

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Park

App Ref: 221879/HOU

Address: 9 Hamilton Road, Reading, RG1 5RA

Proposals: Loft conversion with two rear dormers, and front and rear rooflights

Case Officer: Sian Hickey

Applicant: Mr Andy Gehlot

Date received (valid from): 15 December 2023

Agreed decision date: 3 November 2023

1. SITE DESCRIPTION

The application site is a two storey terraced dwelling location in South Park Conservation Area. The property also falls within an Article 4 Direction in relation to houses in multiple occupation. The property is not a listed building. The surrounding area is predominantly residential.

Site visit date: 27/01/2023

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

The amended proposal is for a proposed loft conversion with the provision of two roof dormers. The rear facing dormer would have double doors with a Juliette balcony. It would have a pitched roof, set down from the ridgeline of the main roof. The side facing dormer would have one obscure glazed window. The main section of the side dormer would have a pitched roof which would be joined to a small flat roof projection, linking the side dormer to the main roof. The proposal also includes front and rear facing roof lights.



Plans considered:

Drawing No. PL-01 - Location Plan received 15th December 2022

Drawing No. PL-03 - Existing and Proposed received 15th December 2022

Drawing No. PL-05 - Existing Floor Plans received 15th December 2022

Drawing No. PL-06 - Existing Elevations received 15th December 2022

Drawing No. PL-07 rec C - Proposed Floor Plans received 19th October 2023

Drawing No. PL-08 rev C - Proposed Elevations received 19th October 2023

3. RELEVANT PLANNING HISTORY

180447 - New detached garage and workshop - Permitted

191461 - Installation of roof lights and elevation alterations to detached garage approved under planning permission 180447/FUL, dated 20/04/18 - Agree

220439 - Construction of flat roof dormers to rear elevation and various roof lights - Withdrawn

4. CONSULTATIONS

The following addresses were consulted by letter.

7 Hamilton Road, Reading, RG1 5RA

Flat 2, 11 Hamilton Road, Reading, RG1 5RA

Flat 3, 11 Hamilton Road, Reading, RG1 5RA

Flat 1, 11 Hamilton Road, Reading, RG1 5RA

Letters of representation have been received as follows: **None**

Reading Conservation Area Advisory Committee: **No comments received**

Discussions with agent

The proposal was originally for an L-shaped flat roofed dormer. The agent was advised that officers had concerns with regards to the scale and design of the dormer and was asked to

present an alternative scheme more in line with the guidance within the SPD. Subsequently, revised plans were submitted to show two separate smaller dormers.

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:

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving a listed building or its setting or any features of special interest which it possesses.

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.

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)
EN1 Protection and Enhancement of the Historic Environment
EN3 Enhancement of Conservation Areas
EN6 New Development in a Historic Context
EN12 (Biodiversity and the Green Network)

SPD

A Design Guide to House Extensions SPD 2021
Revised Parking Standards and Design SPD 2011
South Park Conservation Area Appraisal 2008

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.

Policy EN1 states that all proposals will be expected to protect and where possible enhance the significance of heritage assets and their settings, the historic character and local distinctiveness of the area in which they are located. Policy EN6 also states new development will make a contribution to the historic character of the area by respecting and enhancing its architectural and visual qualities.

The proposed dormers have been designed in line with the guidance within the SPD. Both dormers are set back from the existing eaves and do not exceed the height of the existing ridge lines. The dormers are set within the roof and are considered modest in scale and subservient to the main dwelling. The proposed dormers are contained at the rear of the property therefore causing minimal risk to streetscape. There are no objections to the roof lights, the scale and position of the proposed roof lights is considered acceptable. The materials proposed will match those of the existing roof.

Overall, it is not considered that the proposal would significantly harm the character and appearance of the host dwelling, surrounding area, or the Conservation Area. Therefore, the proposal is considered favourable against policies CC7, H9, EN1, EN3 and EN6 of the Reading Borough Local Plan.

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.

Officers have worked with the agent to reduce the size and scale of the proposed dormers reducing the impact on neighbouring properties. The revised dormers are therefore not considered to be overbearing. Furthermore, there are no identified risks in relation to loss of sunlight and daylight. The dormers are not considered to be harmful with regards to loss of privacy, the proposed side facing window is to be obscure glazed and this will be secured via a condition attached to this permission.

Ecology

Ecology have confirmed they do not wish to be consulted on this application as the property is a mid-terrace dwelling and the site does not fall within a green links area, however, an informative is attached with regards to bats.

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:

TL1 - Time limit

AP1 - Approved Plans

M1 - Materials

PD3 - Obscure glazing

Recommended Informative:

I12 - Bats