

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Abbey

App Ref: 230454/HOU

Address: 20 Belle Vue Road, Reading, RG1 7TX

Proposals: Erection of two dormer windows to the rear roof slope (Resubmission)

Case Officer: Ryan Allen

Applicant: Nichola Boraman

Date received (valid from): 5 April 2023 **Target Decision date:** 31 May 2023

1. SITE DESCRIPTION

The application site is a two-storey, end of terrace dwellinghouse, located on Belle Vue Road, Reading. The property itself is not listed, but is situated within the Castle Hill/Russell Street/Oxford Road Conservation Area and the rear of the property backs onto listed building 61-79 Baker Street (1113394) & 36-50 Russell Street (1302644, 1113569, 1321883, 1156906 and 1113570), to the east. The relevant Conservation Area appraisal characterises the properties on Belle Vue Road as '*diminutive polychrome terraces*', that '*share the same two-up, two-down scale and architectural features such as bay windows, open porches and polychrome brick detailing seen on the west side of Anstey Road*', giving the streetscene a distinctiveness and shared identity.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for the erection of two pitched roof style dormers to the rear roof slope.

Plans considered:

Received 05/04/23

Block Plan

Design and Access Statement

Heritage Statement

Site Location Plan

Drawing No: PP-01 - Existing Ground Floor Plan - dated 25/02/23

Drawing No: PP-02 - Existing First Floor Plan - dated 25/02/23

Drawing No: PP-03 - Existing Loft Floor Plan - dated 25/02/23

Drawing No: PP-04 - Existing Roof Top Plan - dated 25/02/23

Drawing No: PP-05 - Existing Section and Elevations - dated 25/02/23

Drawing No: PP-06 - Proposed Ground Floor Plan - dated 25/02/23

Drawing No: PP-07 - Proposed First Floor Plan - dated 25/02/23

Drawing No: PP-08 - Proposed Loft Floor Plan - dated 25/02/23

Drawing No: PP-09 - Proposed Roof Top Plan - dated 25/02/23

Drawing No: PP-10 - Proposed Section and Elevations - dated 25/02/23

Drawing No: PP-11 - Existing & Proposed Site Plan - dated 25/02/23

3. RELEVANT PLANNING HISTORY

16/07/19 - 191171/CLP - Demolition of an existing outbuilding together with construction of a rear extension, 3.3 m deep and 2.85 m wide, along with associated internal alterations - Withdrawn

10/01/20 - 200037/LBC - Listed Building Consent for proposed demolition of an existing outbuilding together with construction of a rear extension and internal alterations. - Permitted

10/01/20 - 200038/LBC - Demolition of Existing outbuilding together with construction of a rear extension and internal alterations. - Permitted

08/06/20 - 200774/APC - Application for approval of details reserved by condition 3 (Schedule of Materials) of application 200038 - Conditions Discharged

12/12/22 - 221857/HOU - Erection of rear roof dormer extension with the addition of one rooflight to the front roof slope - Withdrawn

4. CONSULTATIONS

The following addresses were consulted by letter.

73 Baker Street, Reading, Berkshire, RG1 7XY

71 Baker Street, Reading, Berkshire, RG1 7XY

43 Milman Road, Reading, RG2 0AZ

69 Baker Street

18 Belle Vue Road, Reading, RG1 7TX

Civic Offices, Bridge Street, Reading, RG1 2LU

Letters of representation have been received as follows:
None.

Internal

Ecology

The application site comprises an end of terrace house. It is proposed to extend the building by converting the loft and adding two dormer windows. The proposals are very unlikely to affect any protected species and as such, there would be no objections to this application on ecological grounds.

Conservation Area Advisory Committee

If approved, these would be the first rear dormers on Belle Vue Road. While the rear dormers would not be visible from the street frontage of Belle Vue Road, it certainly would be very obvious at the rear and there would be an adverse visual impact on the setting of listed GII assets on Baker Street and Russell Street. The impact on Baker Street is accentuated by the difference in height as the ground drops from Belle Vue Road.

Section 7.3 of Reading's Design Guide to House Extensions (adopted March 2021) says that all dormers will be considered on a case by case basis. The SPD deals mainly with front dormers but the design principles that they should be 'set into the roof slope and proportionate to the scale of the rest of the house' and that the windows should line up vertically with the rest of the house should still apply.

We note that the two rear dormers are now proportionate to the scale of the house and that the windows line up with vertically with the rest of the house.

The dormers are to be covered with hanging tiles. This is incompatible with the materials in use in the CA and is not acceptable. The roof of the dormers should be slate as this would match the roof of the house and the construction should be brick.

Although in principle we would object to any dormer at the rear of this property we agree that this is a less overbearing solution and complies with the Design Guide to House Extensions SPD and policy H9.

This proposal is a significant improvement on the original application (221857) but is still detrimental to the character and appearance of the Russell Street/Castle Hill/Oxford Road Conservation Area and causes harm to nearby listed buildings. Therefore, it does not comply with policy EN1 or EN3.

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 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)

SPG/SPD

A Design Guide to House Extensions SPG
Relevant Conservation Area Appraisal

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 a re-submission from application 221857 which proposed a large flat roof dormer to the rear roof slope of the dwellinghouse. Currently, no rear dormers are present in the street and while they would not be visible from the street frontage, they would be prominent from the rear of the property and disrupt the prevailing streetscene pattern and historic roofscape. Also, the materials proposed are not appropriate to the character of the property, nor respectful of the wider conservation area. The proposal illustrates dormers to be covered in hanging tiles, whereas the construction should be brick and the roof should be slate to match the existing roof to far better compliment the host dwelling and surrounding area. Overall, the proposal is not compliant with policies CC7, EN1 & EN3 of the Reading Borough Council Local Plan (2019).

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 proposal is not considered to cause harm to residential amenity. The dormers' projection, and the separation from neighbouring properties would avoid any privacy concerns. As such, the proposal is compliant with policies CC8 & H9 of the Reading Borough Council Local Plan (2019).

7. CONCLUSION

The proposed development has been assessed as set out above and is considered to be unacceptable for the reasons set out below.

8. RECOMMENDATION

REFUSE

Reasons for Refusal:

1. By virtue of their placement in the roof slope of the rear elevation, the two pitched roof dormers would disrupt the existing roofscape and pattern of development within the street and therefore cause harm to the character and appearance of the host dwelling and wider Conservation Area. The proposal is therefore contrary with policies CC7, EN1 & EN3 of the Reading Borough Council Local Plan (2019).
2. The hanging tiles proposed to be used externally on the two-pitched roof dormers are incompatible for the application site given its historical context and therefore would cause harm to the character and appearance of the host dwelling and wider Conservation Area. The proposal is therefore contrary with policies CC7, EN1 & EN3 of the Reading Borough Council Local Plan (2019).