

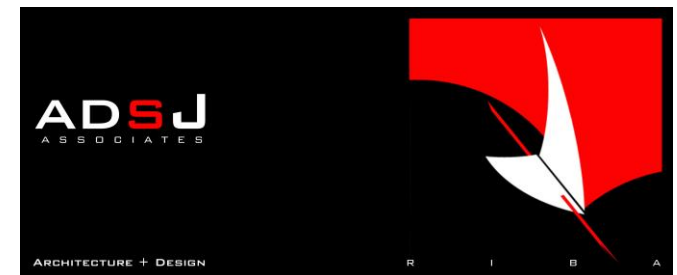
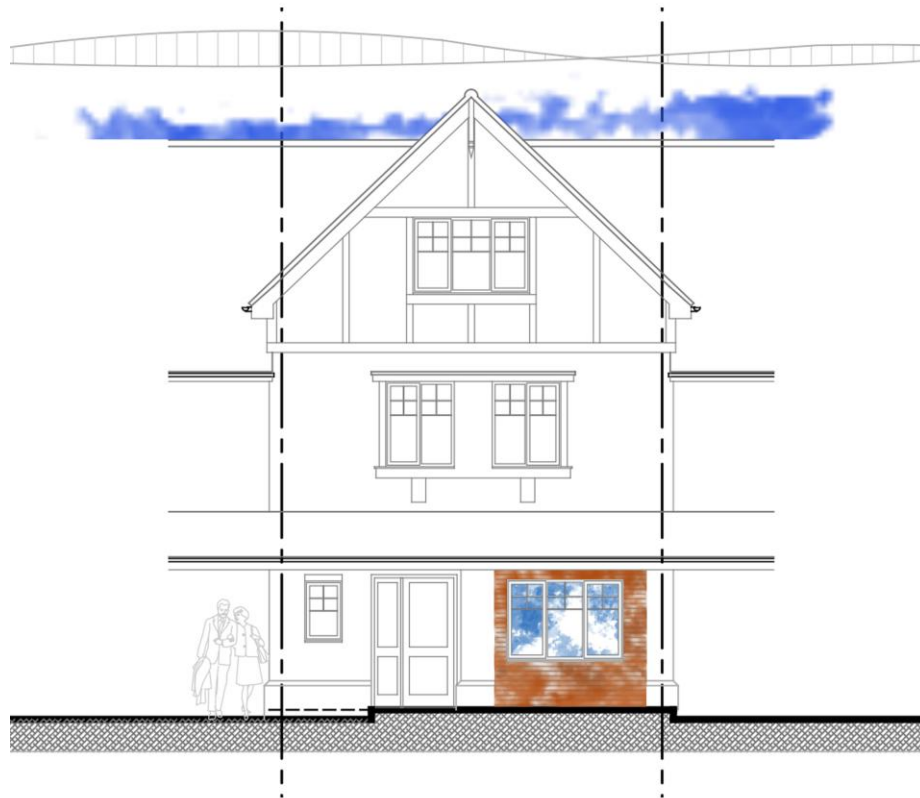
Supporting Application Statement

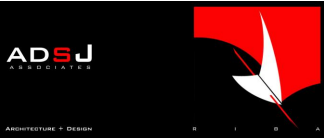
CERTIFICATE OF LAWFUL DEVELOPMENT APPLICATION FOR A GARAGE CONVERSION WITH INTERNAL ALTERATIONS AT, 5B PARKSIDE ROAD, SOUTHCOTE, READING RG30 2DA

Client: Mr. K. Bhachu

Date: November 2024

Job no: 182_DAS_v1





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Revision	Summary of Changes	Date	Rev By	Chkd By

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1.00 INTRODUCTION

1.01 AIMS OF THE STATEMENT

This Supporting Statement accompanies a Certificate of Lawful Development (proposed) application by Mr K. Bhachu for a garage conversion with internal alterations.

The description of development is as follows:

'Certificate of Lawful Development (proposed) application for proposed garage conversion with internal alterations'.

The aims of this Supporting Statement are to show that the proposed development has been informed by an awareness of the site's context, principles highlighted by Reading Borough Council and Local Government.

The statement will explain the proposals, identify the factors which have influenced this application and highlight the principles that were incorporated in the detailed design of the proposed works.

Whilst this is not a full planning application due regard has been given to the Reading Borough Local Plan (2019), Supplementary Planning Document – Revised Parking Standards & Design (2011) and criteria highlighted within the National Planning Policy Framework, especially regarding 'Good Design' (2019).

1.02 PLANNING POLICIES

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 planning policies in the National Planning Policy Framework (NPPF) – among them the 'presumption in favour of sustainable development'.

Within the Reading Borough Local Plan (2019), the main Planning Policies relevant to the development are:

Policy CC7 'Design and the Public Realm' All developments must be of a high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located. The various components of the development form will be assessed to ensure that the development proposed makes a positive contribution.

The local character and sense of place should be positively enhanced within the local context.

Policy CC8 'Safeguarding Amenity' Development will not cause detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties.

Policy H10 'Private & Communal Outdoor Space' The design of outdoor areas will respect the size & character of other similar spaces in the vicinity, clearly identify whether they are private or communal spaces, ensure that they are appropriately related to main entrances, enhance safety and the perception of safety for future residents and the general public, and not be compromised by the relationship of other buildings which may be detrimental in terms of overlooking, overbearing or overshadowing.

National Planning Policy Framework (NPPF) (March 2012)

- Section 7 (Requiring good design)
- Section 11 (Conserving and enhancing the natural environment)

The proposal provides an opportunity to add to the visual amenity of the area and the contribution to the residential character of the area. The carefully considered design sensitively addresses the site and its surroundings within a residential setting.

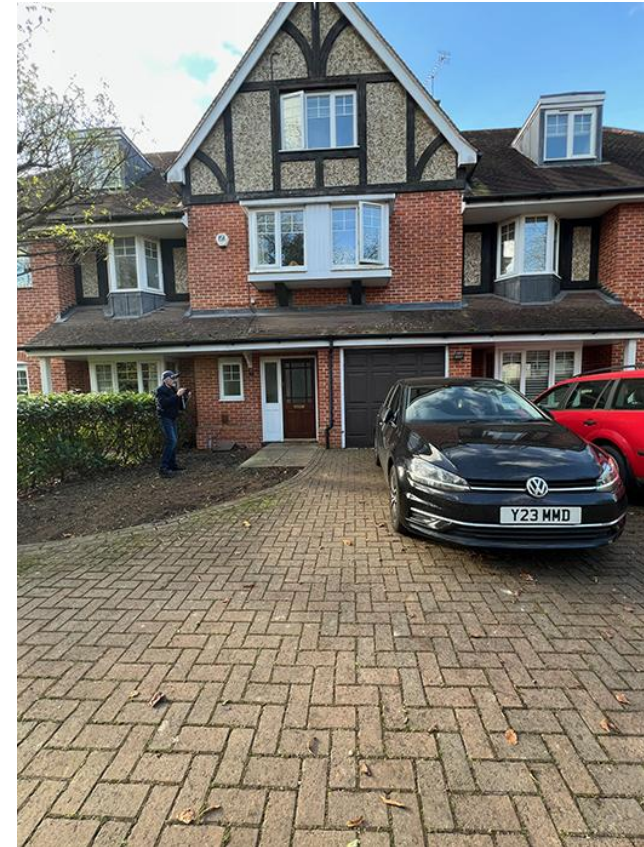
Revised Parking Standards & Design SPD (2011)

- Section 3.0 RBC Car Parking Standards

1.03 PERMITTED DEVELOPMENT (GPDO)

Class A – Enlargement, improvement or alteration

Schedule 2, Part 1, Class A covers the enlargement, improvement or alterations to a house such as rear or side extensions as well as general alterations such as new windows and doors.



Existing frontage

2.00 SITE ASSESSMENT

2.01 LOCATION

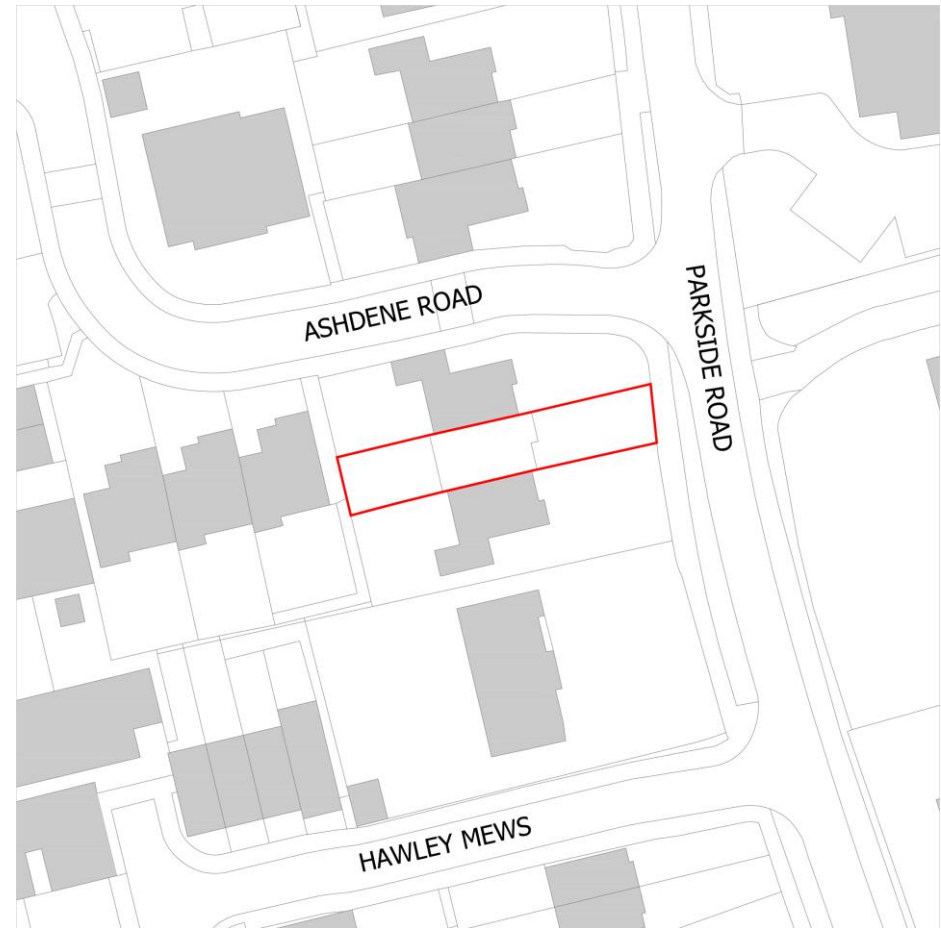
The application site is accessed off a classified road, Ashdene Gardens, Southcote, generally the site is surrounded residential development. The site is considered as located within a residential area.

Southcote is located north of the M4 motorway and can be accessed off the (A33) Basingstoke Road. No. 5b is mid terraced property with No. 5a & 5c to either side. The properties are generously set back from the footpath with low hedges to the curtilages that allow a spatial separation from public and private areas.

There is a mix of dwelling types on Parkside Road with other house types further afield in the area i.e. Ashdene Gardens and Hawley Mews, predominantly in red brick with accent brickwork to frontages and tile roofs.

No. 5b is and mid terraced dwelling with an access drive that currently has a single off street parking space. No. 5b has not been extended since completion of the development. No.s 5a & 5c to the north and south respectively of the application site are of a similar house type with no modifications. To the north of the 5b there are other properties that have undertaken garage conversions to habitable rooms. However, due to the juxtaposition of the dwellings there is good separation between the properties.

Parkside Road and Ashdene Gardens have ample width for two vehicles to pass comfortably with pedestrian footpaths to either side of the highway, vehicular access is off Ashdene Gardens.



Location Plan

2.02 SITE AND PLANNING HISTORY

Reading Borough Council were unable to provide further details on the historical applications pertaining to this site, however, the decision notices were available for review.

The earliest application for the site was made in 2002 by Bewley Homes PLC (ref: [020978](#)) for '*Demolition of 4 houses and erection of 26 No. 1 & 2 bed flats and 22 No. 2, 3 & 4 bedroom houses.*' This application received consent in November 2002 and retained 29 planning conditions which referred to the overall site. There are no specific conditions related to the proposed dwellings, types or use.

Bewley Homes PLC then made a further application to alter the proposed density on the site (ref: [021033](#)), with an additional 22 flats. However, this application was refused and there are no records to available to ascertain the grounds for refusal.

It would appear that Bewley Homes PLC were able to acquire a further property to increase the proposed site area and subsequently made an application (ref: [021388](#)) for '*Demolition of five houses and erection of 59 one & two bed flats and two, three & four bed houses*'. This application received consent in December 2002 and retained 29 planning conditions that were similar to the earlier consent.

The final application on record (ref: [030765](#)) sought to increase the housing density from application 021388 by 15 flats. This application obtained consent in November 2003 with the retention of 28 planning conditions that reflected the earlier consents. On review there are no specific planning conditions related to the proposed dwellings, types or uses, which would suggest that permitted development rights for the dwellings are relevant.

In 2005 5b Parkside Road commenced use as a C4 small HMO for 5 occupants and it is acknowledged that a small HMO has a limit of 6 occupants.

The applicant wishes to convert their existing garage, under a Certificate of Lawful Development Application, to a bedroom. The proposal will still retain the property as a small HMO with 6 occupants.

The outlook to the front (east) of No. 5b is partially screened by on site mature low-level vegetation. Neighbouring dwellings across the highway are over 40m away.



Existing garage frontage

3.00 INVOLVEMENT AND EVALUATION

3.01 INVOLVEMENT

Given the location of the application site is within a residential area, the applicant sought pre-application advice, which was received in October 2024 (App 1). The advice set out therein clearly states that the no permitted development rights have been removed or restricted.

In a follow up meeting with the planning officer, Mr. Chukwudi Onwudinanti, it was confirmed that there are no existing planning conditions relating to the conversion of the garage, and that this could be undertaken with a Certificate of Lawful development application. A further clarification was made with regards to Condition 27 which pertained to the manoeuvring and parking of vehicles on the site. In essence a parked vehicle should not block or hinder the movement of another vehicle.

The loss of the garage parking space (currently used as storage) should also be mitigated within the site curtilage. Reference was also to be made to the Revised Parking Standards (2011), where parking for HMO's is 0.25 parking spaces per bedroom. With the addition of bedroom 6 this would require 1.5 parking spaces, which would be rounded up to 2 spaces.

This proposal, in principle, is to create a coherent design to the property that will provide an additional bedroom from an under-used garage.

It should be noted that the development, consent 030765, was designed to the previous design standards set down by Government and Local Authorities. Therefore, the parking standards previously designed do not adhere to the current criteria and where required, have been replicated i.e. parking space of 2.4m x 4.8m.

The applicants wish to carry out the proposals to allow them to have an internal layout fit for letting to young professional tenants, whilst sensitively altering the external appearance to be complementary to

its surroundings. In turn enhancing the character of Parkside Road and the wider area. The applicant's investment in the proposals will relate to usefulness of the proposed floor area, therefore, any amendments will require further consideration in terms of value and viability.



View east to Parkside Road

3.02 EVALUATION

The proposal is for a Certificate of Lawful Development application to convert an existing under-used garage to a bedroom. The new bedroom would still retain the property as a small HMO within the current use of the licence. As a further enhancement an additional parking space is proposed to also assist with on-site vehicle manoeuvring. The new parking space is to use matching permeable materials.

The existing garage door vernacular is to be replaced with a new window to match the existing, with brickwork to match. There are to be no other alterations to the property frontage. Due consideration has been given to neighbouring amenities with the proposal kept away from any visibility splays so as not to block any light to neighbouring properties. The easterly orientation of the garage conversion will not give rise to any harsh shadows from the east or west. Therefore, the proposal is in line with policy CC8 Safeguarding Amenity.

The existing ridge height and pitch roof of the host dwelling will retain its prominence with this low key alteration to the frontage that comfortably respects the existing aesthetics of the residential area. Therefore, the proposal fully accords with policy CC7 Design in the Public realm.

The garage conversion has been designed to the parameters of permitted development and would be considered under Part 1; Class A due to the following.

- Permission to use the dwellinghouse as a dwellinghouse was not granted by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use).
- The total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) would not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).
- The height of the proposal will not exceed the highest part of the roof of the existing dwellinghouse.

- The height of the eaves of the proposal will not exceed 3 meters and/or the height of the eaves of the existing dwellinghouse.
- The enlarged part of the dwellinghouse will not extend beyond a wall forming the principal elevation of the original dwellinghouse
- The enlarged part of the dwellinghouse will not increase the footprint of the original dwellinghouse.
- The works are internal and do not change the structure of the garage.
- The proposed extension and alterations are to be constructed in materials of a similar appearance to the existing dwellinghouse.

It should be noted that there are two properties within the vicinity of the site that have undertaken similar proposals.

- 12/00916/FUL – 9d Parkside Road – Conversion of existing garage into a playroom – 2012
- PL/24/1312 – 5c Parkside Road – Proposed of garage into habitable space – Decision pending



Existing garage internal to previous standard

4.00 DESIGN

4.01 PRINCIPLES OF DEVELOPMENT

Reading Borough Local Plan – Policy CC7 states that the policy ‘seeks to ensure development is of a high standard of design that can integrate with the character of the area and is also important to achieving sustainable development in the Borough.

In considering the design of the existing garage conversion to a bedroom, it should be noted that the new bedroom does not obscure any light to the adjacent property No. 5c. Both properties have their front elevations facing east on a similar building line, therefore, there will be no harsh shadows from the east or west sunlight.

The garage conversion will serve to rationalise the external elevations whilst allowing an ordered floor plan layout. The proposal is a positive design enhancement that will be completely in keeping with the character of the area, in mass and height. Whilst the low-key alteration to the front and rear will create a minor increase in the ground floor area, there will be no increase in width of the dwellings footprint. In addition, the bulk and mass would be proportionally in keeping with the existing property.

No. 5b Parkside Road will maintain two parking spaces to mitigate the loss of the garage parking space to the frontage. In addition, it is proposed to enhance the parking provision by 1 space (raking it to a total of 3 spaces) which will also assist in vehicle manoeuvring and circulation.

The impact of the proposal to Nos. 5a & 5c would be minimal in terms of mass and articulation, therefore, the amount of light and shade will be identical to the present situation.

In order to reflect a good design in keeping within the existing residential area, it was considered that a simple garage conversion would complement and integrate well with the existing dwelling and would be sensitive to the existing surroundings. The proposal makes a

positive contribution to the character of the area. The massing is appropriate in terms of height, design and appearance.

The design components are discussed in more detail in the following sections.

4.02 ACCOMMODATION

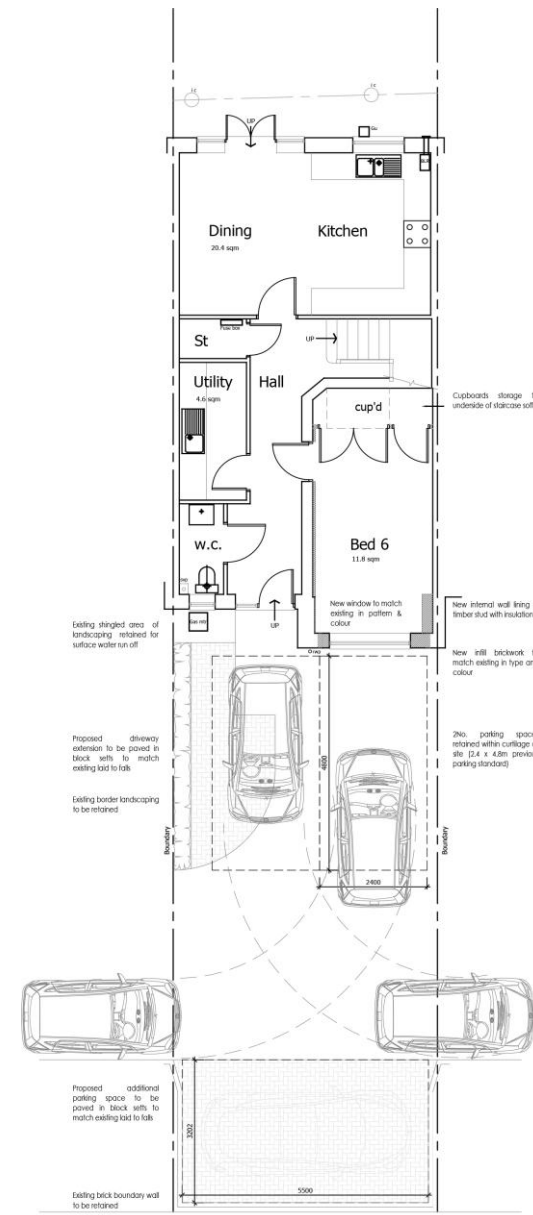
The proposed development seeks to create a bedroom at ground floor, along with an enlarged driveway and additional parking space.

The existing integral garage will not require any works to the roof or immediate external surface outside.

The garage conversion has been designed to the parameters of permitted development with adequate dedicated vehicle parking.

4.03 LAYOUT

The proposals will maintain and reflect the principal orientation of the existing dwelling. The accommodation, now rationalised, will be easy to access and move through. The new accommodation will be naturally daylighted, where possible, with a window to the east elevation.

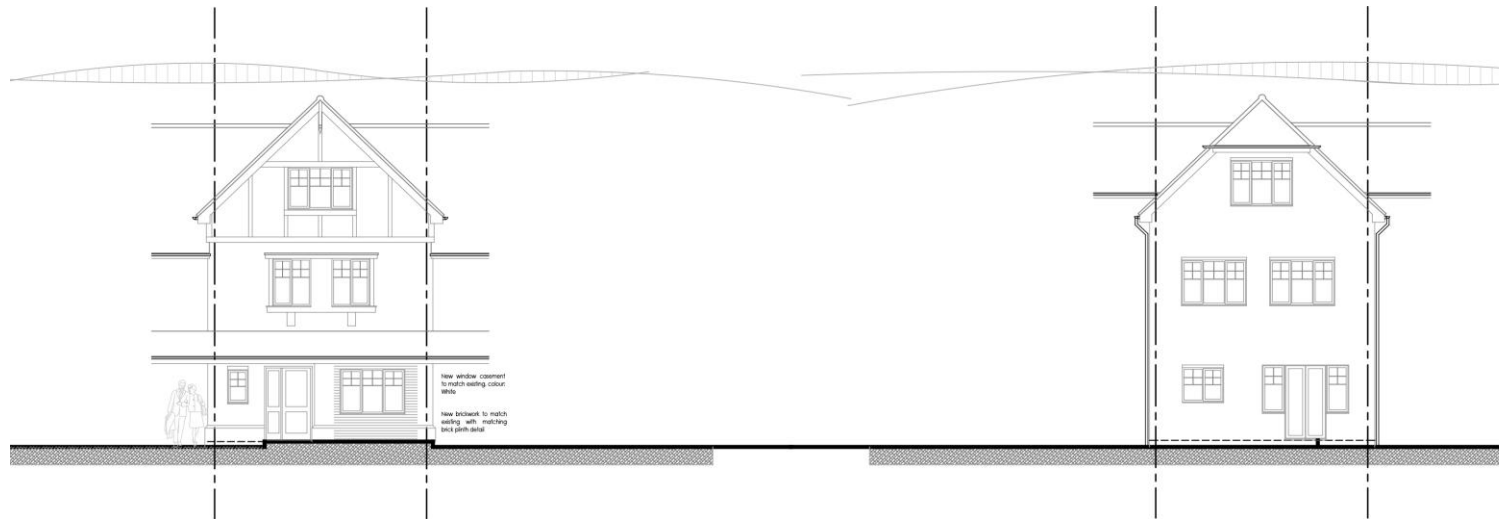


Proposed Ground Floor Plan

4.04 SCALE

The proposal seeks to create a ground floor bedroom to No. 5b Parkside Road. Rationalisation of the form of the proposal is to retain a maximum usable floor area within the guidelines Reading Borough Local Plan and Reading Borough Design Guide for House Extensions, allowing the required level of accommodation. The modest new bedroom will match the existing materials and reflect an appropriate form and scale to the existing dwelling.

The immediate neighbouring properties to the north and south are, Nos. 5a & 5c, which are end terraced properties. Both Nos. 5a & 5c have their garages stepped back from the building line and have retained them for vehicles. However, it is acknowledged that 5c has an application submitted for a garage conversion. Other neighbouring properties to the north are circa over 40m away and screened by mature vegetation. To the south of the site the neighbouring dwelling is screened by mature vegetation. Whilst the site would be visible from these properties, it is not considered that there would be any detrimental impacts or encroachments on the residential amenities presently enjoyed by the occupants of these properties, in fact, the garage conversion would be less obvious from the highway due to its size.



Proposed Front & Rear Elevations respectively

4.05 LANDSCAPING

The existing hard and soft landscaping will be retained and enhanced where required and therefore form a strong framework which will emphasize the landscape structure within the site.

4.06 APPEARANCE

The appearance of the proposal seeks to preserve the character of the existing property and maintain the appearance, where the existing building condition and physical form are a strong element within the streetscene. The modest new alteration will match the existing in terms of form, scale and materials.

External fenestration has been designed to match in with the existing elevations limiting the impact of the residential features. The resultant juxtaposition between the proposed form and the use of vernacular materials enables the strength of the existing form and design to provide an appropriate and sympathetic visual reference to the characteristics of the existing site and its environs.

4.07 ACCESS

The proposed access to the dwelling will remain as existing from Ashdene Gardens, using the existing point of access. With regards to the impact upon highway safety conditions along Parkside Road it is deemed that no adverse effects will arise from the proposal as no alterations to the existing boundary treatments are proposed.

The proposal will not result in an increased generation of vehicle movements per day, and it is not considered that the development would result in a material impact upon the existing road safety in regard to vehicular movements onto Parkside Road.



View south from access lane

5.00 CONCLUSION

The physical extent of the development proposed within this residential location has been appropriately designed ensuring the visual impact upon the character, appearance and visual amenity of the locality has been preserved.

It is the applicant's desire to create a high quality enhancement to the site, the scheme has been designed to the highest standards thus ensuring a quality and sensitive development overall within keeping of its surroundings.

The proposal will not give rise to any adverse impacts upon the residential amenities within the mature vegetation currently enjoyed by existing residents within the proximity of the site. The proposal will not make any new increase in floor area and under 2.2 of Reading Borough Council Community Infrastructure Levy, Guidance Notes for Applicants, February 2015, the proposal is exempt from these charges.

The development will not prejudice highway safety conditions along Parkside Road or at the junctions immediately adjacent to the property.

Given the proposals lack of encroachment and visibility beyond the immediate vicinity of the site, it is not considered that there would be any harmful visual impact on the residential environment, and therefore considered to be acceptable and in accordance with policy CC7.

The development therefore complies with national planning guidance and strategic and local planning policies as well as the parameters set out within the GPDO. On the basis of the evidence and justification set out in this Supporting Statement with the Certificate of Lawful Development application, it is respectfully requested that this application be approved.

6.00 APPENDIX

Pre-application PL/24/0961



Kulraj Bhachu
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RG40 4HY

VIA EMAIL ONLY

Emma Gee
Acting Executive Director for
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Neighbourhood Services

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RG1 2LU
☎ 0118 9373787

Our Ref: PL/24/0961
Your Ref:

Direct: ☎ 07590485870
25/10/2024

Your contact is: Chukwudi Onwudinanti, Planning

Dear Mr Bhachu,

PRE-PLANNING APPLICATION ENQUIRY RESPONSE

Pre-Application Number: PL/24/0961

Location: 5B PARKSIDE ROAD, READING, RG30 2DA

Proposal: Pre-application for proposed garage conversion

Thank you for your pre-application enquiry.

Site Description and Surrounding Area

The application site relates comprises a two-storey detached dwelling on the southern side of Parkside Road, at the intersection with Ashdene Gardens. The surrounding area comprises residential dwellings. This site was part of a wider redevelopment comprising use of some of the rear garden of this property No Permitted Development Rights have been removed or restricted.

Proposal

Pre-application advice is sought for a garage conversion at the existing 5-bedroom C4 HMO to create an additional bedroom, new windows and brickwork to match the existing property and a covered, lockable bicycle storage in the rear garden.

Plans/Documents Considered received 27/07/2024:

5bPR Plot Sketch

5bPR Photo 1 Front of House

Location Plan

Relevant Planning History

020978: Demolition of 4 houses and erection of 26 no 1 and 2 bed flats and 22 no 2-, 3-, and 4-bedroom houses. Permitted subject to Legal Agreements

021033: Demolition of four houses and erection of 48 one and two bed flats and 2-, 3-, and 4-bedroom houses. Refused

021388: Demolition of five houses and erection of 59 one and two bed flats and two, three, four-bedroom houses. Permitted subject to Legal Agreements

030765: Demolition of five houses and erection of 74 one and two bed flats and two, three, four-bedroom houses. Permitted subject to Legal Agreements

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.

The 'National Planning Policy framework' ('NPPF') 2021 states clearly that its content is to be a material consideration in the determination of applications. The 'NPPF' states that due weight should be given to the adopted policies of the Local Development Framework (LDF) (Reading Borough Local Plan, 2019) according to their degree of consistency with the 'NPPF' (the closer the policies in the plan to the policies in the 'NPPF', the greater the weight that may be given).

Relevant Policies

The application has been assessed against the following policies:

National

National Planning Policy Framework 2021.

National Planning Policy Guidance 2014 onwards.

Reading Borough Local Plan 2019

CC7: Design and the Public Realm

CC8: Safeguarding Amenity

H10: Private and Communal Outdoor Space

RBC Supplementary Planning Documents

Revised Parking Standards and Design SPD (2011)

Appraisal

The main issues are considered to be:

- a) Principle of development
- b) Design and impact on the surrounding area.
- c) Impact on existing and future occupiers

a) Principle of development

The principle of development for a change of use of the garage to an additional bedroom is considered acceptable, and it is considered that this would be permitted development, i.e. for which no planning permission would be required, provided the numbers of occupants of this existing HMO would not exceed 6 persons, as this would still be classed as a C4 small HMO. However, it should be noted that should the number of occupants increase to 7 or more this would become a large Sui Generis use HMO for which separate planning permission would be required.

b) Design and impact on the surrounding area

Paragraph 130 of the NPPF 2021 details that decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, and are sympathetic to local character including the surrounding built environment.

Policy CC7 (Design and the Public Realm) seeks to ensure that new development enhances and preserves the local character.

The changes to the external appearance of the property is limited to the removal of the garage door to create a wall on the Principal Elevation. It is, therefore, considered that this change would be acceptable in principle, if the existing materials on the property are replicated. It is not considered that the changes would have a detrimental effect on the character of the building or the wider area and would, therefore, be considered to accord with Policy CC7.

A cycle shed of 3m by 2m is proposed at the end of the rear garden, which would be accessed from a path adjacent to the rear of the property and via a gate. The overall proposed design with the bike storage at the rear is considered acceptable in scale, siting and proposed materials.

The overall proposal is, therefore, considered an acceptable design and could be supported in terms of Policy CC7 of the Reading Borough Local Plan (2019).

c) Impact on existing and future occupiers

Policy CC8 stipulates that *“Development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, in terms of:*

- *Privacy and overlooking;*
- *Access to sunlight and daylight;*

- *Visual dominance and overbearing effects of a development*

Policy H10 states that *“Dwellings will be provided with functional private or communal open space, including green space wherever possible... The design of outdoor areas will respect the size and character of other similar spaces in the vicinity”*

This HMO would still have adequate space to the rear and in front for the use of the future occupiers of the rooms, even with the addition of the sixth room.

As the development is restricted to the conversion of the garage into a bedroom without an increase to the footprint of the building, it will be considered that the extension would not cause any detrimental impacts to the adjoining properties in terms of Policy CC8.

If you were to submit an application, please note the validation requirements set out in the Validation Checklist. Please refer to the [Council's website](#) for details. You would require an application if this HMO would change from C4 Small HMO to More than 6 bedroom sue generis.

This advice is given on a without-prejudice basis. This advice is in good faith and will not override the formal consideration of a planning application by the Council. If you wish to discuss the contents of this letter, please contact me.

Yours sincerely,

CO

AA

Chukwudi Onwudinanti
Planning Officer