

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Peppard

App Ref: 210145/HOU

Address: 10 Brooklyn Drive, Reading, RG4 8SS

Proposals: Proposed Loft Conversion

Case Officer: Susanna Bedford

Date received & valid from: 28 January 2021 Target Decision date: 13 July 2021
Extended to 14 July 2021

PROPOSAL AND SUPPORTING INFORMATION

Plans considered - all received on 28 January 2021

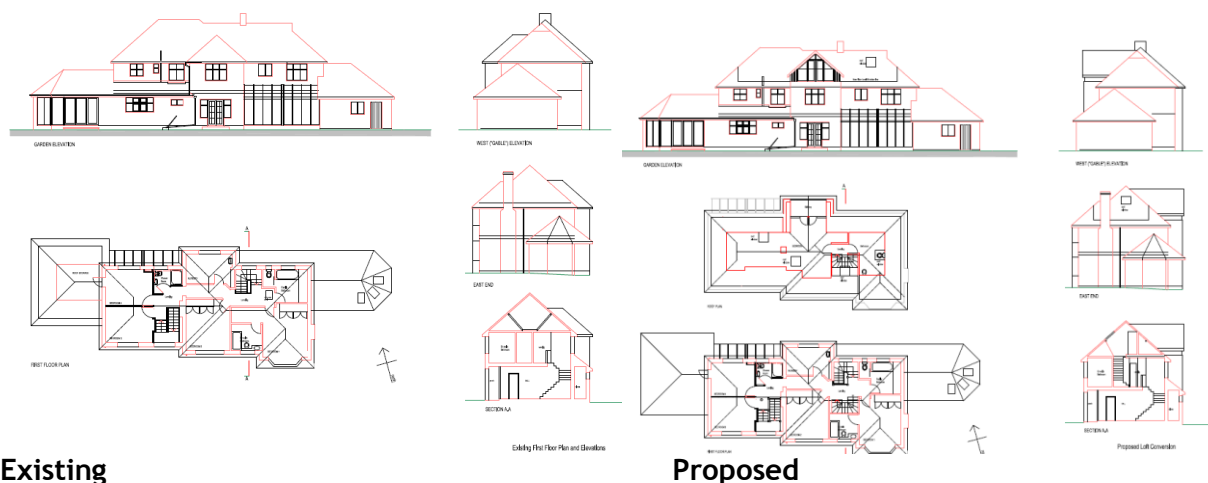
Location Plan

Block Plan

ROB266 3 Existing Plans and Elevations

ROB266 4 Proposed Plans and Elevations

ROB266 5 Proposed Street Scene



PLANNING HISTORY

130418 - Single storey side extension and first floor side extension granted 6/6/13

121157 - Two storey side extension with basement room below. Refused 3/7/12 and dismissed at appeal. 31/12/12

110153 - Replace existing conservatory with a single storey extension. Granted 18/5/11

CONSULTATIONS

Statutory or Internal consultations:

Public consultations:

The following addresses were consulted by letter and a site notice also displayed.

10A Brooklyn Drive, RG4 8SS

8 Brooklyn Drive, Emmer Green, Reading, RG4 8SS

Letters of representation have been received. The main concerns raised are with being overlooked from the proposed balcony and over bearing impact of the new gable designed dormer window. One representation records that a previous application, which included a first floor juliet balcony was refused for this reason and feels that the current proposal would be more harmful as balcony will be at second floor level and a larger balcony area.



Elevation from 121157 showing Juliet balcony

above garage.

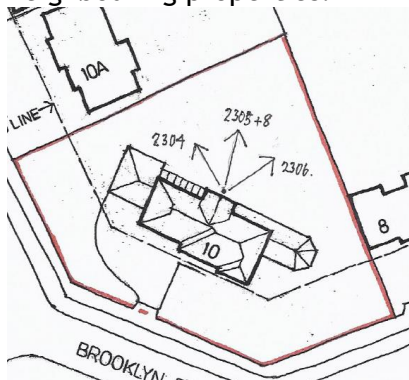
The agent was invited to comment and provide information on the existing boundary screening. The agent replied:

The gable is fundamental to making the new space work, practically - but ensuring that there were no overlooking issues was a prime consideration in developing the design.

In order to convince myself and my clients, I took a number of photographs in July last year from the existing first floor window directly below the gable (just as you are now suggesting) - which I am attaching, together with a Site Plan, on which I have marked the view lines.

As you will see, the boundaries are heavily planted with mature trees and shrubs, which, coupled with the cut-off sight line from within the new space effected by the gable cheeks, virtually eliminates any prospect of overlooking.

He provided the attached plan with photos taken from the relevant first floor window. The block plan also helps to show to relationship of the property to the boundary and neighbouring properties.



View2304



View 2305



View 2308



View 2309

The agent was then asked to consider installing timber slats to the sides of the balcony to restrict views and this was agreed to be the subject of a planning conditoin.

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.

RELEVANT PLANNING POLICY & GUIDANCE

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with policies in 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 current development plan is:

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 (2021)

ASSESSMENT

The comments from the neighbours provide material considerations to use when assessing this application.

The concerns raised about design and overbearing impacts are dealt with by Policy CC7 and H9. The proposed alterations to the roof are not considered to be so out of keeping with the design of the main house and or harmful to the character and appearance of the area as described by the objectors. As illustrated on the block plan above the area of the roof to be enlarged is at the centre of the main house and therefore some distance from the boundary on either side so unlikely to present an immediate overbearing impact on the outlook for neighbours. With appropriate materials the gable window feature would be visually attractive. It would introduce a new design feature but not one that fails to respect the character and appearance of the house or neighbouring properties. In terms of design the proposal complies with Policy CC7 or H9



Agent's illustration

In terms of the concerns raised about loss of privacy arising from the balcony feature Policy H9 and Policy CC8 are relevant. The previous appeal decision has been considered but in that case the Juliet balcony was proposed above the garage within 8 metres of the boundary with 10a Brooklyn Drive. The current proposal, while higher by being set into the roof slope, is nearer 15 metres away from the boundary with the angle of view oblique either way.

The design of the gable feature sets the windows back by 1.5m from the front. There is a small balcony area created 3 metres in width set under the pitched gable roof. Bearing in mind that rear dormer additions to the roof with rear facing windows could be added as permitted development officers consider that the potential for overlooking from the balcony is not significantly worse than a view from a window at this height. There is also substantial boundary screening to further mitigate the impression of being overlooked. Finally, the agent has confirmed that vertical timber slats will be provided to blinker views in and out of the balcony area.

The conclusion reached is that the proposed development would not be harmful to the character or appearance of the site or its surroundings and would not have a detrimental impact on the amenities of the original building or those of neighbouring properties.

As such the proposal is found to be in accordance with Policies CC7 (Design and the Public Realm), CC8 (Safeguarding amenity) and H9 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (2019) and the Council's Supplementary Planning Guidance "A Design Guide to House Extensions" (2021).

RECOMMENDATION:

Grant

Conditions

3 years

Standard materials

Approved plans

Slats to balcony to provide screen

Informative re bats and roof