

DELEGATED APPLICATION REPORT

Ward: Kentwood

App Ref: 220252/FUL

Address: 264 Kentwood Hill, Tilehurst, Reading, RG31 6DR

Proposals: Conversion of loft space into habitable room with two rear dormer windows and 4 x front rooflights

Case Officer: Mr David Brett

Applicant: Mr H Toor

Date received (valid from): 22/02/2022

Target Decision date: 19/04/2022

1. INTRODUCTION

The application site comprises 264 Kentwood Hill, which was previously occupied by a charity shop, and has been closed since at least September 2016 according to imagery on Google Street View. At ground floor it is an existing vacant Class E shop unit. Access to the upper floor (residential unit) is gained via a front entrance onto Kentwood Hill through the shop (there is no independent access). The new dwelling approved under 220106/EPA would be accessed from the rear. Permission 220079 has granted separate access to the upper floor residential unit from the front façade (see relevant history section below).

The proposal site is not within a Conservation Area or listed.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks the following:

- The addition of four roof lights to the front roof slope
- The addition of two pitched roof dormers to the rear roof slope.
- Internal alterations will also take place, however, these changes do not in themselves require planning permission.

Plans considered:

- Location and Site Plan - 2022-264KH-FP-1 Rev 1.0
- Existing Floor Plans - 2022-264KH-FP-2 Rev 1.0
- Existing Elevations - 2022-264KH-FP-3 Rev 1.0
- Proposed Floor Plans - 2022-264KH-FP-4 Rev 1.0
- Proposed Elevations - 2022-264KH-FP-5 Rev 1.0
- Existing and Proposed Roof Plans - 2022-264KH-FP-6 Rev 1.0

Received on 22/02/2022

3. RELEVANT PLANNING HISTORY

880306/FUL - CHANGE OF USE FROM RETAIL SHOP (CLASS A1) TO CAFE (CLASS A3) - Application Refused on 12/01/1989

220106/EPA - Change of use of rear ground floor shop from Class E (offices) to C3 (dwelling houses) to comprise 1 new dwelling. Prior Notification under Class MA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015. - Application Permitted on 15/03/2022

220079/FUL - Various alterations to shopfront and ground floor shop, including a replacement entrance to the reconfigured ground floor shop and new entrance from the street to serve the existing residential unit above - Application Permitted on 01/04/2022.

220425/EPA - Change of use of Ground Floor from Class E (offices) to C3 (dwelling houses) to comprise 1 Flat. Prior Notification under Class MA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015. - Application to be determined.

4. CONSULTATIONS

4.1 The following addresses were consulted by letter.

260-262 Kentwood Hill, Tilehurst, Reading, RG31 6DR - No response received.
Flat, 260-262 Kentwood Hill, Tilehurst, Reading, RG31 6DR - No response received.
266 Kentwood Hill, Tilehurst, Reading, RG31 6DR - No response received.
266a Kentwood Hill, Tilehurst, Reading, RG31 6DR - No response received.

Reading Borough Council, Ecology - Response dated 31/03/2022

- The proposals are very unlikely to affect any priority habitats or protected species. There are no objections to this application on ecological grounds.

5. 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.

6. 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 (Adopted November 2019)

CC1 Presumption in favour of sustainable development
CC2 Sustainable design and construction
CC7 Design and the public realm
CC8 Safeguarding amenity
EN15 Air Quality

SPG/SPD

Design Guide to House Extensions SPD (Adopted March 2021)

7. APPRAISAL

7.1 Design and Access

In accordance with Policy CC7 of the Reading Borough Local Plan; all development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located. The various components of development form, including:

- Layout
- Landscape
- Density and mix
- Scale: height and massing

- Architectural detail and materials

The works proposed to the rear roof slope of 264 Kentwood Hill consist of two separate pitched roof dormers. The proposed dormers are set down from the existing ridge, and line up horizontally as well as vertically, which is in line with guidance on dormer extensions within the Design Guide to House Extensions SPD (paragraph 7.3). Other dormer styles are also present to the rear of 254 to 268 Kentwood Hill (see figure 1 below). Due to the existing disorganised arrangement of windows and doors to the rear elevation of 264 Kentwood Hill, it is considered the dormers line up as much as reasonably possibly and are not harmful to the appearance of the rear of 264 Kentwood Hill.



Fig 1. Rear of 254 to 268 Kentwood Hill (proposal site outlined in red). Image retrieved from Google Maps on 04/04/2022.

Four roof lights are proposed to the front roof slope of 264 Kentwood Hill. The proposed roof lights project 0.1m from the existing roof slope and are positioned to the upper third of the roof slope, with two large roof lights book ended by two smaller roof lights. Despite the lack of roof lights to the front of 254 to 268 Kentwood Hill, the additional of the four roof lights is not considered harmful to the overall character and appearance of 264 Kentwood Hill or the wider terraced row. This is due to the size and scale of the proposed roof lights as well as the positioning.

In terms of materials, these have been specified on the application form to match the neighbouring properties.

Overall, the proposed development is considered minor in scale and impact and is therefore in accordance with Policy CC7 of the Reading Borough Local Plan.

7.2 Safeguarding Amenity

No nearby occupiers are considered to be significantly impinged by the proposed development in relation to any amenity consideration. This includes the adjoining properties at 260-262 and 266 Kentwood Hill.

Overall, the proposed development is not considered to harm the living conditions to neighbouring properties or the surrounding area. Therefore, the proposed development is considered in accordance with policies CC7 and CC8 of the Reading Borough Local Plan.

In terms of current and future occupiers the proposed works would effectively alter a two-bedroom first floor flat into a three-bedroom maisonette at first and roofspace level. This would improve the quality of accommodation for current and future occupiers.

7.3 Air Quality

This proposal has been considered against Reading Borough Local Plan policy EN15, as the proposal site is within an Air Quality Management Area (AQMA). As demonstrated in the policy, this proposal does not meet the requirements for an Air Quality Assessment (AQA) and is considered not enough of a detrimental impact air quality to warrant such an assessment due to the size and scale of the proposal.

7.4 Ecology

Due to the works proposed to the roof of 264 Kentwood Hill, Ecology were consulted on this application. This was to establish whether or not the proposal would have any impact on any protected species that may be nesting in the loft space. Ecology have concluded that the proposals would be very unlikely to affect any priority habitats or protected species.

8. CONCLUSION

The proposed development has been assessed and the proposed works are considered to be in accordance with the above relevant policies and planning permission can be granted.

9. RECOMMENDATION

GRANT

10. CONDITIONS

TL1: Time Limit (Standard)

The development hereby permitted shall begin no later than three years from the date of this planning permission.

REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

AP1: Approved Plans

The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

Plans considered:

- Location and Site Plan - 2022-264KH-FP-1 Rev 1.0
- Proposed Floor Plans - 2022-264KH-FP-4 Rev 1.0
- Proposed Elevations - 2022-264KH-FP-5 Rev 1.0
- Existing and Proposed Roof Plans - 2022-264KH-FP-6 Rev 1.0

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REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

M1: Materials (To Match)

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing building.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

11. INFORMATIVES

Standard Informatives