

DELEGATED APPLICATION REPORT

Ward: Battle

App Ref: 211309/FUL

Address: 265 Oxford Road, Reading, RG30 1EH

Proposals: External alterations to ground floor front and associated works. First floor rear extension. Two pitched roof dormers to the front. Two flat roof dormers to the rear. (Amended Description)

Case Officer: Mr David Brett

Applicant: Kennet Investment Ltd

Date received: 10/08/2021

Valid from: 31/08/2021

Target Decision date: 10/11/2021, extension of time agreed on decision from 26/10/2021

1. INTRODUCTION

The proposal site is an end terraced property located on Oxford Road. The ground floor consists of two self-contained flats, the first and second floors comprise a small five bedroom HMO (Class C4). The proposal site is located within the Russell Street/Castle Hill/Oxford Road Conservation Area, and is located within the High Street Heritage Action Zone.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks the following:

- First floor rear extension to existing two-storey outrigger.
- Two flat roof dormers to the rear roof slope.
- Two pitched roof dormers to the front roof slope.
- Alterations to the ground floor front including boundary treatment.

Plans considered (plans with double strikethrough denote superseded plans):

- ~~Existing & Proposed Floor Plans - PL/A566/01~~
- Existing Elevations - PL/A566/02
- ~~Proposed Elevations - PL/A566/03~~
- ~~Location & Site Plan - PL/A566/04~~

Received on 10/08/2021

- Location Map, Site Plan & Proposed Site Plan - PL/A566/04 rev A

Received on 11/08/2021

- ~~Existing & Proposed Floor Plans - PL/A566/01 Rev A~~
- ~~Proposed Elevations - PL/A566/03 Rev A~~

Received on 26/10/2021

- Existing & Proposed Floor Plans - PL/A566/01
- Proposed Elevations - PL/A566/03

Received on 08/11/2021

3. RELEVANT PLANNING HISTORY

061225/FUL - Change of use from sui generis on ground floor to A3 with proposed single storey rear extension and internal changes to first and second floor accommodation. - Application Permitted on 14/12/2006

140852/FUL - Retrospective application for change of use to A5 take-away and retrospective single storey rear extension 3.7m deep by 2.5m wide. - Application Permitted on 08/12/2014

190427/CLE - Certificate of lawfulness for the existing use of the first and second floors as a C4 small HMO (for up to six persons) - Application Permitted on 03/06/2019

190952/RPA - Change of use of ground floor from Class A5 (Hot food takeaways) to C3 (dwelling houses) to comprise 2 X 1-bedroom flats. Prior Notification under Class M, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015. - Application Permitted on 09/08/2019

200199/FUL - Change of use of first and second floor from C4 (Small HMO) to a two bedroom duplex flat with external alterations including ground floor front, two new front facing dormers and new rear dormer window - Application Permitted on 11/09/2020

The following application is not at the proposal site, but is considered relevant to this application:

263 Oxford Road, Reading, RG1 7PY

- 190428/CLE - Certificate of lawfulness for the existing use of the first and second floors as an HMO - Certificate Granted on 15/05/2019
- 210621/FUL - 2 x front pitched roof dormers and 2 x rear flat roofed dormers (amended) - Application Permitted on 26/07/2021

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

Neighbours:

10A Ormsby Street, Reading, RG1 7YR - No response received.
Ground Floor Flat, 10B Ormsby Street, Reading, RG1 7YR - No response received.
First Floor Flat, 10B Ormsby Street, Reading, RG1 7YR - No response received.
263 Oxford Road, Reading, RG1 7PY - No response received.
Flat 1, 263 Oxford Road, Reading, RG1 7PY - No response received.
Flat 2, 263 Oxford Road, Reading, RG1 7PY - No response received.
2 Ormsby Street, Reading, RG1 7YR - No response received.
4 Ormsby Street, Reading, RG1 7YR - No response received.
6 Ormsby Street, Reading, RG1 7YR - No response received.
Flat 1, 265 Oxford Road, Reading, RG1 7PY - No response received.
Flat 2, 265 Oxford Road, Reading, RG1 7PY - No response received.
Flat 3, 265 Oxford Road, Reading, RG1 7PY - No response received.
267-271 Oxford Road, Reading, RG1 7PY - No response received.
182 Oxford Road, Reading, RG1 7PL - No response received.
182A Oxford Road, Reading, RG1 7PL - No response received.
184 Oxford Road, Reading, RG1 7PL - No response received.
184A Oxford Road, Reading, RG1 7PL - No response received.
184B Oxford Road, Reading, RG1 7PL - No response received.
2 Argyle Street, Reading, RG1 7YP - No response received.
Flat 1, 4 Argyle Street, Reading, RG1 7YP - No response received.
Flat 2, 4 Argyle Street, Reading, RG1 7YP - No response received.
Flat 3, 4 Argyle Street, Reading, RG1 7YP - No response received.
Flat 4, 4 Argyle Street, Reading, RG1 7YP - No response received.

Reading Borough Council, Conservation & Urban Design Office - No response received.

Reading Conservation Area Advisory Committee - No response received.

Reading Borough Council, Environmental Protection - Response received on 11/10/2021
- No objection to the proposed development.

A site notice was displayed from Wednesday 1st September 2021, expiring on Wednesday 22nd September 2021. No further responses have been received.

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
EN1 Protection and Enhancement of the Historic Environment
EN3 Enhancement of Conservation Areas
EN4 Locally Important Heritage Assets
EN6 New Development in a Historic Context

SPG/SPD

Design Guide to House Extensions SPD (Adopted March 2021)

Russell Street/Castle Hill/Oxford Road Conservation Area Conservation Area Appraisal (March 2020)

7. APPRAISAL

7.1 Principle of Development

The proposed development seeks a first-floor rear extension, and front and rear dormers. The use of the first and second floor as a C4 HMO for up to six people has been established through a previous Certificate of Lawfulness (existing) application - 190427/CLE. The proposed development seeks to increase the number of bedrooms from five to six. The principle of dormers to the front and rear roof slope is considered acceptable, along with the proposed first floor rear extension provided that the extensions are in line with local planning policy.

It was noted that on the day that the site notice was erected, the ground floor appears to have been converted to two self-contained flats (C3). This change of use was granted under prior approval application 190952/RPA. Therefore, the principle of the works proposed to the ground floor front of 265 Oxford Road are considered in principle to be acceptable providing that the development is in line with local planning policy.



Fig 1. Site photo of 263 (left) and 265 (right) Oxford Road taken by Case Officer on 01/09/2021.

7.2 Design and impact on historic environment

The proposed first floor rear extension is to the existing two-storey outrigger at 265 Oxford Road. The depth of the proposed rear extension is 3.05m and extends the full width of the existing outrigger. The proposed first floor rear extensions continues the mono-pitched roof to the existing outrigger, running parallel to the side wall of 10 and 10b Ormsby Street. Whilst it is acknowledged that 10 and 10b Ormsby Street is a Building of Townscape Merit, the proposed side extension is not considered to harm the character, appearance and setting of the building. The proposed first floor side extension would not be visible from the street scene, either along Oxford Road or Ormsby Street (see Fig 3). There would be one limited view of the proposed first floor rear extension from Argyle Street, however, this a very specific angle across several rear gardens (see Fig 2).



Fig 2. View of the rear of 265 Oxford Road when viewed from Argyle Street. Approximate mass of proposed first floor rear extension demonstrated in red. Google Street View image captured in October 2020.

In accordance with Policy EN4 of the Reading Borough Local Plan, the proposed first floor rear extension is not considered to detrimentally impact the locally important heritage asset of 10 to 10b Ormsby Street. The proposed first floor rear extension would adjoin the side wall to the locally important heritage asset. The development will not alter the physical features of 10 to 10b Ormsby Street and is therefore considered to conserve the architectural and historic

significance of the Building of Townscape Merit. The setting of 10 to 10b Ormsby Street is not considered to be harmed.



Fig 3. View of 10 to 10b Ormsby Street when viewed from Ormsby Street. Google Street View image captured in November 2015.

Two flat roof dormers are also proposed to the rear roof slope of 265 Oxford Road. In accordance with guidance on dormer extensions within the Design Guide to House Extensions SPD; the proposed flat roof dormers are not considered excessive in size, scale and appearance. The proposed rear dormers are set down from the ridge of the 265 Oxford Road and are considered in proportion and an appropriate development for the roof slope. The proposed rear dormers would be obscured from the street scene along Oxford Road and are not considered visually intrusive to number 265 or the surrounding area.

Two pitched roof dormers are proposed to the front roof slope, replacing the existing pitched roof dormer to the centre of the front roof slope. The proposed pitched roof front dormers are considered acceptable in terms of size scale and appearance. The proposed dormers are in line with guidance on dormer extensions as they are set into the roof slope, and line up horizontally and vertically with the existing windows and doors at number 265.

The proposed works to the ground floor front of 265 Oxford Road consist of a 1.2m high single brick boundary wall. Areas have been designated within the front of 265 Oxford Road for cycle storage and bin storage. The boundary treatment proposed is considered typical given the use of 265 as C3 residential (two flats at ground floor) and C4 small HMO. The boundary treatment proposed is considered characteristic of this section of Oxford Road, with the terraced row of 255 to 261 Oxford Road consisting of similar boundary treatment in terms of size, scale and appearance.

In terms of overall impact of the development to the Conservation Area; it is important to consider the proposed development alongside the recent planning permission for 263 Oxford Road. The pair of 263 and 265 consist of similar architectural features such as patterned brickwork. Planning permission has been granted under application 210621 for the replacement of the existing single pitched roof dormer with the insertion of two pitched roof dormers to the front roof slope - identical to those proposed at number 265. The proposed pitched roof dormers under this application would therefore retain the symmetry of the pair of 263 and 265 and preserve the positive contribution that these 263 and 265 make to the Conservation Area.

Overall, the proposed development is considered in accordance with Policies CC7, EN1, EN3 and EN4 of the Reading Borough Local Plan in terms of design and impact on the Conservation Area and nearby Building of Townscape Merit.

7.3 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 263 and 267 Oxford Road, as well as the dwellings to the rear of the proposal site along Ormsby Street.

It is acknowledged that 265 Oxford Road is a small HMO as existing (C4). The proposed development is considered to improve the living conditions for current and future occupants, providing an additional bedroom for the same number of occupants - six. The increase in usable floorspace is considered to improve the living conditions at the C4 HMO (maximum of 6people), the use of which was certified under application 190427/CLE.

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. It is considered appropriate to condition the approval of this application to restrict the potential insertion of side facing windows to the side elevations of the first-floor rear extension under permitted development. This is to safeguard the amenities of neighbouring properties from overlooking and loss of privacy in accordance with Policy CC8 of the Reading Borough Local Plan.

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 Map, Site Plan & Proposed Site Plan - PL/A566/04 rev A

Received on 11/08/2021

- Existing & Proposed Floor Plans - PL/A566/01
- Proposed Elevations - PL/A566/03

Received on 08/11/2021

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.

M3: Materials (As Specified)

The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and/or application forms unless otherwise agreed in writing with the Local Planning Authority.

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 and EN3 of the Reading Borough Local Plan 2019.

PD2: No New Openings

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) no windows/doors/dormers/openings, other than those shown on the approved plans shall at any time be placed in the side elevations of the first floor rear extension hereby permitted without the grant of a separate planning permission from the Local Planning Authority.

REASON: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

11. INFORMATIVES

Standard Informatives