

DELEGATED PLANNING APPLICATION REPORT

Ward: Redlands

App Ref: 231072/FUL

Address: Flat 4, 126 Queens Road, Reading

Proposals: Proposal for a loft conversion and rear dormer extension to an existing mid-terrace flat (amended description).

Case Officer: Marcie Rejwerska

Date received (valid from): 14 August 2023
(ext.)

Target Decision date: 17 November 2023

1. SITE DESCRIPTION

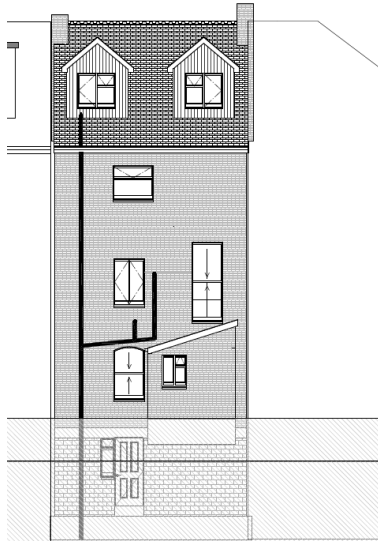
The application site is a mid-terrace three-storey dwelling with a basement, subdivided into 4 self-contained flats on the south side of Queen's Road. The property is within the Eldon Road conservation area and is identified as a building of townscape merit due to its largely unaltered exterior. The property has uPVC windows. At the rear of the site there is a single storey rear extension, and an area of hard standing which is used for parking. There are views of the rear of the property from St John's Hill.



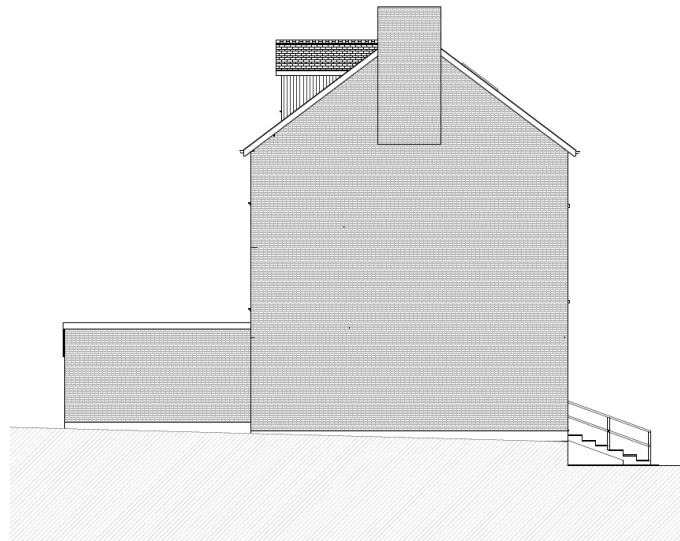
Rear view of the application site. Image taken from Google Maps on 09/11/2023.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for two rear dormers with pitched roofs to make the loft space usable for Flat 4. The proposed dormers would have timber casement windows and be clad in hanging tile to match the existing roof. The proposed dormers measure 2.37m in total height x 1.8m width x 3.28m depth.



Proposed Rear Elevation @1:100



Proposed Right Elevation @1:100

The proposed plans have been amended by the applicant from the initial proposal to create one large flat roof or dormer at the request of the case officer.

Plans considered:

Planning Statement for Loft Conversion, received 14 August 2023

Location Plan, dated 26 July 2023, received 31 July 2023

01 Project Summary, dated 7 November 2023, received 7 November 2023

02 Site & Block Plan, dated 7 November 2023, received 7 November 2023

03 Existing Floor Plans dated 7 November 2023, received 7 November 2023

04 Existing Elevations, dated 7 November 2023, received 7 November 2023

05 Existing Elevations, dated 7 November 2023, received 7 November 2023

06 Proposed Elevations, dated 7 November 2023, received 7 November 2023

07 Proposed Elevations 2, dated 7 November 2023, received 7 November 2023

08 Proposed Floor Plans, dated 7 November 2023, received 7 November 2023

09 Materials Schedule, dated 7 November 2023, received 7 November 2023

3. RELEVANT PLANNING HISTORY

930030 - Demolition of rear garage/outbuildings and construction of parking area; remodelling of existing rear windows and formation of new door and entrance steps - Application permitted

930212 - Change of use from dwelling house and shop to two shops at ground floor and basement level with four flats over; formation of parking area to rear at 126/128 Queens Rd - Application permitted

950483 - Proposed retention of 2 no. bedsits. - Application refused

4. CONSULTATIONS

Non-statutory:

Conservation Officer - No objection to proposed front elevation roof light. Original proposal for flat roof dormer not supported due to bulky appearance and dominant design which obscures the original roof space. Amended proposal for two single pitched roof dormers supported.

Public:

The following addresses were consulted by letter.

Flat, 128 Queens Road, Reading, RG1 4DG
128 Queens Road, Reading
4 Eldon Square, Reading, RG1 4DP
Flat 1, 126 Queens Road, Reading, RG1 4DG
Flat 4, 126 Queens Road, Reading, RG1 4DG
Flat 3, 126 Queens Road, Reading, RG1 4DG
Flat 2, 126 Queens Road, Reading, RG1 4DG
Basement Flat, 124 Queens Road, Reading, RG1 4DG
Second Floor Top Flat, 124 Queens Road, Reading, RG1 4DG
Ground Floor Flat, 124 Queens Road, Reading, RG1 4DG

No letters of representation received.

5. LEGAL AND PLANNING POLICY CONTEXT

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in the exercise of its functions to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

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 and Guidance

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
CC7: DESIGN AND THE PUBLIC REALM
CC8: SAFEGUARDING AMENITY
EN3: ENHANCEMENT OF CONSERVATION AREAS
EN4: LOCALLY IMPORTANT HERITAGE ASSETS
H9: HOUSE EXTENSIONS AND ANCILLARY ACCOMMODATION

SPD

A Design Guide to House Extensions 2021

Other Local Documents

Eldon Square Conservation Area Appraisal 2007

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.

APPRAISAL

Character, design and impact on the conservation area

Policy CC7 states *“All development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located.”*

The Eldon Square Conservation Area Appraisal identifies the terrace on the south side of Queen’s Road as buildings of townscape merit due to their largely unaltered appearance. As per the Conservation Officer’s advice, the initial proposal for a large flat roofed dormer has been amended by the agent to two single smaller pitched roof dormers to improve the appearance of the proposed dormers, particularly due to their prominence. The dormers are proportional in scale, and suitably set within the roof slope and down from the top ridge. The dormers will be able to be seen from St John’s Hill and therefore will affect the character of the conservation area. The amended proposal is considered to have minimal risk of harm to the conservation area and is therefore considered acceptable. The proposed materials are sympathetic to the host property and will improve its appearance, which includes uPVC windows, identified as harmful to the character of the conservation area in the Eldon Square Conservation Area Appraisal. A condition is recommended to secure the materials details and samples prior to commencement.

The proposal is considered to be in accordance with Policies CC7, EN3 and EN4 of the Reading Borough Local Plan 2019.

Amenity

Policy CC8 states *“Development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, in terms of:*

- *Privacy and overlooking;*
- *Access to sunlight and daylight;*
- *Visual dominance and overbearing effects of a development;*
- *Harm to outlook”*

The proposed dormers will create new views towards the properties on St John’s Hill, however neither windows will serve habitable rooms and therefore there is no identified risk of overlooking or loss of privacy to the neighbouring properties. A condition is recommended to ensure that the westerly dormer window is obscure glazed as this window will serve a bathroom.

The proposed dormers are appropriately scaled and are not considered overbearing or visually dominant. There is further identified risk to the amenity of the neighbouring residential properties.

As such, the proposal is considered in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

Conclusion

The proposal has been assessed using the local policies as outlined above and is found to be in accordance with those policies. A recommendation is made to grant planning permission.

RECOMMENDATION**GRANT PERMISSION**

Subject to the following conditions:

1. Time Limit (Standard)
2. Approved Plans
3. Materials (To Be Submitted)
4. Obscure glazing (rear dormer bathroom window)