

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Tilehurst

App Ref: 230495/HOU

Address: 146 Park Lane, Tilehurst, Reading, RG31 4DU

Proposals: Proposed side facing dormer and rooflight

Case Officer: Sian Hickey

Applicant: Catalina Iancu

Date received (valid from): 15 April 2023 **Target Decision date:** 10 June 2023

1. SITE DESCRIPTION

The application site is a detached dwelling located on Park Lane in Tilehurst. The property is adjacent to The Water Tower, the rest of the surrounding area is predominantly residential. The property is not a listed building, nor does it fall within a conservation area.

Site visit date: 04/05/2023

Site visit photo:



2. PROPOSAL AND SUPPORTING INFORMATION



Planning permission is sought for a proposed side facing roof dormer in the northern elevation of the property. The dormer would have a width of 5.15m, it would be set down from the existing ridgeline and set back from the existing eaves. The dormer would have a hipped pitched roof and two windows. The proposal also includes one roof light located in the roof slope of the southern elevation of the dwelling.

Plans considered:

Location Plan

Drawing No.B176823-3000 Rev A - Existing and Proposed Block Plans

Drawing No.B176823-1100 Rev A - Existing Floor Plans and Elevations

Drawing No.B176823-3100 Rev A - Proposed Floor Plans and Elevations

As received 15th April 2023

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

The following addresses were consulted by letter.

148 Park Lane, Tilehurst, Reading, Berkshire, RG31 4DU
10 Boundary Close, Tilehurst, Reading

Letters of representation have been received as follows: None

Ecology

The application site comprises a detached dwelling near to the water tower in a residential area of Tilehurst. It is proposed to add a dormer to the northern side of the building and make a number of internal alterations.

The site is located on a designated green link as per policy EN12, however given the extent of works and the relatively good condition of the roof as viewed on Google maps, the proposals are unlikely to adversely affect bats.

As such it is considered unlikely that the proposals will impact upon bats or other protected species and there are no objections to this application on ecology grounds.

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)

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 proposal is sufficient in its design and proportion that it doesn't detract from the original buildings appearance to an unacceptable degree. The dormer is set down from the existing ridgeline and set back from the existing eaves and it is considered that the overall scale of the dormer is in proportion with the scale of the rest of the house. The two new windows located in the dormer are the same style and size of the existing ground floor window in this elevation and the materials proposed will match those of the original dwelling. Although the dormer would be visible from the street scene it is significantly set back from the front elevation of the dwelling. It is therefore not considered that the proposed dormer would harm the character or appearance of the host dwelling or the surrounding 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.

It is not considered that the proposal would have a significant impact on the neighbouring properties. The proposed dormer is in the northern elevation of the dwelling and would face the Water Tower. Therefore, there are no identified risks to neighbouring properties in relation to overbearing effects, privacy and overlooking, or loss of sunlight and daylight. There are also no identified risks of the proposed roof light in the southern elevation causing any harm to the amenity of the neighbouring properties.

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

Materials

Approved Plans