

DELEGATED APPLICATION REPORT

Ward: Whitley Ward

App Ref: PL/24/1223 Householder planning permission

Address: 517 BASINGSTOKE ROAD, READING, RG2 0SH

Proposal: Conversion and extension of an existing detached garage to habitable accommodation ancillary to the main house.

Applicant: Mr & Mrs James and Amina Okoro

Received date: 2024-09-16

Target Decision date: 2024-11-11

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site is a large semi-detached property located on the east of Basingstoke Road. There is an existing outbuilding in the spacious rear garden. The surrounding area is predominantly residential.



Fig 1: 517 Basingstoke Road, site photo taken by officer, 29/10/2024

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for the conversion and extension of an existing detached garage to habitable space. The original plans were submitted with an uneven red boundary line between the application site and No. 519 Basingstoke Road (see Fig 2). The planning officer visited the property on 29 October 2024 and was informed that the red boundary line had been incorrectly shown on the submitted plans. Subsequently, revised plans (Drawing Nos. 18924-05A, 18924-01A, 18924-03A) were received, featuring a straight boundary line (see Fig. 3), on 1 November 2024.



Fig 2: Snap from Drawing No. 18924-05_Location and Block Plan, received 16/9/2024.

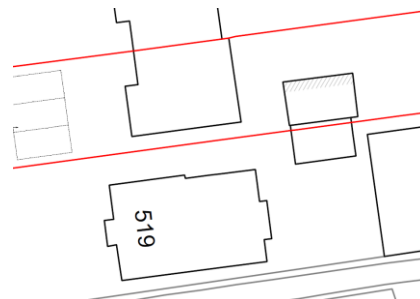


Fig 3: Snap from Drawing No. 18924-05A_Location and Block Plan, received 1/11/2024.

As showed on Drawing No. 18924-05A, the existing detached outbuilding at No. 519 Basingstoke Road encroaches onto the land of No. 517 Basingstoke Road. Therefore, the planning officer cross-checked the planning history for both No. 517 and No. 519 Basingstoke Road and confirmed that the red boundary line

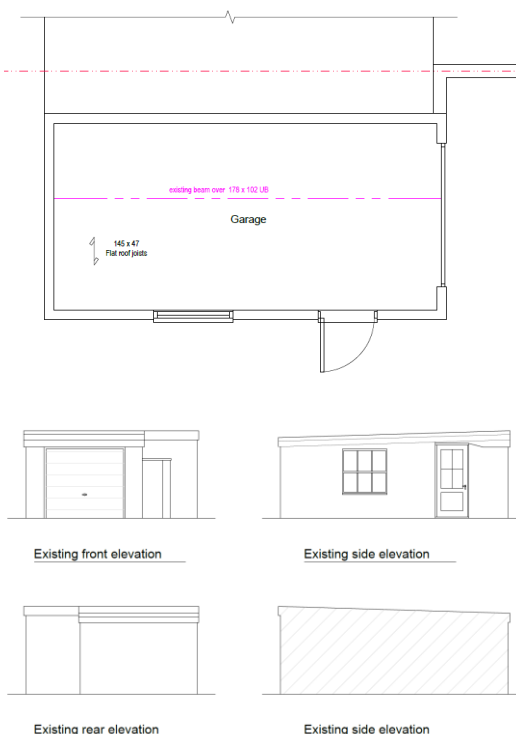
was straight in previous applications. The planning officer discussed this with the agent, who confirmed that the applicant '*is ok with the neighbours outbuilding being attached like it is*'. The agent also confirmed that the shared wall would be retained and the applicant '*would demolish the other three walls and rebuild*'.

Overall, the proposal is to extend the existing outbuilding by approximately 95cm, increasing its width to a total of 4.15m. The length of the outbuilding would remain the same. The existing flat roof would be replaced with a gable roof with an eave height of 2.28m and a total height of 3.68m. The proposed tiles would match the existing ones, and the proposed walls would be rendered to match the existing ones as well.

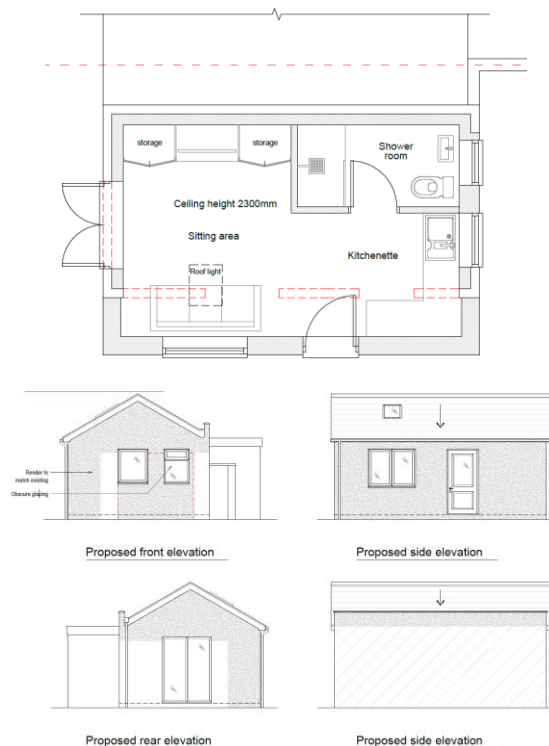
Plans under consideration are as follows:

- Drawing No. 18924-02 – Existing Elevation (Front, Side & Rear)
 - Drawing No. 18924-04 – Proposed Elevations (Front, Side & Rear)
- As received on 16 September 2024.
- Drawing No. 18924-05A – Location Plan and Block Plan
 - Drawing No. 18924-01A – Existing Floor Plan
 - Drawing No. 18924-03A – Proposed Floor Plan
- As received on 1 November 2024.

Existing plans & elevations:



Proposed plan and elevations:



Relevant planning history:

- 517 Basingstoke Road:
 - PL/16/0902 – Hip to gable and loft conversion with new dormer window to the rear elevation and front rooflight windows. – Approved.
 - PL/21/1314 – Single storey replica tiled roof extension. – Approve.
 - PL/21/2049 – Replacement first floor rear extension roofs – Approved.
- 519 Basingstoke Road:

- PL/16/0637 – Two-storey rear extension incorporating a rear dormer to existing dwelling to create 3 more bedrooms. – Approved.
- PL/19/0224 – Proposed 2 storey rear extension following demolition of conservatory, replacement entrance porch, and roof alteration including front and rear dormers. – Approved.
- PL/19/1403 - Proposed rear outbuilding, rear patio, and front boundary treatment, including low level brick wall, railings and replacement entrance gates. – Approved.

3. CONSULTATIONS

The following addresses were consulted by letter:

- 519 Basingstoke Road, READING RG2 0SH
- 515 Basingstoke Road, READING RG2 0SH

A site notice has been affixed to the front of the application site for 21 days.

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 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.

The plot is considered spacious enough to accommodate this size of development. In terms of design, the proposal is considered acceptable. The proposed single storey detached garden outbuilding would be

located to the rear of the property so would not be visible from the street, thus posing no risk to the streetscape. The proposed tiles would match the existing, and the proposed walls would be rendered to match the existing as well. It is therefore considered that the proposed development would adequately complement the existing house without dominating the appearance of the host dwelling.

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, or loss of sunlight and daylight, given the absence of side windows and its distance from the main house. Following a cross-check and communication with the agent, it was confirmed that the shared wall of the existing garden outbuilding with No. 519 is built on the application site and would be retained. Therefore, the proposed development is set off from the boundary. The proposal is not considered to be overbearing, especially with the proposed gable roof design. The proposed scheme would not detrimentally affect the overall garden space, as the site already boasts a sizable garden. Ample garden space would remain.

The proposal would not change the arrangement of parking, and there are no concerns regarding the parking.

Other Matters

The proposal is to erect a single-storey detached garden outbuilding, serving as a sitting area, kitchen, and bathroom. The proposed outbuilding is accessible without entering the main dwelling and has all the functions required for an independent dwelling. A condition is therefore, included, to ensure it remains ancillary to the use of the main dwelling

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:

Approved Plans

Materials (To Match)

Time Limit

Obscure Glazing

Ancillary Domestic Use