

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Redlands

App Ref: 221020/HOU

Address: 6 Addington Road, Reading, RG1 5PJ

Proposals: Convert existing hipped roof to gable end. Loft conversion with rear box dormer and new velux window to front.

Case Officer: Marcie Rejwerska

Applicant: Mrs Shashi Gadgil

Date received (valid from): 12 July 2022 **Target Decision date:** 5 December 2022
(ext.)

1. SITE DESCRIPTION

The application site is a semi-detached two storey dwelling on Addington Road. The property is set back from the road via a front garden and paved driveway. The property has an existing two storey side extension and an existing conservatory at the rear. Addington Road is a predominately residential road comprised of semi-detached dwellings and terraces in varying character. The property is not listed and is just outside of the Alexandra Road conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a hip-to-gable loft extension, new roof light at the front elevation, and a dormer at the rear.

The total volume of the proposed extensions is 48.65m³.

Plans considered:

22.6AR.SITE, Rev.A, Location and block plan, dated June 2022, received 4 November 2022

22.6AR.P01, Existing floor plans, dated June 2022, received 12 July 2022

22.6AR.P02, Existing elevations, dated June 2022, received 12 July 2022

22.6AR.P03, Rev.A, Proposed ground floor and first floor plans, dated June 2022, received 4 November 2022

22.6AR.P04, Rev.C, Proposed loft and roof plan, dated June 2022, received 4 November 2022

22.6AR.P05, Rev.B, Proposed elevations, dated June 2022, received 4 November 2022

3. RELEVANT PLANNING HISTORY

960407 - Two storey side extension - Application permitted on 14/01/1997

4. CONSULTATIONS

The following addresses were consulted by letter.

38 Malvern Court, Reading, Berkshire, RG1 5PL

8 Addington Road, Reading, RG1 5PJ

4a Addington Road, Reading, RG1 5PZ
4a Addington Road, Reading, RG1 5PZ

One objection received citing concerns of scale, visual dominance, loss of privacy, design and character.

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 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.

The proposed loft conversion and rear dormer are considered to fall under permitted development due to the scale and matching materials and this is an important and overarching fallback position and a material consideration in the case of this application.

The proposal has been scaled down by the applicant to address the objections raised. The materials were also amended to match the existing. The development is considered to have minimal impact on the character of the wider area. The rear dormer will not be visible from the street and therefore is not considered to have any impact on the wider character of the street nor the nearby conservation area.

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.

- Privacy and overlooking;
 - Two windows proposed at the rear elevation dormer - the window closest to the adjacent property is to be obscure glazed. New views created are not considered to pose a risk of overlooking.
- Overbearing effects;
 - The proposed development is below the volume limit for permitted development.
- Sunlight and daylight;
 - No identified risk.

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

Recommended Conditions:

TL1

AP1

M1

PD3