

DELEGATED APPLICATION REPORT

Ward: Caversham Heights

App Ref: PL/24/1270 Householder planning permission

Address: 54 HIGHMOOR ROAD, CAVERSHAM, READING, RG4 7BG

Proposal: Existing rear single storey rebuilt. Conversion of garage to habitable space. Alterations to fenestrations.

Applicant: Mr & Mrs G. Parkinson

Received date: 27/09/2024

Target Decision date: 22/11/2024

Case Officer: Gary Miles

1. SITE DESCRIPTION

The application site consists of a two-storey detached, 1920's property, constructed from part red brick and part pebble dash render. The property retains many of its original features such as the arched brickwork around the existing porch, first floor oriel window, bay fronted ground floor window and part gable fronted elevation, the original chimney remains in-situ as well. The property has been extended over the years but in keeping with the host property a credit to the owners. The property is not listed nor located within a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal includes rebuilding the existing single storey extension at the rear of the property which currently consists partly a separate gable fronted (pitched roof) conservatory and partly, a brick-built extension with pitched tiled roof to the existing kitchen space. These structures will be replaced with a single storey extension across the width of the host property, replacing the pitched roofs with a flat roof and parapet wall, along with two roof lanterns. The single storey rear extension will be positioned in the existing footprint - measuring 4m deep, have an eaves height of approximately 2.8m and a parapet wall height of approximately 3.3m. Sliding doors and a new window will be inserted in the rear elevation and new window in the westerly elevation.

The proposal also consists of converting the double garage into a habitable space to be used as an annexe ancillary to the main dwelling. The garage conversion will include a bedroom, an open plan living space and a separate shower room. New double doors will lead out into the rear garden, new obscure glazed window to shower room on rear elevation. A new window to front elevation along with an appropriate new access door to match the original front door to front elevation, effectively replacing the existing garage door.

Internal alterations and various alterations to the fenestrations.

Plans considered:

Drawing no: 3936/01-Existing Floor Plans, dated May 24

Drawing no: 3936/02-Existing Elevations, dated May 24

Drawing no: 3936/200-rev A-Block & Location Plan, dated May 24

Drawing no: 3936/201-rev A-Proposed Floor Plans, dated May 24

Drawing no: 3936/202-rev A-Proposed Elevations 1 of 2, dated May 24

Drawing no: 3936/203-rev A-Proposed Elevations 2 of 2, dated May 24

Drawing no: 3936/204-rev A-Proposed Site Plan, dated May 24

Received by the Local Planning Authority on 27th September 2024

Drawing no: 3936/201-rev B-Proposed Floor Plans, dated May 24

Drawing no: 3936/204-rev B-Proposed Site Plan, dated May 24
Received by the Local Planning Authority on 20th November 2024

3. RELEVANT PLANNING HISTORY

PL/09/0849 – Single storey rear extension – Granted April 2009

4. CONSULTATIONS

Internal

Transport officer

External

The following addresses were consulted by letter:

7 Matlock Road, Caversham, READING, RG4 7BP
52 Highmoor Road, Caversham, READING, RG4 7BG
54 Highmoor Road, Caversham, READING, RG4 7BG
56 Highmoor Road, Caversham, READING, RG4 7BG

No letters of representation have been received.

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 as a result 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
National Planning Practice Guidance

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

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 proposed single storey extension designed to replace 2 separate existing extensions, is considered acceptable. The rear extension will mirror the same footprint as that of the current single storey rear extensions. The rear single storey extension has been designed to blend in with the brickwork of the host property. Details such as brick on edge lintels mirror the existing property, along with other minor brick detailing. The new windows and doors will match the material, colour and decorative window decals on the glass of the existing doors and windows. The new extensions and fenestration alterations including the new window and door to the front elevation along with various other door and window changes will relate acceptably to the host property.

Officers consider the proposal is 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 parapet wall will stand at an overall height of 3.3m, yet the maximum height sits approximately 0.4m lower than that of the existing pitched roofs over the existing rear extensions.

The proposed extension and parapet wall will be sited 1.3m away from the closest point of the easterly boundary with no.52 Highmoor Road, moreover the distance from the proposed extension and any part of the neighbouring structure is approximately 6m.

The single storey rear extension is replacing an existing extension of similar dimensions.

The converted garage space into a habitable room will largely have no impact on residential amenity. The amenity of the garage conversion is considered acceptable. A condition preventing non-ancillary uses is recommended as the site is not suitable for a separate unit of accommodation.

Officers have reviewed the proposal and conclude that the proposal is compliant with policies CC8 and H9 of the Reading Borough Local Plan 2019.

Transport matters

Policy TR5 states that any development should provide car parking and cycle parking that is appropriate to the accessibility of locations within the Borough to sustainable transport facilities, particularly public transport.

The transport development control officer was consulted, as part of the application, due to the garage space being lost and turned into living space.

The proposed garage conversion will result in the loss parking space within the double garage to provide additional accommodation. Officers requested additional plans to show the proposed parking layout to show off-street parking for a minimum of 2 vehicles.

The transport officer does not object to the proposal but only on the basis that the proposed garage conversion remains ancillary to the main dwelling and 2 parking spaces provided.

It is noted however, that plans show a separate front door serving the garage conversion. If the proposed garage conversion were to be commercially let out, then an additional parking space and cycle storage would be required. The potential of a scenario for a commercial let dwelling can be controlled via an appropriate condition.

The proposal has been reviewed by officers and is considered compliant with policies TR3, TR5 and H9 of the Reading Borough Local Plan 2019, subject to condition PD6 – Ancillary Domestic Use.

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

Recommended Conditions:

TL1
AP1
M1
PD5
PD6

IF3