

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Thames

App Ref: 211738/HOU

Address: 10a Albert Road, Caversham, Reading, RG4 7PE

Proposals: Various alterations to existing dwelling house including rear and side facing dormer extensions, first floor terrace, erection of wall in front garden, garage conversion and window and door alterations (amended description).

Case Officer: Beatrice Malama

Applicant: Jonathan Bill

Date received (valid from): 22 October 2021 **Agreed target date:** 31 January 2022

1. INTRODUCTION

The application site is a two story detached dwelling house built of brick. It is located east of Albert Road. The area is predominantly residential with a mixture of detached and semi-detached dwellings. Many houses in the street are built of brick with slate pitched roofs and a wide range of designs and styles. The property is not listed and does not fall within a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning application is sought for various alterations to existing dwelling house including rear and side facing dormer extensions, first floor Terrence, erection of garden wall, garage conversion and window and door alterations.

Plans considered

Drawing No: AR-P-001 - Location Plan

Drawing No: AR-P-002 - Block Plan

Drawing No: AR-P-003 - Existing Floor Plans

Drawing No: AR-P-004 - Existing Elevations

Drawing No: AR-P-005 - Proposed Ground Floor Plan

Drawing No: AR-P-006 - Proposed First Floor Plan

Drawing No: AR-P-007 - Proposed Second Floor Plan

Drawing No: AR-P-008 - Proposed Roof Plan

Drawing No: AR-P-009 - Proposed Elevations

Drawing No: AR-P-010 - Proposed Sections

Drawing No: AR-P-011 - Illustrative Front View

Drawing No: AR-P-012 - Illustrative Rear View

Received on 22nd October 2021

3. RELEVANT PLANNING HISTORY

Although no planning history related to this property has been found, it appears the original house was previously extended particularly to the rear.

4. CONSULTATIONS

4.1 Internal Consultation

Transport and Development Control - No objections to this application subject to conditions

4.2 External Consultation

Confirmation that a site notice was displayed was received on 5th November 2021 and the following addresses were consulted by letter.

10 Albert Road, Caversham, Reading, RG4 7PE
10a Albert Road, Caversham, Reading, Berkshire, RG4 7PE
12 Albert Road, Caversham, Reading, RG4 7PE
5a Kidmore Road, Caversham, Reading, RG4 7LR

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)
TR5 (Car and Cycle Parking and Electric Vehicle Charging)

SPG/SPD

- A Design Guide to House Extensions SPG
- Revised Parking Standards and Design SPD

6. APPRAISAL

6.1 Character and appearance (house and the area)

The area is characterised by dwelling houses built of brick with pitched roofs. The area has a combination of detached and semi-detached dwellings of various sizes and heights. The site's adjoining properties are detached and semi-detached and they vary in design and scale. The street is characterised by dwelling houses of different designs and styles. Many houses in the street have been extended/modified in various ways. Single and two story side and rear extensions of various sizes and designs are a common street feature. The street does not appear to have any established pattern.

The application site is a two story detached dwelling house originally built of brick with a pitched roof. The roof design of the original house has two front facing gable ends with a Tudor effect. There are two large bay windows in the front elevation of the existing house. The property has existing side facing and rear facing dormer windows with flat roofs. In addition there is an existing single story rear extension with a flat roof. The house has an existing attached garage.

The proposal includes side dormer and rear roof dormer extensions and erection of a new wall to the front of the property to create a front courtyard. Other proposed works include door and window alterations, over-cladding of bay window parapet and gable walls with hung wall tiles, first floor rear terrace and extension of the driveway.

Side Dormer Extension

The proposed side dormer would be of brick with a pitched roof light. It would extend approximately 0.77m higher than the original roof height and would introduce one new velux double glazed roof light in the southern side roof slope. This is in addition to the existing roof light. The proposed changes to the side dormer would introduce a new feature (spire) and would result in the overall height of the building increasing by approximately 0.77m. Whilst the increase in the height would be notable, due to the proposed design and exterior finishes, it is not considered likely to have a detrimental impact on the overall appearance of the existing house. In addition, the overall height of the building would be similar to the height of the adjoining property south of the site. Furthermore, the additional roof light to the southern roof slope would not be visible. Altogether, the proposed side dormer extension is considered unlikely to have a detrimental impact on the character and appearance of the wider area.

Rear Roof Dormer Extension

The proposed rear roof dormer window extension would increase in depth from the existing 1m to approximately 3m and the height would increase from 1m to approximately 2.6m. The width would increase from 1.70m to 1.95m. The existing window would be converted to a door and would have a Juliet balcony. Whilst the

existing rear dormer window would be bigger in scale than the existing, it would not be very visible from the public realm. In addition, due to the design of the roof structure, the extended rear dormer would continue to be subservient to the rest of the roof structure and thus would be considered unlikely to have a detrimental impact on the character of the house and the wider area.

First floor terrace

There is an existing single story rear extension with a flat roof. This application is proposing to use the existing flat roof as a first floor terrace. The terrace would be connected to one of the first floor bedrooms by a double glass door. The proposed terrace would have a glass balustrade. The introduction of a terrace on the first floor is not considered harmful to the character and appearance of the house.

Wall at front

The proposal would include a front courtyard. In order to create this courtyard, a mesh designed brick wall is being proposed. Due to the design and finishing materials, the proposed wall is not considered likely to cause harm to the character and appearance of the existing house.

Other Proposed Works

Window and door alterations have been proposed as part of this application. As a result of the proposed alterations, two front facing windows would be lost. Two front facing bay windows would be converted to casement windows. The first floor rear facing bedroom window would be converted to a double door. Existing ground floor windows would be enlarged and a door would be introduced. In addition, as a result of the proposed garage conversion, part of the existing garage gate would be converted to a single door and the remaining part sealed off using brick. The existing pitched part of the garage roof would be replaced with a flat roof light. The proposal also includes over-cladding of bay window parapet and gable walls with hung wall tiles matching the colour of existing exterior walls of the house. The proposed works altogether are sympathetic to the character and appearance of the existing house and therefore are not considered likely to have a detrimental impact on the character and appearance of the wider area.

Materials and details

The proposed changes to the existing house would have contemporary 21st features that complements the existing house and brings a touch of uniqueness to the appearance of the original house. The proposed exterior finishes would match the original house. In this regard, it is considered that the proposed changes to the existing house would unlikely harm the appearance of the original house.

Overall the proposal would result in the removal/introduction of some design features to the front and back of the existing property which would consequently change the general outlook of the house. However this would not likely result in a material change in the overall character of the existing house. The introduction of a front courtyard with

a mesh designed brick wall fencing adds a unique feature to the property. In addition, the proposed exterior finishes would match and/or complement the existing house and therefore it is considered that the proposed changes would not have a detrimental impact on the character of the original house and the neighbouring properties.

In light of the above, it is considered that the proposed house alterations would not have a detrimental impact on the character and appearance of the existing house and the wider area. As such the proposal complies with Policies CC7 and H9 of the Reading Borough Plan.

6.2 Amenity

To assess this, the following has been considered - would the proposal:

- i) reduce the amount of usable amenity space for the property to an unacceptable degree;

NO, the foot print of the house would not be significantly greater than that of the existing house. In addition the site, like many properties in the street, has adequate front and back garden space therefore it is considered unlikely that the proposed development would cause a significant reduction in the amount of usable amenity space for the property.

- ii) significantly reduce the amount of daylight and sunlight enjoyed by neighbouring properties;

NO, the proposal would not result in a significant change in the size or height of the existing building and thus it is not considered likely to have any impact on the amount of light currently enjoyed by the neighbours.

- iii) invade the privacy of neighbouring properties through overlooking from windows or balconies; **NO**

The proposal includes a terrace over an existing ground floor rear extension. The terrace would have a glass balustrade with a height of 1.5m. The southern side of the proposed glass balustrade would be opaque. A rear window serving one of the bedrooms at first floor level would be converted to a double glass door connecting the bedroom to the proposed terrace. In addition, a new first floor bathroom window would be introduced in the southern side elevation. This window would have an opaque finished glass. No other upper floor openings are being introduced as part of this proposal.

Whilst the proposed upper floor terrace would likely result in different viewing angles from what currently exists, given the relationship to neighbouring rear elevation and the existing tall trees within the site's rear garden which provide some form of screening, the changes are not

considered likely to materially impact on the privacy of neighbouring properties.

6.3 Natural Environment

The site has a significant vegetation cover in the rear garden and one tree in the front garden near the property entrance as evidenced by the arial photo (fig 1 & 2) and submitted drawing no AR-P-002 - Block Plan (fig 3).

The proposed extension of the driveway would result in the loss of a tree located near the property entrance. The tree to be removed is not protected. The applicant has however confirmed that once all the construction works are completed, two replacement trees would be planted on either side of the driveway.

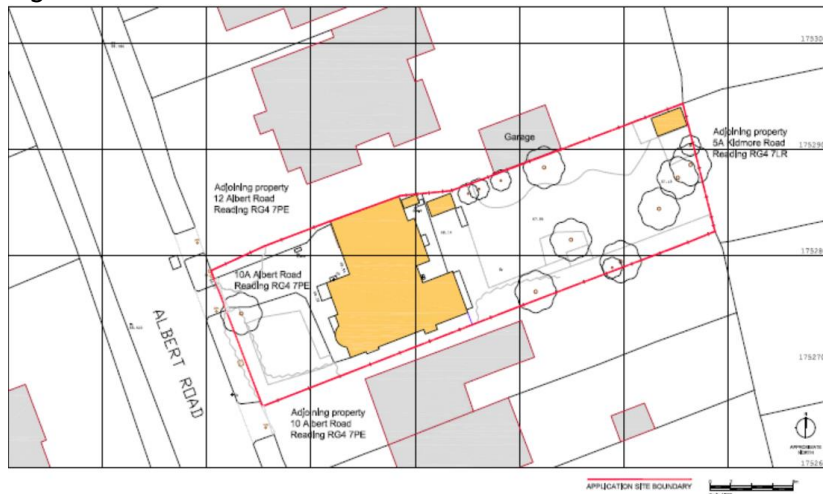
Figure 1: Application Site - Front View



Figure 2: Aerial view of the site



Figure 3: Block Plan



7. CONCLUSION

The proposed development has been assessed and the proposed works are considered to be in accordance with the above relevant policies and planning permission can be granted.

8.0 RECOMMENDATION

GRANT

9.0 CONDITIONS

Time Limit (Standard)

Approved Plans

Materials (As Specified)

Tree Retention (Restriction)

No New openings

Informatives

IF3 Highways