

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Heights

App Ref: PL/24/1158

Address: 15 Hunters Chase, Caversham, Reading, RG4 7XE

Proposals: Part retrospective application for conversion of internal garages into habitable space, the proposal includes internal alterations and two new windows to front elevation and one to the flank wall. Widening of front door and re-levelling of driveway to allow for wheelchair access into the property.

Case Officer: Sian Hickey

Applicant: Miss Davina Turnbull

Date received (valid from): 04/09/2024

Target Decision date: 04/11/2024

1. SITE DESCRIPTION

The application site is a two-storey detached residential dwelling with an integral double garage. The property is not a listed building, nor does it fall within a conservation area. The surrounding area is predominantly residential.

Site visit date: 12/09/2024

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

The original layout of the property included 2no. internal garages to the front. Planning permission is sought retrospectively to convert the garage space into habitable accommodation. The current proposal is to reconfigure the space from the existing two rooms into one bedroom and accessible bathroom.

The two garage doors facing the street, are to be replaced with two new windows and infilled with brickwork. The existing high level, side elevation window is to be bricked in and a new obscured glazed side window is to be incorporated.

The proposal also includes widening the existing front door, and the drive is to be raised to allow for flush threshold to the front door.



Plans/documents considered:

Design and Access Statement

Location Plan

Original Ground Floor Plan and Elevations

Drawing No. 05010 – Current Ground Floor Plan and Elevations

Drawing No. 05100 – Proposed Ground Floor Plan and Elevations

Drawing No. 05001 - Original Ground Floor Plan and Elevations

As received 4th September 2024

3. RELEVANT PLANNING HISTORY

240804 – Certificate of lawfulness for internalised garages (already converted into habitable rooms internally) to be reconfigured with the wall between the two rooms being demolished and a new bath area being incorporated. The garage doors on the street facing facade of property are to be replaced with brickwork and two new windows. One of the side elevation windows is to be bricked in and a new obscured glazed side window is to be incorporated. – WITHDRAWN

Officer note: a condition attached to the original planning permission for the site removes permitted development rights in relation to garage conversions, therefore, a full application was required.

4. CONSULTATIONS

RBC Transport:

The loss of the garages will result in the loss of parking for the dwelling. The original decision notice for the build of this site stated:

The garage(s), hereby permitted, shall be used solely for the garaging of private motor vehicles owned by and/or used by residents of the domestic property to which the garage(s), hereby

permitted, relates. Any repair of vehicles shall be restricted to the said private vehicles only and shall take place only within the garage(s), not on the forecourt, the adjoining garden or street. No commercial repairs, panel beating, cellulose spraying, nor any other trade or business shall be carried on, in or from the garage(s). Reasons to enable the Local Planning Authority to control the use of such garages in the interests of amenity and road safety.

However, following some landscaping, 2 parking spaces are being retained at the front of the garage accessed from the original shared access. The area should be made from permeable material.

There are no Transport objections to this application.

The following addresses were consulted by letter:

11 Hunters Chase, Caversham, Reading, RG4 7XE
17 Hunters Chase, Caversham, Reading, RG4 7XE

Letters of representation have been received as follows: **None**

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)
TR3 (Access Traffic and Highway-related Matters)
TR5 (Car and Cycle Parking)

SPD

Design Guide to House Extensions SPD 2021
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.

Whilst the proposals would alter the appearance of the dwelling slightly, it is not considered to detract from the original character of the property. The materials and finishes will match those of the existing. Due to the small-scale nature of the proposed works, the development is not considered to be harmful to the streetscene. There are other examples of garage conversions within the area, therefore the proposal is not considered out of character for the location. The amendments to the driveway are considered minor, the road is on a slight slope, so the existing frontages and hard standing are at different levels already.

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.

Due to the small-scale nature of the proposals, it is not considered likely to lead to any significant harm to neighbouring amenity. The footprint of the dwelling would not be enlarged and as the built form would remain the same, there are no concerns with regards to overbearing effects to neighbouring amenity or loss of sunlight and daylight. The new side facing window is at ground floor level and would be obscure glazed, therefore, there are no identified risks in relation to overlooking or loss of privacy.

Other matters

The proposals will not result in an unacceptable loss of biodiversity within the garden, and the amount of amenity space would remain the same.

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 – Time limit
AP1 – Approved plans
M3 – Materials
DC1 – Vehicle Parking