

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Heights

App Ref: 231099/HOU

Address: 50 Geoffreyson Road, Caversham, Reading, RG4 7HS

Proposals: Proposed rear dormer (amended description).

Case Officer: Marcie Rejwerska

Applicant: Mr Stuart Guntzenbach

Date received (valid from): 8 August 2023 **Target Decision date:** 22 December 2023 (ext.)

1. SITE DESCRIPTION

The application site comprises a semi-detached two-storey dwelling on the east side of Geoffreyson Road in Caversham. The property is set back from the road by way of a paved front garden. At the rear, the property has an existing extension which has created a catslide roof with 5 rooflights. The surrounding area is residential, comprised of mostly semi-detached dwellings in similar character. Properties on Geoffreyson Road have a number of different side and rear extensions.

The application site is not within a conservation area. The application site is not within an Article 4 Direction area and has not had its permitted rights removed.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for the erection of a rear dormer. It is noted that planning permission was granted in 2006 for the rear extension which included a rear dormer, however, the dormer itself was not completed and the current proposal involves the erection of the rear dormer at a larger scale than originally permitted.

The proposed rear dormer in its entirety would measure 11.18m width x 3.43m height x 6.37m width. The dormer includes two new rear elevation windows, one serving a bathroom. The dormer will have a flat roof.

The proposal also includes removal of two courses of brick below the first floor front elevation window to enlarge the window openings to allow replacement with triple glazed windows.

Plans considered:

Location Plan, received 3 August 2023

Existing Elevations - North, received 7 August 2023

Existing Elevations - South, received 7 August 2023

Existing Elevations - East, received 7 August 2023

Existing Plan, received 7 August 2023

Existing Sections, received 7 August 2023

Proposed Block Plan, received 3 August 2023

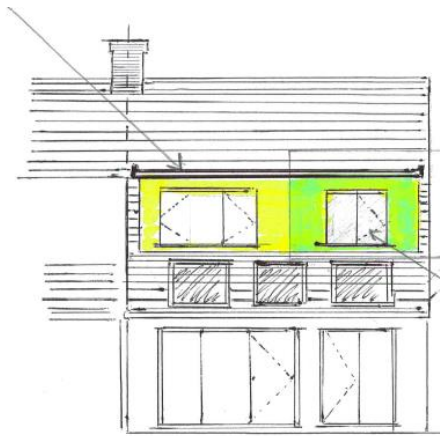
Proposed Elevations - North, received 7 August 2023

Proposed Elevations - South, received 7 August 2023

Proposed Elevations - East, received 7 August 2023

Proposed Plan, received 7 August 2023

Proposed Sections, received 7 August 2023



Proposed Elevation

3. RELEVANT PLANNING HISTORY

061064 - Erection of rear extension to dwelling at ground and first floor levels, incorporating a first floor dormer. - Application permitted

4. CONSULTATIONS

The following addresses were consulted by letter.

48 Geoffreyson Road, Reading
 45 Hilltop Road, Caversham, Reading, RG4 7HR
 52 Geoffreyson Road, Caversham, Reading, RG4 7HS

Letters of representation have been received as follows:

- 1 letter with no objection.

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)

SPD

Design Guide to House Extensions SPD (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 proposed dormer is set within the roof slope of the catslide roof, to provide rooms at the rear of the property at first floor level with windows, rather than the loft level. The dormer is proportional and not considered overbearing despite its unusual positioning.

Although dormers are less common along Geoffreyson Road, the proposal is considered a positive development to improve outlook to the property from the rear.

The proposed enlargement of the first floor front elevation windows is also considered acceptable - although it would be out of character for its immediate area, the proposal is not considered harmful.

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.

- Privacy and overlooking;
 - No identified risk, a condition is recommended to secure obscure glazing for the proposed bathroom window.
- Overbearing effects;
 - No identified risk as scale is considered acceptable.
- Sunlight and daylight;
 - No identified risk; the orientation of the properties makes it unlikely that the adjoining no. 48 would be negatively impacted.

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 PERMISSION

Recommended Conditions:

1. Time Limit Standard

2. Approved Plans
3. Materials to match
4. Obscure glazing to rear dormer bathroom window