

DELEGATED APPLICATION REPORT

Application No: 211117/FUL

Address: 22 Long Barn Lane, Reading

Proposal: Proposed first floor side extension and loft conversion following modification to the existing roof

Agreed Target Date: 13/09/21

Case Officer: Connie Davis

1. Site Description and Surrounding Area

The application site is an already extended doctors' surgery bounded to the by an industrial building (garage) to the north-west, to the south-east by residential properties.

The site is not Listed, nor in a Conservation Area, however it is located partially within an Air Quality Management Area.

2. Proposal

Planning permission is sought for a first-floor side extension to the north of the site. This would result in the existing catslide roof of the building being lost. The extension would have a width of 3m (same as ground floor level). It would extend a depth of 7m. The extension would provide a room to store medical equipment.

In addition, a loft conversion is proposed. This will involve increasing the ridge of the roof by 0.3m and change to a hipped roof design on all elevations. At present, the surgery roof form is varied. The loft conversion will be used by administrative staff at the surgery.

Materials are proposed to match those of the existing building.

3. Internal Consultations

Transport - No objections

4. External Consultees

The following addresses were formally consulted via letter on 14/07/21:

16-20, 24 Long Barn Lane

A site notice was also displayed between 15th July 2021 - 5th August 2021.

No comments have been received.

5. Plans/Documents Considered

LL-01 - Location and Block Plan

LL-02 - Existing Plans

LL-03 - Existing Roof Plan

LL-04 - Existing Elevations

LL-05 - Proposed Plans

LL-06 - Proposed Roof Plan
LL-07 - Proposed Elevations
LL-08 - Proposed Sections
Application Form
CIL Form

Received 6th July 2021

Planning Statement

Received 13th July 2021

LL-09 - Street Scene

Received 8th September 2021

6. Relevant Planning History

171887/FUL - Erection of a porch - Application Permitted

171134/FUL - First floor side extension - Application Permitted

170069/FUL - Two storey rear extension, internal alterations to install a platform lift and associated car parking - Application Permitted

7. 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.

8. Relevant Planning Policy and Guidance

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. The Development Plan for Reading relevant to the application site comprises the Reading Borough Local Plan (2019).

The 'National Planning Policy framework' ('NPPF') 2021 states clearly that its content is to be a material consideration in the determination of applications. The 'NPPF' states that due weight should be given to the adopted policies of the Local Development Framework (LDF) (Reading Borough Local Plan, 2019) according to their degree of consistency with the 'NPPF' (the closer the policies in the plan to the policies in the 'NPPF', the greater the weight that may be given).

9. Relevant Policies

The application has been assessed against the following policies:

National

National Planning Policy Framework 2021;

National Planning Policy Guidance 2014 onwards;

Reading Borough Council Local Plan

CC1 Presumption in Favour of Sustainable Development
CC2 Sustainable Design and Construction
CC7 Design and the Public Realm
CC8 Safeguarding Amenity
EM1 Provision of Employment
OU1 New and Existing Community Facilities
TR3 Traffic, Access and Highway-Related Matters
EN15 Air Quality

Supplementary Planning Documents

Sustainable Design and Construction (2011)
Revised Parking Standards and Design (2011)

10. Appraisal

The main issues are considered to be:

- Principle of development
- Design and impact on the surrounding area
- Impact on neighbouring amenity

Principle of development

As noted in the planning history section of the report, the building has been previously extended. As such, in principle there is not resistance to further extending the building, subject to a suitable design, and a further extension not resulting in an overdevelopment of the site. The extension would support the existing use of the building as a surgery, and as such the extension would help to enhance the community asset in line with Policy OU1 which states *‘Proposals for new, extended or improved community facilities will be acceptable, particularly where this will involve co-location of facilities on a single site. Proposals for on-site intensification of important facilities, such as schools and healthcare uses, will be supported, subject to other policies in the plan’*. The extension will allow more facilities within the surgery; potentially decreasing the pressing need for additional sites being needed in the future.

Design and impact on the surrounding area

The proposed side extension is considered suitable in overall scale and will result in the balancing of the building following a side extension of the southern elevation of the building permitted in 2017. The catslide roof that would be lost is not considered a feature of the building that, if lost, would unduly affect the appearance of the building.

The increase in height of the building, as a result of the loft conversion, would still remain lower than buildings to the north-west of the site. Therefore it would not be considered out

of place and overly prominent in comparison. Whilst the general bulk of roof form would increase, it is considered that due to the varied style of property on the road, combined with the fact the space would be used for a service to benefit the community, the design and bulk of the roof form would, on balance, be acceptable. The proposal aims to provide a consistent hipped roof form which the new extension would form part of. Materials would match the existing building and this will be secured via condition. Whilst the Local Planning Authority often encourage extensions to be subservient in their design, on this occasion, having elements of the proposal subservient to others would be considered to result in a more contrived and convoluted design compared to that proposed. The lack of subservience is not considered to be of detriment to the surrounding area in this instance.

Whilst the existing extensions and the proposed will result in the building being sizably larger than its original size, it is not considered harmful overdevelopment due to the site having suitable capacity and a suitable design in relation to the existing elements.

As such, the proposal can be supported in line with Policy CC7 of the Reading Borough Local Plan (2019).



Top: Proposed street scene. Bottom: Existing street scene

Impact on neighbouring amenity

The proposal would see the creation of two new first floor windows on the front and rear elevations. Opposite the application site is a sports court/ field rather than residential development, and so would not result in disturbance to neighbouring properties. The rear window would have views onto a small area at the side of 16-20 Long Barn Road (an industrial building to the North-West). It is not considered that this would compromise privacy, or be substantially more harmful than the existing fenestration configuration. Four roof lights are proposed; these would have limited views. The proposal would not be considered to result in a loss of light to neighbouring properties.

From a planning perspective, the proposal is considered acceptable in relation to Policy CC8 of the Reading Borough Local Plan (2019).

Other Matters

Transport

The proposal does not involve development that would increase staffing levels or consultancy rooms warranting an increase in parking provision. As such the proposal is deemed acceptable in relation to Policy TR3 of the Reading Borough Local Plan (2019).

Community Infrastructure Levy (CIL)

The proposal would not be liable for CIL as the proposed extension measures less than 100 sqm.

11. Conclusion

Having regard to the material considerations and all matters raised, the Local Planning Authority considers that the balance of considerations therefore weigh in favour of granting consent subject to conditions.

Recommendation

GRANT

12. Conditions:

1. TL - Standard time limit
2. AP - Standard approved plans
3. M1 - Materials to match

Informatives:

1. Terms
2. Building Control
3. Complaints about construction
4. Encroachment
5. Positive and Proactive