

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Mapledurham

App Ref: 201763/HOU

Address: 31 Chazey Road, Caversham, Reading, RG4 7DS

Proposals: Double hip to gable loft conversion including the installation of three roof windows into the pitched roof of the front elevation and the addition of a rear dormer.

Case Officer: Mr David Brett

Applicant: Mr & Mrs Moorcroft

Date received (valid from): 09/12/2020

Target Decision date: Originally 03/02/2021; extension agreed until 17/02/2021

1. INTRODUCTION

The proposal site is two storey detached dwelling on Chazey Road, Caversham. The surrounding area is predominantly residential and consists of largely detached dwellings with varying designs and scale. There is not a common character and appearance to the dwellinghouses within the surrounding area. A TPO tree is located within the front garden of the proposal site, while four TPO trees are located within the rear garden of number 33.



1. Front of 31 Chazey Road. Photo provided by agent on 17/12/2020.



2. Rear of 31 Chazey Road. Photo provided by agent on 17/12/2020

A site visit for this application was not possible due to the Coronavirus lockdown. The agent supplied site photos on 17/12/2020. These photos were used for the purpose of determining this application.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is a double hip to gable loft conversion including the installation of three roof windows into the pitched roof of the front elevation and the addition of a rear dormer.

Plans considered:

- Existing Ground Floor Plan - 1 - Rev C
- Proposed Ground Floor Plan - 2 - Rev C
- Existing First Floor Plan - 3 - Rev C
- Proposed First Floor Plan - 4 - Rev C
- Proposed Loft Floor Plan - 5 - Rev C
- Proposed Roof Plan - 7 - Rev C
- Existing & Proposed Elevations - 8 - Rev C
- Existing & Proposed Sections A-A - 9 - Rev C
- Existing Sections B-B & C-C - 10 - Rev C
- Location Plan - 13 - Rev C
- Block Plan - 14 - Rev C

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- Sections B-B & C-C - 10 - Rev C

3. RELEVANT PLANNING HISTORY

992415 - single storey rear extension to provide conservatory. - Application Permitted on 12/07/1999

120804 - Single storey front extension to garage, replacement pitched roof to existing two storey rear extension and single storey side extension and new front porch canopy. - Application Permitted on 03/04/2012

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

29 Chazey Road, Caversham, Reading, RG4 7DS - Response received on 05/01/2021

33 Chazey Road, Caversham, Reading, RG4 7DS - No response received.

Moorings, Upper Warren Avenue, Caversham, Reading, RG4 7EJ - No response received.

Reading Borough Council, Trees - Consultation response received on 21/01/2021

- The site is subject to TPO 128/08 comprising of a large Oak tree on the front garden, left hand side of the gate. The soft landscaped area around the Oak's trunk, most of which would represent its RPA, is dense low shrub vegetation and is outlined by a kerb - thus it is unlikely that any construction site traffic or materials storage would overlap here. More soft landscaping containing high grasses or shrubs are part of the right hand side strip, also bordered by a kerb.
- The oak tree is located on the northern side of the house and its large crown does not interfere with the natural light going into the new loft conversion. If anything, it enhances the view through the new proposed windows on the front elevation pitched roof.
- The property at 33 Chazey Road is subject to TPO 60/06 comprising of 4 trees in the rear garden. These trees are at a considerable distance from the building undergoing works at no. 31 and are not going to be affected by the works.
- In conclusion there are no objections for this application with regards to trees.

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)

CC7 Design and the Public Realm

CC8 Safeguarding Amenity

SPG/SPD

A Design Guide to House Extensions SPG

7. APPRAISAL

7.1 House Extensions and Ancillary Accommodation

In accordance with Reading Borough Local Plan policy H9: House Extensions and Ancillary Accommodation, house extension proposals are acceptable where it:

- *Respects the character and appearance of the house in terms of scale and locations.*
- *Respects the character and pattern of neighbouring properties and appearance of the street as a whole in terms of scale, location, materials and design, the arrangement of doors, windows and other principal architectural features and any important existing building line.*

As existing, 31 Chazey Road is a two storey detached dwelling. The main house has been significantly extended to the rear, with a large rear garden still remaining. The surrounding area consists of other large detached dwellings on large plots. There appears to be no common design in terms of the main houses along Chazey Road, with each house varying in size and appearance.

The double hip to gable roof alteration to allow for the proposed loft conversion is not considered to be significantly harmful to the character and appearance of the existing dwelling in terms of size and scale. The proposed double hip to gable conversion would retain the height of the existing ridge. This proposed alteration is considered to have the most significant impact on the street scene. Despite this, the change in roof formation is not considered a harmful addition to the street scene, given the wide variety of styles, significant plot sizes and set backs from the street scene. The roof tiles have been proposed to match the existing dwelling, while three roof lights are also proposed to front roof slope. Given how individual each dwelling house is along Chazey Road, the proposed roof alteration is not considered out of character or scale with any other main house in the surrounding area.

The proposed dormer to the rear is considered subservient and to respect the character and appearance of the main house. While box dormers are not usually supported as per the guidance on dormer extensions within A Design Guide to House Extensions, the box dormer proposed within this application is set within the proposed extended roof slope, and within the existing roof formation of the two-storey rear extension. Overall, the proposed box dormer is not considered overbearing or an overdevelopment of the existing roof in terms of size, scale and appearance.

The materials proposed in the development have been specified to match the existing dwelling on the application form. The arrangement of windows is considered acceptable. The development as a whole is considered to sufficiently respect the character and appearance of the existing dwelling and the surrounding area. Therefore, the proposed development is considered in accordance with policy H9 of the Reading Borough Local Plan.

In accordance with Reading Borough Local Plan policy H9: House Extensions and Ancillary Accommodation, house extension proposals are acceptable where it:

- *Does not result in a loss of biodiversity within gardens.*

The proposed extensions are considered not to result in a loss of biodiversity within the garden as the extensions will be constructed on an already developed parts of the site.

7.2 Safeguarding Amenity

This proposal has also been assessed against Reading Borough Local Plan policy CC8: Safeguarding Amenity, which states that proposals are acceptable where they will not cause a detrimental impact on the living environment of existing residential properties with regard to:

- *Privacy and overlooking*
- *Access to sunlight and daylight*
- *Visual dominance and overbearing effects of a development*
- *Harm to outlook*

The proposed development is not considered to harm neighbouring properties 29 and 33 Chazey Road due to the size, scale and location of the proposed development. The proposed development is not considered to harm the living conditions at number 29 or 33 with regards to loss of privacy, overbearing development, or any of the other reasons listed under policy CC8. To preserve the privacy of both 29 and 33 Chazey Road, the non-provision of windows in the side elevations of the proposed hip to gable roof (unless a separate permission is granted) will be secured via condition.

With regards to the wider surrounding area, the proposed development is not considered to harm the living conditions at any other properties or harm the outlook. Therefore, the proposed development is considered in accordance with policy CC8 of the Reading Borough Local Plan.

In terms of current and future occupiers, the proposals will improve the quality of accommodation at the property. Although the floor to ceiling height is shown to be limited at 2.05m, this is not considered to undermine the overall quality of accommodation at the property.

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:

- Proposed Ground Floor Plan - 2 - Rev C
- Proposed First Floor Plan - 4 - Rev C
- Proposed Loft Floor Plan - 5 - Rev C
- Proposed Roof Plan - 7 - Rev C
- Existing & Proposed Elevations - 8 - Rev C
- Existing & Proposed Sections A-A - 9 - Rev C
- Location Plan - 13 - Rev C
- Block Plan - 14 - Rev C

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- Sections B-B & C-C - 10 - Rev C

Received on 04/02/2021

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.

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 and H9 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 hip to gable roof 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

I15: Advice about TPO.d trees and trees in Conservation Areas

You are advised that no tree works are approved by virtue of this consent. Any works to trees subject to a Tree Preservation Order or to Conservation Area status will require submission of a tree works application or Section 211 Notice respectively.