

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Thames

App Ref: 230831/HOU

Address: 6 Deans Farm, Caversham, Reading, RG4 5JZ

Proposals: A proposed loft conversion and associated internal alterations. The proposals include two conservation roof lights to the front elevation, and pitch roof dormer to the side elevation and a flat roof dormer to the rear elevation.

Case Officer: Sian Hickey

Applicant: Mr & Mrs David & Astrid Colquhoun

Date received (valid from): 14 June 2023 **Agreed decision date (ext):** 16th November 2023

1. SITE DESCRIPTION

The application site is a 1990's two storey end of terrace dwelling located on the Deans Farm housing development. The Deans Farm development is characterised by detached, semi-detached, terraced properties and apartments constructed from farm buildings/barn conversions or to mimic farm buildings and barns. The application property does not have Permitted Development rights, it is not a listed building nor within a conservation area. The surrounding area is residential in nature. The site falls within Flood Zone 2.

Site visit date: 13/07/2023

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a proposed loft conversion and associated internal alterations. The proposal includes two conservation roof lights to the front elevation, and pitch roof dormer to the side elevation and a flat roof dormer to the rear elevation. Both dormers are set down from the existing ridgeline and set back from the existing eaves. The proposal also includes extending the existing flue in the rear elevation. The proposal does not include enlarging the existing footprint of the dwelling.



Plans considered:

Drawing No. 22007-SU-006 - Existing Section
 Drawing No. 22007-SU-005 - Existing Side and Rear Elevations
 Drawing No. 22007-SU-004 - Existing Front and Side Elevations
 Drawing No. 22007-SU-003 - Existing Roof Plan
 Drawing No. 22007-SU-002 - Existing Ground and First Floor Plans
 Drawing No. 22007-SU-001 - Existing Block Plan
 Drawing No. 22007-SU-002 - Existing Ground and First Floor Plans
 Drawing No. 22007-SU-001 - Location Plan
 Drawing No. 22007-DD-004 - Proposed Front and Side Elevations
 Drawing No. 22007-DD-003 - Proposed Second Floor and Roof Plan
 Drawing No. 22007-DD-002 - Proposed Ground Floor and First Floor
 Drawing No. 22007-DD-001 - Proposed Block Plan

As received 14TH June 2023

3. RELEVANT PLANNING HISTORY

131546 - Single storey side and rear extension. PERMITTED

4. CONSULTATIONS

Ecology

The site is surrounded by habitat of high suitability for foraging and commuting bats (the site lies between the Thames and a large lake surrounded by trees) there is a risk that the proposals may indeed impact upon roosting bats. As such a bat survey report will need to be provided before this application can be determined.

Planning Officer Note: Following the above comments, a bat survey was submitted and Ecology provided further comments below:

The bat survey letter report (Ecology by design, dated 20 Oct 2023) has been undertaken to an appropriate standard and concludes that the proposed works are unlikely to adversely affect roosting bats. As such, there are no objections to this application on ecological grounds.

The following addresses were consulted by letter.

5 Deans Farm, Caversham, Reading, Berkshire, RG4 5JZ

7 Deans Farm, Caversham, Reading, RG4 5JZ

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)

EN12 (Biodiversity and the Green Network)

EN18 Flooding and Sustainable Drainage Systems

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.

There are other dormers and roof lights in the surrounding area, therefore the proposals are not considered out of character. Both dormers are considered modest in scale, set within the existing roof slopes and in proportion with the scale of the rest of the house in terms of overall size. The dormers are positioned centrally within the roof slopes in which they are located. The side facing dormer would be visible from the street scene, however, the dormer would have a pitched roof and is considered to respect the character of the dwelling in terms of design. The rear dormer would not be visible from the street scene, however, the rear dormer is also considered acceptable in terms of design. The dormer would have a flat roof and would be

significantly set down from the existing ridgeline and set back from the existing eaves. The extended flue is contained at the rear of the application site. The proposals are not considered to cause harm to the host dwelling or the wider area.

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.

Due to the modest scale of the proposed dormers within the existing roof, there are no identified risks of the proposed dormers appearing overbearing. There are also no identified risks in relation to any loss of sunlight or daylight caused as a result of the proposed development. It is not considered that privacy will be lost by the installation of the dormers, the side facing dormer will be obscure glazed and this will be secured via a condition attached to this decision. The proposed front roof lights are also not considered to cause any harm to neighbouring amenity.

The proposed changes are considered compliant with policies H9 and CC8 of the Reading Borough Council Local Plan 2019.

Flood Risk

The proposal site is within flood zone 2, however, the proposed works are all at second floor level. Therefore, the works are all well above estimated flood level and it is considered that the proposals will not increase the risk of flooding or compromise the safety of the occupants or neighbours should a 1 in 100 year (FZ2) flood occur.

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:

Time limit

Approved Plans

Materials

Obscure glazed side window