

## **DELEGATED HOUSEHOLDER APPLICATION REPORT**

**Ward: Battle**

**App Ref: 231055/HOU**

**Address: 34 Belmont Road, Reading, RG30 2UU**

**Proposals: Proposed Loft conversion with Dormer and Skylight**

**Case Officer: James Schofield**

**Applicant: Naeem Ahmed**

**Date received (valid from): 26 July 2023      Target Decision date: 05 October 2023**

### **1. SITE DESCRIPTION**

**Site visit date: 07/09/2023**

**Site visit photos:**



### **2. PROPOSAL AND SUPPORTING INFORMATION**

**Proposed Loft conversion with Dormer and Skylight.**

**Plans considered:**

Location Plan

Dwg No: 00 Block Plan

Dwg No: A100 Existing & Proposed Plan

Dwg No: A101 Proposed Floor Plan & Section View

As received on 27<sup>th</sup> of July 2023

### **3. RELEVANT PLANNING HISTORY**

None applicable.

### **4. CONSULTATIONS**

The following addresses were consulted by letter.

31 Cranbury Road, Reading, Berks

36 Belmont Road, Reading, RG30 2UU

32 Belmont Road, Reading, RG30 2UU

Flat 2, 33 Cranbury Road, Reading, RG30 2XE

No letters of representation have been received.

### **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)

### **SPG/SPD**

A Design Guide to House Extensions SPG

## **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 proposed rear dormer is deemed to not be acceptably sympathetic to the character of the existing dwelling or its setting in terms of the scale and siting.

As such, the proposal does not accord with the aims of policies CC7 and H9 of the Local Plan (2019) with respect to character, scale and siting. However, given the Permitted Development Order of 2015, it is acknowledged the proposal is likely to be lawful without planning permission. As such, it is considered prudent to approve the application as the national government has decided to circumvent local policy on this matter.

### **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.

The extension would, by virtue of its siting and scale, not impede upon on any 60-degree line of sight from neighbouring windows at the ground level. The proposal would introduce new windows capable of overlooking neighbouring sites, however this would not worsen the existing situation.

The siting and height of the proposed extensions could possibly result in a sense of overbearingness however the potential for significant overshadowing of the most usable part of the garden is considered to be minimal.

Further to this analysis, the proposal is considered to accord with the aims of policy CC8 and H10 of the Local Plan (2019) with the exception of the possibly of introducing a sense of overbearingness due to an increase in height and number of windows particularly to the rear of the house. However, given the Permitted Development Order of 2015, it is acknowledged the proposal is likely to be lawful without planning permission. As such, it is considered prudent to approve the application as the national government has decided to circumvent local policy on this matter.

## **7. CONCLUSION**

The proposed development has been assessed as set out above and is considered to be lawful development on the basis of the Permitted Development Order of 2015, and **GRANTing** permission is prudent, subject to the following conditions.

## **8. RECOMMENDATION**

Recommended Conditions:

1. Standard time limit (TL1)
2. Standard approved plans (AP1)
3. Materials to match (M1)