

## **DELEGATED HOUSEHOLDER APPLICATION REPORT**

**Ward:** Caversham Heights

**App Ref:** 221359/HOU

**Address:** 1 Hewett Close, Caversham, Reading, RG4 7ER

**Proposals:** Alteration of dormers, including an additional front dormer from previously approved application 211978, and reduction to approved rear dormer from previously approved application 211977

**Case Officer:** Ryan Allen

**Applicant:** Mr Brian Appleton

**Date received (valid from):** 14 September 2022      **Target Decision date:** 9 November 2022

### **1. SITE DESCRIPTION**

**Site visit date:** 18/10/2022

### **2. PROPOSAL AND SUPPORTING INFORMATION**

The application site is a semi-detached bungalow on the Northern side of Hewett Close, Caversham. The cul-de-sac the dwellinghouse is situated on is wholly residential and comprises several bungalow of a similar style and character to the application site. The property is not a listed building

Planning permission is sought for certain alterations from previously permitted planning applications: 221978 & 221978. Alterations include an additional front dormer and a reduction to the rear dormer, all previously approved under aforementioned applications.

#### **Plans considered**

Site Location Plan - Drawing No. 02-50

Block Plan as Approved - Drawing No. 02-51

Floor Plans as Proposed - Drawing No. 03-50

Floor Plans as Approved - Drawing No. 03-55

Sections as Approved - Drawing No. 04-50

Sections as Proposed - Drawing No. 04-55

Block Plan as Proposed - Drawing No. 20-55

Elevations as Approved - Drawing No. 50-50

Elevations as Proposed - Drawing No. 50-55

Received 14/09/22

### **3. RELEVANT PLANNING HISTORY**

05/05/94 - 940209/FUL - Change of use from grass verge to garden plus new 1800 high close boarded fencing - Permitted

09/12/21 - 211977/CLP - Certificate of Lawfulness for proposed single storey rear extension rear dormer roof extension, rooflights on front and rear roofslope and window/door changes on west (side) and front (south) elevations (amended description) - Permitted

09/12/21 - 211978/HOU - Alteration to the front of the dwelling, including front dormer, porch, roof infill and door to window amendment. - Permitted

#### **4. CONSULTATIONS**

The following addresses were consulted by letter.

145 Upper Woodcote Road, Caversham Heights, Reading  
2 Hewett Close, Caversham, Reading, RG4 7ER

Letters of representation have been received as follows:  
None.

##### **Internal Consultees:**

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)

##### **SPG/SPD**

A Design Guide to House Extensions SPD (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 proposal seeks to alter the previously approved rear dormer in scale and design. Under application 211977/CLP, a rear box dormer stretching across the entire width of the rear pitched roof was permitted. The proposal seeks to alter this previous approval to a smaller rear dormer, complete with pitched roof, to be set within the rear roof slope. The proposed alteration is considered to be far more complementary to the existing dwelling in terms of design as it's seen to have less potential for visual dominance, particularly as the rear of the property in question is viewable from the public domain. Similar considerations apply when assessing the proposed 2no. front dormers. The 2no. proposed front dormers mirror the proposed rear dormer in terms of design and scale, further contributing to the complementary nature of the proposal when discussing its design merits. The proposal illustrates the front dormers in question to be both set down from the ridge, and in-line with one-another horizontally and vertically; as per the Reading Borough Council Design Guide to House Extensions SPD (2021). Whilst front dormers are not present within the streetscene, the complementary aspects of the proposal in terms of design are considered to balance any change to the streetscene that would occur. Thus establishing compliance with policies CC7 & H9 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 altered rear dormer is not seen to have a detrimental impact on neighbouring properties or the existing dwelling in terms of residential amenity. Neighbouring properties are considered to be a significant distance away and this is seen to mitigate any potential harm. The potential impacts on privacy for neighbours is always to be considered when assessing proposed front dormers. In this instance, the setback nature of the property itself, as the site benefits from a sizeable rear garden, is seen to reduce the potential for compromise in terms of privacy and overlooking for neighbouring properties adjacent to the site. All in line with policies H9 & 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