

DELEGATED APPLICATION REPORT

Ward: Caversham

App Ref: 221646/VAR

Address: 10 Anglefield Road, Caversham, Reading, RG4 5HP

Proposals: Retrospective application for variation of condition 2 following grant of planning permission 211335 (Extending the first floor on top of the part of the existing rear extension) - to rectify existing roof angle error in the approved drawing GDR-GL-20-00101 Rev C. (amended)

Case Officer: Beatrice Malama

Applicant: Mr Liyana Liyanage

Date received (valid from): 3 November 2022 **Target Decision date:** 28 April 2023

Site visit date: 28 April 2023

1. SITE DESCRIPTION

The site is an extended end-of terrace property located in a predominantly residential area comprising of two storey semi-detached and terraced properties of similar style and design.

The application site which was originally a two-storey house is located at the end of a terraced property of four dwellings. Due to a number of previous alterations made to the original house including a rear extension and a rear roof dormer, the house currently has 2.5 storeys.

The property is not listed and does not fall within a conservation area, however it is located in an Air Quality Management Area (AQMA).

Site visit photo:



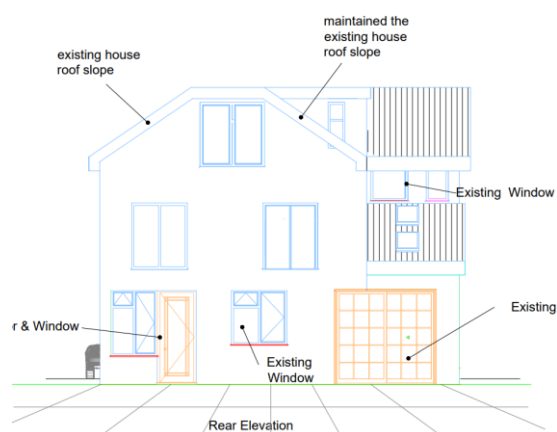
2. PROPOSAL AND SUPPORTING INFORMATION

This application has been submitted under s73A of the Town and Country Planning Act (1990), to vary condition 2 (approved plans) of planning permission **211335/VAR**. The proposed variation involves an alteration to the roof design, window design and sizes, conversion of first and second floor rear facing windows into patio doors, two additional rear facing windows and three roof lights within the front roof slope of the permitted upper floor. Essentially, the proposal is seeking retrospective approval for works which have already largely been carried out.

Figure 1: Permitted application ref: 211335



Figure 2: Current application ref: 221646



Plans permitted under planning application ref 211335/VAR:

Drawing No: GDR-GL-20-00097 Rev A – Proposed Site Plan
 Drawing No: GDR-GL-20-00100 Rev C – Proposed Floor Plans
 Drawing No: GDR-GL-20-00101 Rev C– Proposed Elevations
 Drawing No: GDR-GL-20-00102 Rev C– Proposed Sections and 3D Views
 Drawing No: GDR-GL-20-00103 Rev 3 – Proposed 3D Views
 Drawing No: GDR-GL-20-00104 Rev C – Proposed Floor Plans
 Drawing No: GDR-21-LWG-00105 – Location Plan

Plans submitted under planning application ref: 221646/VAR

Drawing No: GDR-GL-20-00101 Rev D– Proposed Front Elevation, dated January 2022, received on 28 November 2022
 Drawing No: GDR-GL-20-00101 Rev D– Proposed Rear Elevation, dated January 2022, received on 28 November 2022
 Drawing No: GDR-GL-20-00101 Rev D– Proposed Side Elevations, dated January 2022, received on 28 November 2022
 Drawing No: GDR-21-LWG-00105 – Location Plan

3. RELEVANT PLANNING HISTORY

Application No.	Description	Decision	Date
230578 / CLP	Proposed outbuilding in rear garden	Under consideration	
211335/VAR	Application for variation of condition 3 following grant of planning permission. (Application 210882)	Permitted	9/11/2021
210882/HOU	Extending the first floor on top of the part of the existing rear extension.	Permitted	23/07/2021
210360/HOU	Part one, part two storey rear extension	Withdrawn	21/ 4/2021

4. CONSULTATIONS

The following addresses were consulted by letter.

8 Anglefield Road, Caversham, Reading, RG4 5HP
 7 Lower Henley Road, Caversham, Reading, RG4 5LD
 9 Lower Henley Road, Caversham, Reading, RG4 5LD
 12 Anglefield Road, Caversham, Reading, RG4 5HP

Objection letters have been received from 2 nearby properties and the reasons for objecting are summarised as follows:

- ☐ Overlooking/loss of privacy to neighbouring gardens
- ☐ Unsuitable design, appearance and materials
- ☐ Scale and dominance

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:

Reading Borough Local Plan (2019)

CC7- Design and the Public Realm

CC8 - Safeguarding Amenity

H9 - House Extensions and Ancillary Accommodation

SPG/SPD

A Design Guide to House Extensions SPG (2021)

Assessment

An application submitted under s73A allows the Local Planning Authority to only consider the proposed amendments. All other matters remain as approved under planning permission **211335** /VAR. If permission to amend the plans is granted, this has the effect of granting a new planning permission for the development.

The following alterations are proposed:

1. Change in the roof design from double pitched with dormer to a large flat roof and part pitched
2. Change in size and design of the rear facing windows
3. First and second floor windows converted into large patio doors with second floor having a large floor to ceiling patio door.
4. Two additional windows in the rear facing elevations
5. Three new rooflights within the front roof slope of the existing house

The main issues are design and impact on neighbour amenity.

Given the nature of the variations, the development appears top heavy, bulky and out of character with the original building and the nearby properties. The changes have significantly altered the character and appearance of the house to the point of harm. The extensive flat roof is not good

design, is visible from many viewpoints, and is uncharacteristic of the area. Window openings are large on the first and second floor which exacerbates the top-heavy nature. Furthermore, the plans are extremely inaccurate in multiple respects and cannot be relied on. The works undertaken show haphazard and misaligning openings. The proposal is built and presumably as purported in the proposed plans, also shows a sheer wall from first floor all the way to roof level, this is poor design and an overdevelopment. The design is harmful and contrary to policies CC7, H9 and the SPD.

In addition, the development appears overbearing on the neighbouring properties due to the sheer wall. Furthermore, the new upper floor patio doors are already having an adverse impact on the privacy of No. 12 and other properties and the second floor window appears to be a patio-door style window, affording further uncharacteristic elevated overlooking over 12 and other properties beyond. In view of this, the development is not supported.

7. CONCLUSION

The development as constructed has been assessed as set out above and is considered to be unacceptable for the reasons set out below.

8. RECOMMENDATION

It is recommended that permission be refused for the Section 73A to vary condition 2 (approved plans) of planning permission 211335/VAR

Application Refused

Reasons for Refusal:

1. The development by reason of roof design including large flat roof area at an elevated level, sheer flank wall, with patio doors and overall bulk would/has significantly alter(ed) the character of the house resulting in harm to the appearance of the house and the character of the area, contrary to policies CC7 (Design and the Public Realm) and H9 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (2019) and the Council's SPD, 'A Design Guide to House Extensions' (2021).
2. The development by reason of its design and scale including sheer flank wall, presents an overbearing impact on the neighbouring property at 12 Anglefield Road. Furthermore, the large patio doors at first floor level and large patio-door style window at second floor level would result/has resulted in significant harmful overlooking to No. 12 Anglefield Road and other neighbouring properties also. The development fails to provide suitable privacy, adversely affecting the enjoyment of neighbouring properties and their gardens. For these reasons, the development is contrary to Policy CC8 (Safeguarding Amenity) of the Reading Borough Local Plan (2019) and the Council's SPD, 'A Design Guide to House Extensions' (2021).

Informatives:

Positive and proactive: the Local Planning Authority has been positive and proactive by alerting the applicant to concerns with the application and inviting withdrawal. Unfortunately, the applicant has elected not to withdraw the application, hence the issuing of this notice of refusal of planning permission.

Plans refused: this application for planning permission has been considered against and refused upon the following plans:

Drawing No: GDR-GL-20-00101 Rev D- Proposed Front Elevation, dated January 2022, received on 28 November 2022

Drawing No: GDR-GL-20-00101 Rev D- Proposed Rear Elevation, dated January 2022,
received on 28 November 2022

Drawing No: GDR-GL-20-00101 Rev D- Proposed Side Elevations, dated January 2022,
received on 28 November 2022

Drawing No: GDR-21-LWG-00105 – Location Plan

Plans are inaccurate: the Local Planning Authority is aware of multiple inaccuracies and discrepancies on the above plans, which largely purport to seek permission for the development which has already been undertaken. These inaccuracies include (but may not be limited to): inaccurate representation of eaves and soffits on the original house and inaccurate size, shape, and horizontal and vertical location of window and door openings.

Enforcement: the applicant is advised that given the reasons for refusal, the inaccurate plans and retrospective nature of the application, this matter will now be passed to the Council's Planning Enforcement Team to consider for formal enforcement action, if considered expedient to do so.