

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Southcote Ward

App Ref: PL/24/1312

Address: 5C PARKSIDE ROAD, READING, RG30 2DA

Proposals: Proposed garage conversion.

Case Officer: Mishga Marshall

Applicant: Mrs Yvette Curtis

Date received (valid from): 03/10/2024 Target Decision date: 28/11/2024

1. SITE DESCRIPTION

The application site is a two-storey terraced property with crown pitched roof, located on the southern side of Parkside Road. It is not a listed building, nor does it fall within a conservation area or is within an Air Quality Management Area. The surrounding area is residential, made up of mixed dwelling types.

Site visit date: 30/10/2024

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for the conversion of the garage into habitable space. The rear elevation wall of the existing garage is proposed to replace the existing garage door with a larger window and add a new window to the rear elevation wall of the. The applicant has stated all materials would match the existing dwelling house. The proposed converted garage would house the living room.

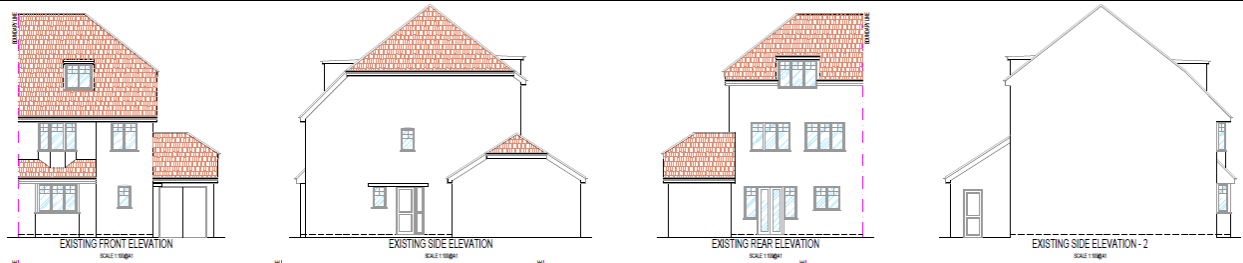
No works have been undertaken or started in relation to the proposed extension development.

Plans submitted:

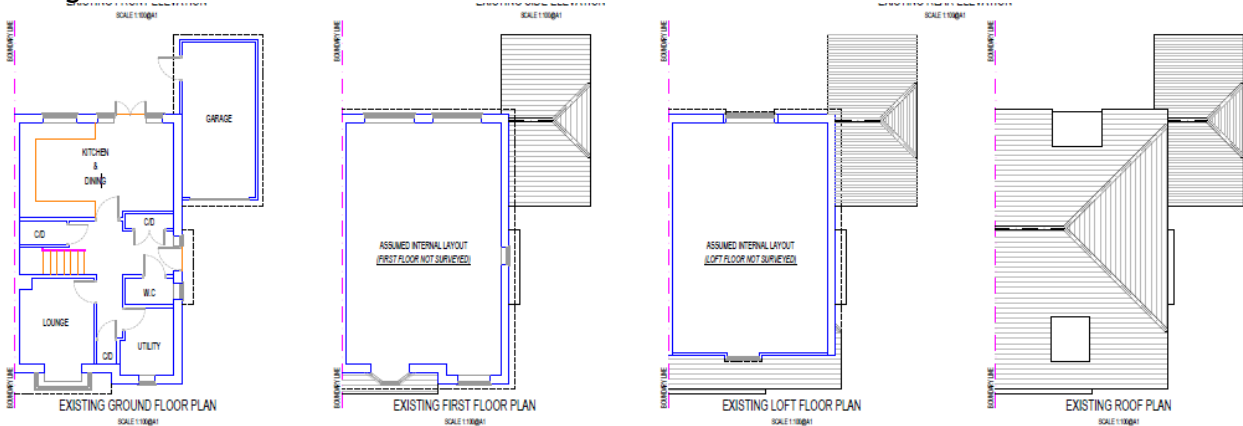
5CPR/16072024/REV-A Proposed and Existing plans and elevations, location and block plan 16 JULY2024

Planning Statement 27 September 2024

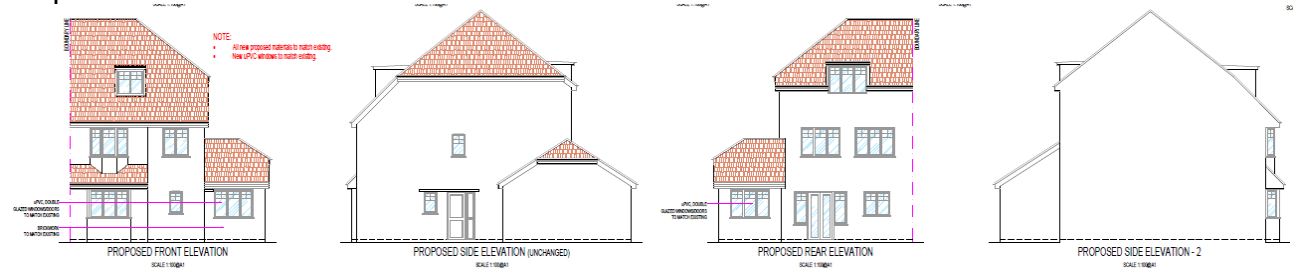
Existing Elevations:



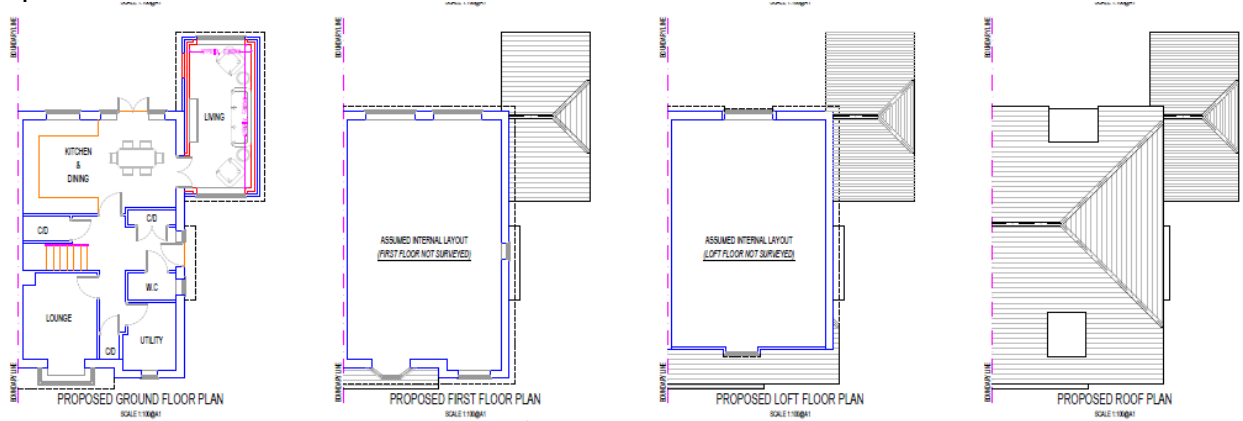
Existing Ground Floor Plan



Proposed Elevations:



Proposed Ground Floor Plan



3. RELEVANT PLANNING HISTORY

N/A

4. CONSULTATIONS

The following addresses were consulted by letter.

1 Ashdene Gardens READING RG30 2EP

5a Parkside Road READING RG30 2DA - *I notice that on the application states that the modifications to 5C, relevant to that property, will not affect parking of cars or consequent additional parking space. What legal guarantees do we have going forward that this will not be the case? As residents of 5A dependent on free access to our driveway along the shared driveway I have my concerns that any development of 5C may further cause us problems coming in and out of our garage/driveway*

Officer comment: Transport considered this application and found this proposal would not have an impact on access to the highway. (further explained in the Appraisal section of this report)

At any one time, there are and have been several cars parked on the front and on the driveway, some for weeks. I therefore fear that the house is being modified not for family needs but as another HMO.

Officer comment: Concerns about HMO usage is not within the remit of Planning and is instead a Planning Enforcement case, as such it is recommended a formal case be opened with Planning Enforcement

Overall: *No objection to the intended conversion.*

5b Parkside Road READING RG30 2DA

The following statutory consultee was consulted.

Transport Development Control - The proposal would retain the existing driveway parking which can accommodate two vehicles, no change to existing access arrangements onto the highway - No objections

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)
H10 (Private and Communal Outdoor Space)

SPD

Design Guide to House Extensions SPG 2021

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.

The replacement of the existing garage rear elevation wall and door with windows closer matching the current fenestration of the dwelling is considered to be sympathetic to the dwelling's character and appearance. The proposed materials, are intended to match the existing, thus respecting the character of the host dwelling. No trees would be affected. As such, the development is considered visually acceptable, in compliance with Policy H9 and CC7.

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 conversion for the garage into habitable space would be internal as such no neighbouring amenities would be unduly impacted, such as privacy and overlooking, as outlook from this viewpoint would remain the same as what is currently present. Additionally, the proposed replacement of the existing elevation wall and door, with windows, is not considered to unduly impact neighbouring amenities. As such, the development is considered acceptable and in compliance with Policies CC8, H9, and H10.

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

Recommended Conditions:

Time Limit

Materials

Approved Plans