

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Heights

App Ref: 220475/HOU

Address: 62 Hunters Chase, Caversham, Reading, RG4 7XH

Proposals: Loft conversion with rear dormer and side hip to gable

Case Officer: Julie Williams

Date valid from: 30 March 2022 Target date: 25 May 2022 Extended to 18 July 2022

PROPOSAL AND SUPPORTING INFORMATION

Plans considered:

LP3890/01 - Proposed Plans & Elevations - Amended to LP3890/01 Rev A 4th July 2022.

LP3890/02 - Existing Plans & Elevations / Location Plan



Existing Plans



Original Proposed Plans

Further to site visit and consideration of neighbour concerns and design aspects the applicant worked with officers to change the design of the dormers to be more in proportion with the main house and to reduce the window sizes.



Revised plans

PLANNING HISTORY

None since property originally built.

CONSULTATIONS

Statutory or Internal consultations:

None required

Public consultations:

The following addresses were consulted by letter and a site notice displayed.

- 32 Tymawr, Caversham, Reading, RG4 7XR
- 1 Blaenavon, Caversham, Reading, RG4 7XQ
- 35 Tymawr, Caversham, Reading, RG4 7XR
- 36 Tymawr, Caversham, Reading, RG4 7XR
- 2 Blaenavon, Caversham, Reading, RG4 7XQ

2 representations were received raising concerns for overlooking and over bearing impacts and the appearance of the rear dormer. These objectors were notified of the amended plans on 1st July 2022 giving till 15 July to reply but no further comment has 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.

RELEVANT PLANNING POLICY & GUIDANCE

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with policies in 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 current development plan is:

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 (2021)

ASSESSMENT

The proposed development is for enlargement of the roof space of this unusual house which, due to topography appears as 3 storey from the road but 2 storey from the rear garden. It also sits in isolation on the street from neighbouring houses featuring an asymmetrical roof shape gable on one side but hipped on the other. The topography also means that the property sits higher than those on Blaenavon. These elements were material considerations for this proposal.

Officers were concerned that the original design was out of proportion with the scale of the rear of the house and that the large expanse of box dormer would have an overbearing impact on the garden of the original house and the outlook for neighbours. Notwithstanding the mature planting on the boundary, the existing relationship means that it is possible to overlook certainly 1 Blaenavon from 1st floor windows so the large dormer windows would make this relationship worse and increase the perception of being overlooked.

The amended design suitable addresses both of these concerns and therefore it can now be confirmed that the extensions would not be harmful to the character or appearance of the site or its surroundings and would not have a detrimental impact on the amenities of the original building or those of neighbouring properties. As such the proposal is found to be in accordance with Policies CC7 (Design and the Public Realm), CC8 (Safeguarding amenity) and H9 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (2019) and the Council's Supplementary Planning Guidance "A Design Guide to House Extensions" (2021).

RECOMMENDATION:

Grant