 Rev: R00 – Proposed Elevations (Left & Front)
- Drawing No. THC-R00-PR-107 Rev: R00 – Proposed Sections
- Drawing No. THC-R00-EX-102 Rev: R00 – Existing Floor Plan
- Drawing No. THC-R00-EX-103 Rev: R00 – Existing Floor Plan (Existing First Plan)
- Drawing No. THC-R00-EX-104 Rev: R00 – Existing Roof Plan
- Drawing No. THC-R00-EX-105 Rev: R00 – Existing Elevations (Rear & Right)
- Drawing No. THC-R00-EX-106 Rev: R00 – Existing Elevations (Left & Front)
Received 9th August 2024.

Existing plans and elevations:



Proposed plans and elevations:



Relevant planning history:

None.

3. CONSULTATIONS

The following were consulted:

Transport Consultee's comments are as follows:

The proposed extension will result in the loss of parking within the garage to provide accommodation ancillary to the main dwelling and therefore the loss of a parking space.

In accordance with the Councils current standards a 3+ property in Zone 3 is required to provide 2 off road parking spaces.

Plans have not been submitted illustrating the proposed parking layout for 2 parking vehicles. If any alterations to the existing vehicle access are required, a license from the

Highways Department will be required.

Revised plans illustrating the proposed parking layout are required, I am happy this can be dealt with by way of condition.

IF3 Highways
[DC2](#) VEHICLE PARKING (TO BE APPROVED)
I24 Do not damage the verge

The following addresses were consulted by letter:

- 74 Peppard Road, Emmer Green, READING RG4 8TL
- 33 The Horse Close, Emmer Green, READING RG4 8TT
- 31 The Horse Close, Emmer Green, READING RG4 8TT
- 3 Chiltern Heights, Chiltern Road, Caversham, READING RG4 5LA

No letters of representation have been received.

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)
H10 (Private and Communal Outdoor Space)

SPD

Design Guide to House Extensions SPG 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.

The proposed garage conversion and side infill extension would not make a significant change in relation to the character and appearance. The proposed alterations to the fenestration are considered acceptable, as the arrangement of windows and doors, in relation to the host dwelling and adjoining properties, does not disrupt the pattern of building frontages. They are appropriate in terms of size, scale, and placement. All proposed materials would match those of the existing. Therefore, the proposed works are considered to preserve the character and appearance of the street scene and horizontal rhythm.

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.

There are no identified risks in terms of privacy, overlooking, overbearing or loss of sunlight or daylight, given that no proposed alterations related to residential amenity and no side windows are proposed.

Following communication with the agent, a revised proposed floor plan was received on 4th October 2024, demonstrating that two vehicle parking spaces are proposed in the front garden. The Transport consultation team confirmed that this is acceptable, and details will be secured via condition. To facilitate the two vehicle parking spaces, the front driveway would be enlarged. The proposed materials will consist of permeable block pavers.

Therefore, the proposal overall is considered acceptable, in compliance with Policies CC7, CC8, H9, H10 of Reading Borough Local Plan 2019 and Design Guide to House Extensions 2021.

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

Approve with Conditions

Recommended Conditions:
Time Limit

Materials
Approved Plans
Use of Roof Restricted
Vehicle Parking (As Specified)