

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Thames

App Ref: 230414/HOU

Address: 12 Deans Farm, Caversham, Reading, RG4 5JZ

Proposals: Convert existing loft space into habitable room including cottage dormer to side, 2no velux to front, and 2no velux to rear.

Case Officer: Gary Miles

Applicant: Mr & Mrs Jeffries

Date received (valid from): 30 March 2023 **Target Decision date:** 1 June 2023

1. SITE DESCRIPTION

The application site is an end of terrace town house. The Deans Farm development is characterised by detached, semi-detached, terraced and apartments constructed from farm buildings/barn conversions or to mimic farm buildings and barns. The development was constructed in the 90's, the properties are mainly constructed using red brick and timber cladding with red tiled pitched roofs, a number of properties have velux style skylights to the upper rooms and some properties have cottage style dormers.

A number of properties have been subject to refurbishments and subtle extensions over the years. The property does not have Permitted Development rights, it is not listed nor within a conservation area. However, due to a covenant within the property deeds, the Deans Farm Management Board must be consulted regarding proposed extension and or refurbishments. Deans Farm Management Board have been consulted on this application and have no objections to the proposed loft conversion and cottage style dormer and roof lights.

Site visit date: 27th April 2023



Existing front elevation



Existing side elevation



Existing rear elevation

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is to convert existing loft space into habitable room including cottage dormer to side, 2no velux to front, and 2no velux to rear.

Plans & Documents considered:

Application Form - dated - 30th March 2023

Drawing no. TQRQM23089112926800 - Site Location Plan - dated 30th March 2023

Drawing no. TQRQM23089113140846 - Block Plan -dated 30th March 2023

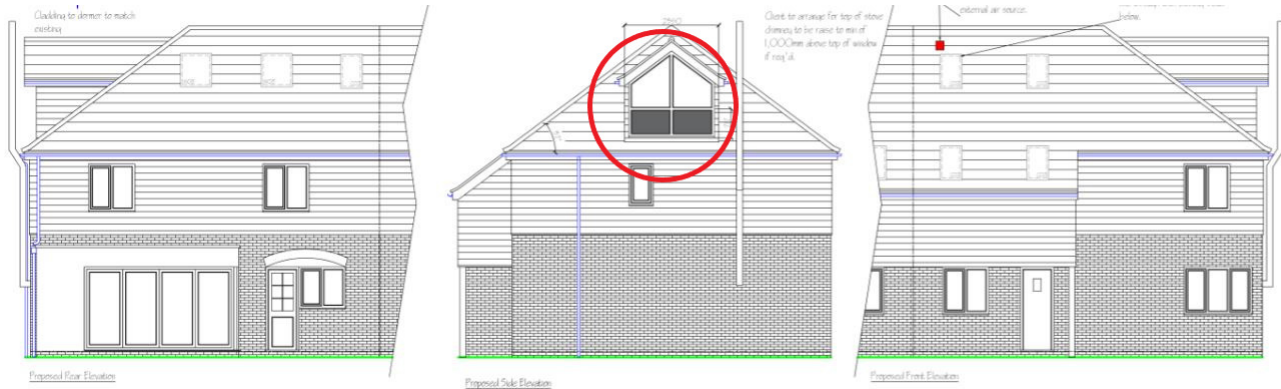
Drawing no. 02 - Existing and Proposed Plans and Elevations - dated 6th December 2022

Received by the Local Planning Authority on 30th March 2023

Deans Farm Management Board - approval email from applicant - dated 5th April 2023

Received by the Local Planning Authority on 4th May 2023

Proposed Plans: window style highlighted in red:



3. RELEVANT PLANNING HISTORY

121621 - Single storey rear extension - Permitted August 2012

4. CONSULTATIONS

The following addresses were consulted by letter.

11 Deans Farm, Caversham, Reading, Berkshire, RG4 5JZ

14 Deans Farm, Caversham, Reading, RG4 5JZ

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

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.

Due to the nature of the proposal, the new extension will mostly be hidden from view by utilising the existing loft space. The proposed velux style skylights will match existing skylights in terms of colour and positioning. The proposed cottage style dormer will have a hipped to gable style roof and will match existing materials. The proposed window will be UPVC and grey in colour, whilst the style of the new dormer window will match that of existing windows found across the development.

Whilst the existing front and side elevation will change due to the introduction of the cottage dormer and additional skylights - it is not considered to be detrimental in terms of design, quality and scale and therefore comply with policies CC7 and H9 of the Reading Borough Council Local Plan 2019 and the Design Guide to House Extensions 2021.

Proposed cottage dormer window style as highlighted above in red:



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 majority of the proposed extension is within the existing loft space and therefore it will not reduce sunlight or be considered overbearing to neighbouring properties. It is not considered that privacy will be lost by the installation of the cottage style dormer as the side of the property faces the row of garages and parking areas and not private properties or gardens. No additional privacy will be lost to the front elevation as there are already a number of velux skylights in existing habitable room.

The proposed changes are considered compliant with policies H9 and CC8 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 acceptable on that basis, subject to the following conditions.

8. RECOMMENDATION

GRANT

Recommended Conditions:

TL1

AP1

M1