

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Coley

App Ref: 221580/HOU

Address: 119 Lower Field Road, Reading, RG1 6AR

Proposals: Part upper storey addition and roof dormers.

Case Officer: Sian Hickey

Applicant: Ms Humera Ali

Date received (valid from): 23 October 2022
2023

Agreed extended decision date: 09 March

1. SITE DESCRIPTION

The application site comprises a single bedroom bungalow on a residential street. The surrounding area is predominantly residential. The bungalow is not listed nor in a conservation area. Permitted development rights were removed from the property under planning permission reference 02-01396-FUL.

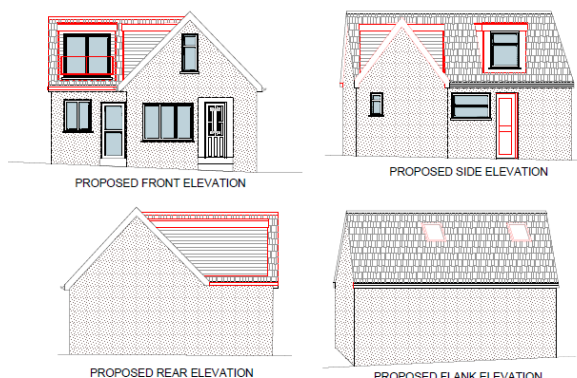
Site visit date: 15/11/2022

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a ground floor side infill extension and an upper storey roof extension above, with the provision of front, side, and rear facing dormer roof extensions to create additional first floor accommodation at the property. One window would be located in the front facing dormer and one window would be located in the side facing dormer. Two roof lights would be located in the roof slope of the existing side elevation.



Plans considered:

Drawing No. PP-02 - Existing Floor Plans received 23 October 2022

Drawing No. PP-03 - Existing Elevations received 23 October 2022

Drawing No. PP-04 rev A - Proposed Floor Plans received 27 February 2023

Drawing No. PP-05 rev A - Proposed Elevations received 27 February 2023

Drawing No. PP-01 rev A - Location and Block Plan received 27 February 2023

3. RELEVANT PLANNING HISTORY

020690 - Change of use from B1 (general office) to C3 dwelling house - Permitted

180538 - Part two storey and single storey side extension - Permitted

4. CONSULTATIONS

The following addresses were consulted by letter.

34 Dover Street, Reading, Berkshire, RG1 6AX

117A Lower Field Road, Reading, Berkshire, RG1 6AR

1 Church Terrace, Reading, RG1 6AS

36 Dover Street, Reading, RG1 6AX

117 Lower Field Road, Reading, Berkshire

117b, 117 Lower Field Road, Reading, RG1 6AR

Letters of representation have been received as follows: None

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.

Officers had concerns with the original scheme submitted. The proposal included an additional box dormer with two windows located on the side (flank) elevation of the property facing the rear of no. 1 Church Terrace. The dormer was considered harmful to the street scene and the neighbouring properties. Therefore, following a discussion with the agent, this dormer was removed from the proposal.

The remaining proposed side facing dormer would face the blank wall of the side elevation of no. 117 Lower Field Road. The proposed front and side facing dormers are considered modest in scale and are set back from the street. The proposed rear facing dormer would not be visible from the front of the property. Therefore, the dormers are not considered harmful to the street scene. The footprint of the dwelling remains largely the same. The proposals are considered subservient to the host dwelling and they respect the dwelling in terms of design. The materials proposed are considered acceptable.

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 relating to privacy and or overlooking from the new windows in the side and rear facing dormers, and there are no windows proposed in the rear facing dormer. A condition is recommended for the proposed roof lights in the existing side roof slope to ensure these windows will be obscure glazed. There are no identified risks of the proposed works appearing overbearing. The proposals will not exceed the height of the existing building. The dormers will be set down from the existing ridge line and set back from the eaves. There are no identified risks in relation to loss of sunlight and daylight.

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

Recommended Conditions:

TL1 - Time limit

AP1 - Approved plans

M3 - Materials

PD3 - Obscure glazing

No additional windows to the rear east facing elevation.