

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham

App Ref: 220837/HOU

Address: 48 Priest Hill, Caversham, Reading, RG4 7RY

Proposals: Formation of gable feature with casement window to the front roof slope.

Case Officer: Beatrice Malama

Applicant: David Green

Date received (valid from): 8 June 2022 **Agreed Decision date:** 29 September 2022

1. SITE DESCRIPTION

Priest Hill is a residential area comprising of early 20th Century detached and semidetached buildings. The immediate surrounding area has similar type of buildings but with a degree of variation in terms of style.

48 Priest Hill is a two storey semi-detached dwelling house built c1915. It is located at the junction of Priest Hill and Blenheim Road and where Priest Hill links into The Mount. The front and rear elevation of the property is made of London stock bricks and render finish. Pitched roof and traditional windows are prominent features of the property. To the front of the property are a number of tall mature non TPO trees. The building is not listed and does not fall within a conservation area. The photos below show the existing front and rear elevations.



Figure 1: Front Elevation (photo extract - Design Statement, 48 Priest Hill)



Figure 2: Rear Elevation (photo extract - Design Statement, 48 Priest Hill)

2. PROPOSAL AND SUPPORTING INFORMATION

Planning application is sought for the proposed gable feature formation with casement window and a new velux window to the front roof slope. The new pitched front roof dormer would measure approximately 3.3m wide at base and approximately 2.7m deep. It would be finished with matching roof tiles with UPvc casement windows.

Plans considered

Drawing No. PP-01 - Existing Ground Floor Plan
 Drawing No. PP-02 - Existing First Floor Plan
 Drawing No. PP-03 - Existing Loft Floor Plan
 Drawing No. PP-04 - Existing Roof Top Plan
 Drawing No. PP-05 - Existing Elevations and Section
 Drawing No. PP-06 - Proposed Ground Floor Plan
 Drawing No. PP-07 - Proposed First Floor Plan
 Drawing No. PP-08 - Proposed Loft Floor Plan
 Drawing No. PP-09 - Proposed Roof Top Plan
 Drawing No. PP-10 - Proposed Elevations and Section
 Drawing No. PP-11 - Existing and Proposed South Elevations
 Drawing No. PP-12 - Existing and Proposed Site Plans
 Site Location Plan, 48 Priest Hill, Caversham, RG4 7RY
 Block Plan, 48 Priest Hill, Caversham, RG4 7RY
 Design Statement, 48 Priest Hill, Caversham, RG4 7RY
 Received on 8th June 2022

3. RELEVANT PLANNING HISTORY

No planning history

4. CONSULTATIONS

Internal - RBC Natural Environment comment

The mature Cedar in the front garden of No. 46 next door is subject to TPO 94/06.

The proposal is purely for the formation of a gable feature with casement window in the roof hence does not impact the footprint of the dwelling or require any ground works. As such there are no objections subject to an informative as suggested below:

You are advised to avoid the use of the front garden (lawn) for development related activity, e.g. storage of materials & mixing of cement, without appropriate ground protection due to the resulting potential harm to the Root Protection Area of the protected Cedar tree at No. 46 Priest Hill.

External

Confirmation that a site notice was displayed was received on 13th June 2022 and the following addresses were consulted by letter.

46 Priest Hill, Caversham, Reading, RG4 7RY
20 The Cloisters, Caversham, Reading, RG4 7RQ
22 The Cloisters, Caversham, Reading, RG4 7RQ
4 Blenheim Road, Caversham, Reading, RG4 7RS

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)
EN14 (Trees, Hedges and Woodlands)

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.

Given the size and design of the proposed front dormer extension and the velux window, the proposal would integrate well within the existing roof slope. The proposal is set further back from the existing roof eaves and would not be higher than the existing ridgeline of the main house as such the proposal is not considered harmful to character and appearance of the existing building. In addition, the area is characterised by similar type of front dormers and thus the proposed development would fit in with the existing character of the street therefore the proposal would not cause harm to the street scene. Furthermore, given that there are a number of tall mature trees within the property's frontage, these would further act as a form of screening and would eliminate any likely harm to the visual amenity of the street scene. The proposal therefore aligns with policies CC7 and H9.

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.

The proposal has been designed to be smaller than the rest of the roof and would comfortably sit within the existing roof slope. In addition, it is set further back from the eaves of the main house as such the proposal is not considered overbearing. Further, given that there are no other roof alterations proposed as part of the application, the rest of the roof would remain unaltered as such no overlooking and loss of privacy concerns would arise. The proposal therefore is not considered to harm the living conditions of neighbouring occupants as such it complies with the above policies.

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

Application Permitted

9. CONDITIONS

Time Plan (Standard)

Approved Plans

Materials (To Match)