

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Emmer Green

App Ref: 220165/HOU

Address: 31 Brooklyn Drive, Emmer Green, Reading, RG4 8SR

Proposals: Hip to gable & loft conversion with rear dormer and internal alterations.

Case Officer: Beatrice Malama

Applicant: Mr Deepak Rajagopal

Date received (valid from): 7 February 2022 **Agreed Decision date:** 14 October 2022

Site Visit: 10 October 2022

1. SITE DESCRIPTION

The application site is a two-storey detached dwelling house located west of Brooklyn Drive a residential street. Located to the rear of the site is a large open green space (cucumber wood). The street is characterised by large detached dwelling houses of varying designs and different types of house extensions. The building is not listed and does not fall within a conservation area.

Site Photos:



Figure 1: Existing Front Elevation



Figure 2: Existing Rear Elevation

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for a Hip to gable & loft conversion with a flat roof rear dormer and internal alterations. The proposed rear dormer would extend full width of the extended roof area and would have the same roof height as the existing house. The proposal would introduce two new roof lights within the existing front roof slope, two new roof lights on the flat roof dormer and three openings within the extended rear roof area. Exterior finishing material are proposed to match the existing.

Plans considered

Drawing No. 21135.S.PP-01 - Existing Floor Plan

Drawing No. 21135.S.PP-02 - Existing First Floor Plan

Drawing No. 21135.S.PP-03 - Existing Elevations

Drawing No. 21135.S.PP-04 - Proposed Ground Floor Plan

Drawing No. 21135.S.PP-05.1 - Proposed First Floor Plan

Drawing No. 21135.S.PP-06.1 - Proposed second Floor Plan

Drawing No. 21135.S.PP-07 - Proposed Elevations

Drawing No. 21135.S.PP-11 ER - Block Plan

Drawing No. 21135.S.PP-10 ER - Location

Received on 7th February 2022

3. RELEVANT PLANNING HISTORY

991819/FUL (99-00325-FUL) - Two Storey Rear Extension and Single Storey Side Extension - Application permitted - 20/ 5/1999

4. CONSULTATIONS

Internal Consultation

RBC Ecology - a summary of comments received on 28 February 2022 states as follows:

“The dwelling may host roosting bats and to confirm whether this is the case, and if so how bats will be affected by the proposals, a bat survey will need to be carried out. The survey will need to be carried out prior to determination of the application or the application would need to be refused on the grounds that insufficient evidence had been provided to determine the likely impacts of the proposals on bats (which are a protected species and a material consideration in the planning process).”

The applicant submitted a preliminary Bat Root Assessment Report (ref: R3069/b) however the report did not contain sufficient information to indicate lack of harm to protected species as such additional information was requested.

A bat Emergency and Re-entry survey Ref R3170/b was submitted by the agent on 29 July 2022 and Ecology was re-consulted. No further objections were received subject to the following suggested condition:

Condition: *Works are to be carried out in full accordance with the precautionary measures given in section 6 of the submitted bat survey report [(John Wenman Ecological Consultancy, July 2022, ref: 3170b)] unless otherwise approved in writing by the Council.*

Reason: *To ensure that bats, a protected and priority species (as per the NPPF), are not adversely affected by the proposals.*

Public Consultation -

The following addresses were consulted by letter on 10th February 2022.

33 Brooklyn Drive, Emmer Green, Reading, Berkshire, RG4 8SR

29 Brooklyn Drive, Emmer Green, Reading, RG4 8SR

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)
TR3 (Access Traffic and Highway-related Matters)
TR5 (Car and Cycle Parking)
EN12 (Biodiversity and the Green Network)

SPG/SPD

A Design Guide to House Extensions SPG
Revised Parking Standards and Design SPD 2011

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 development includes a hip to gable roof conversion and a full width flat roof rear dormer. The rear roof dormer would be approximately 3m deep. Materials would match the existing house.

The proposed change in roof design would be noticeable and would detract from the character of the original house. However, this alone is not considered likely to have a detrimental impact on the character of the wider street, as the street has a mix of roof styles and overall, a change from hip to gable will not be overly noticeable in the street scene.

The use of a flat roof on the proposed rear roof dormer extension is not considered the best design option however, in this instance, it is not considered to adversely impact on the character of the existing house and the surrounding area. Given that the proposed dormer would be in the rear elevation and would not be noticeable from Brooklyn Drive, the proposal is not considered to adversely harm the character of the street to the point of refusing the application. Further, given that there is a similar type of roof modification at the adjoining property at no 33, this kind of development is not considered alien to the area and thus would not harm the character of the area. Figure 3 and 4 show the existing neighbouring rear extension which includes a flat roof rear dormer extension.



Figure 3: Existing side elevation including flat roof rear dormer at no 33 Brooklyn Drive (site visit 10/10/22)



Figure 4: Existing rear elevation no 33 Brooklyn Drive (site visit 10/10/22)

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. 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.

As extended, the property would not extend new views in the side elevation. Whilst there would be three additional windows above the existing first floor windows, these are not considered likely to introduce new views than currently obtainable as such there is unlikely to be any overlooking and loss of privacy concerns. Located beyond the rear garden of the property is an open green field and this further eliminates any privacy concerns. In addition, although the new roof form would be noticeable, it is not considered likely to have any overbearing effects on the adjoining neighbouring properties. Further, given the existing separation gap between adjoining properties (which would be retained), the orientation of existing buildings and the relationship with each other, the proposed development is not considered to have an adverse impact on the amount of natural light adjoining properties currently enjoy. The proposal therefore complies with Policies CC8 and H9 and is considered acceptable.

Transport Matters

The property is a four bed dwelling house. The proposed development would result in two additional bedrooms. The Revised Parking Standards and design SPD 2011 requires two car parking spaces for a 4+ bed dwelling house in zone 3. Although the total number of bedrooms would increase to six, this is not considered to adversely impact on parking as there is adequate parking space in the front of the property as evidenced in figure 1 above. The proposal would continue to meet the current parking standard requirements as such the proposal complies with Policy TR3 and TR5 of the Reading Borough Plan 2019 and the Revised Parking Standards and design SPD 2021

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

CONDITIONS

Time Limit (Standard)

Approved Plans

Materials (to Match)

No new openings

Adherence to Bat Survey Report