

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Coley

App Ref: 221504/HOU

Address: 29 Argyle Road, Reading, RG1 7YL

Proposals: Single storey rear flat roof extension and loft conversion with hip to gable roof alteration

Case Officer: Sian Hickey

Applicant: Mr & Mrs McCafferty

Date received (valid from): 9 October 2022
December 22

Agreed extended decision date: 21

1. SITE DESCRIPTION

The application site is a two storey semi-detached property located within a predominantly residential area. The property is not a listed building, nor does it fall within a conservation area.

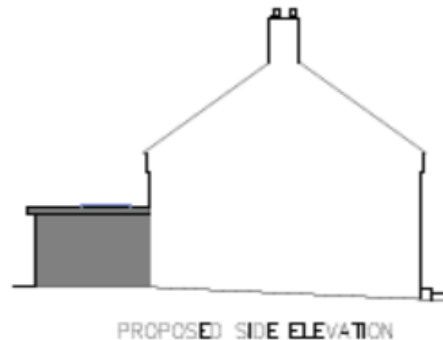
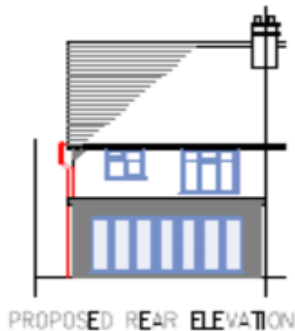
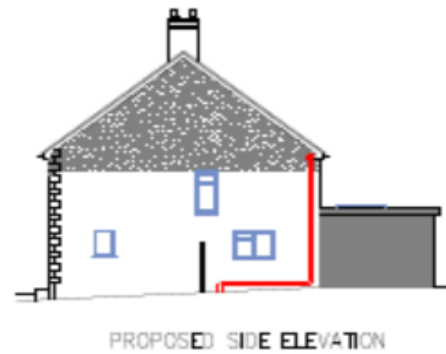
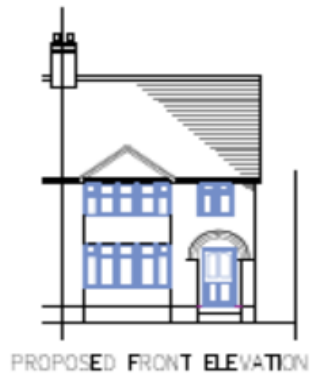
Site visit date: 01/11/2022

Site visit photo:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a single storey rear extension with a depth of 3.5m. The extension would have a flat roof with a roof lantern above. Folding doors would be located in the rear elevation of the extension. The proposal also includes a hip-to-gable roof alteration to create additional room within the roof space.



Plans considered:

- Drawing No. 22050.S.BC-01 - Existing Ground Floor Plan
- Drawing No. 22050.S.BC-02 - Existing First Floor Plan
- Drawing No. 22050.S.BC-03 - Existing Elevations
- Drawing No. 22050.S.BC-04 - Proposed Ground Floor Plan
- Drawing No. 22050.S.BC-05 - Proposed First Floor Plan
- Drawing No. 22050.S.BC-06 - Proposed Second Floor Plan
- Drawing No. 22050.S.BC-07 - Proposed Elevations
- Drawing No. 22050.S.BC-08 - Location Plan
- Drawing No. 22050.S.BC-09 - Block Plan

Received 9th October 2022

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

The following addresses were consulted by letter.

31 Argyle Road, Reading, RG1 7YL
27 Argyle Road, Reading, RG1 7YL

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)
EN14 (Trees, Hedges and Woodlands)

SPD

A Design Guide to House Extensions SPG (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 proposed rear extension is considered acceptable in terms of scale and design, the extension is retained at the rear and would not be visible from the street. Although hip-to-gable roof alterations are not common in this area, the proposed development is not considered particularly harmful to the character of the street or the property itself. It is also worth noting that the proposed works to the roof could be carried out under the permitted development rights of the property. Materials are proposed to match the host dwelling.

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 proposed extension replaces an existing conservatory. Although the proposed extension will be more noticeable to the residents of neighbouring properties as its depth and height will be slightly greater, it is not considered to be harmful in respect of privacy and overlooking, visual dominance or loss of sunlight and daylight. There are no identified risks to the neighbouring properties of the proposals appearing overbearing. The roof alteration does not include any new openings.

Trees

No objections subject to attached condition.

Ecology

The site doesn't fall within Local Wildlife Sites or Green Links and therefore Ecology were not consulted on this application.

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 to match

7LA - Arboricultural method statement (as specified)

PD5 - Use of roof restricted

I12 - Bats