

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 211770

Address: 3 Winsor Drive, Reading RG30 3EG

Applicant: Mr T. Mirza

Proposal: Erection of a rear part two storey extension and loft conversion with hip to gable roof alteration and x2 rear dormers

Target date: 14/01/2022 (extended)

Case officer: Marcelina Rejwerska

1. Site Description and Surrounding Area:

The proposal site is a semi-detached dwelling on Winsor Drive. The property has an existing two storey side element forming a garage at the ground floor, which measures just over 7m in depth, aligning with the front elevation. The roof is stepped down to accommodate this element. At the rear, a single storey, flat roof element stretches across the width of the main dwelling with a depth of 3.65m. The property has a rear garden and a paved driveway at the front of the property. Winsor Drive is a private road characterised by semi-detached properties.

2. Proposal:

Planning permission is sought for a rear part two storey extension, a loft conversion with a hip to half-hip roof alteration, and two rear dormers.

2.1. Plans Considered:

Geo21-151_T Topographical Survey
2020-05 PL-01 Location Plan
2020-05 PL-04 Site Plan
2020-05 PL-05 Existing Plans
2020-05 PL-06 Existing Elevations
2020-05 PL-11 Existing 3D Images

Received 28/10/2021.

PL-03 Rev A Block Plan
PL-04 Rev A Proposed Site Plan
PL-07 Rev A Proposed Floor Plans
PL-08 Rev A Proposed Elevations
PL-09 Rev A Proposed Sections
PL-10 Rev A Roof Plans

Received 07/01/2022

3. Relevant Planning History:

None.

4. Consultation Responses:

4.1. Internal Consultees

Ecology - The Preliminary Ecological Appraisal (Urban Tree Experts, September 2021) has

been undertaken to the appropriate standard and concludes that the building is unlikely to host roosting bats. As such, since the proposals are unlikely to affect bats or other protected species, there are no objections to this application on ecological grounds.

4.2. External Consultation

The following addresses were formally consulted via letter on 1/11/2021:

1, 5 Winsor Drive
73 Kenilworth Avenue

No responses received.

In addition, a site notice was displayed on site by the applicant.

5. Discussions with applicant/agent

Initially proposed rear box dormer amended to 2 single rear dormers at Officer's request.

6. 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.

7. 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. 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 Policy Guidance

Reading Borough Local Plan (2019)

CC8 Safeguarding Amenity
H9 House Extensions and Ancillary Accommodation
H10 Private and Communal Outdoor Space

Design Guide to House Extensions Supplementary Planning Document (2021)

8. Appraisal

8.1. House Extensions and Ancillary Accommodation

In accordance with 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, location, materials and design*
 - The proposed part two storey extension will measure 3.65m in depth at the ground floor level, infilling the space between the rear of the side projection and the single storey rear element. On the first floor, the proposed extension will measure 2.62m in depth to align with the existing first floor rear elevation. The ground floor element which will extend beyond the first floor will have a flat roof to match the existing single storey extended element. All materials will match the existing.
 - A condition is recommended to restrict the use of the flat roof.
 - There is sufficient space between no.3 and no.1 Winsor Drive to offset any concern about this proposal being overbearing in size. As such, the proposed part two storey extension is considered acceptable in terms of scale and design.
 - The proposed loft conversion will involve roof alterations, including extending the main roof over the existing two storey side element which currently has a stepped down pitched roof. To reduce appearing overbearing, the extended pitched roof will be half hipped at the side. To accommodate the creation of new habitable space on the second floor, 4 new rooflights are proposed at the front of the dwelling, as well as 2 single gable dormers. This is considered acceptable in terms of design.
 - The application has been amended from a single box dormer to 2 smaller gable dormers; the dormers are set within the roof slope, set down from the ridge and in proportion with the rest of the dwelling. The gable dormers also reflect the pattern of the existing windows at the rear elevation. As such, the dormers are considered acceptable.
- *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.*
 - Other properties such as nos. 8 and 10 on Winsor Drive have similar two storey extensions, therefore this proposal would not appear out of place.
 - The scale and design of the proposal is considered acceptable, with no identified harm to neighbouring properties nor the wider street scene.
- *Does not result in a loss of biodiversity within gardens.*
 - Proposal is unlikely to have a significant impact on biodiversity within rear garden.

8.2.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
 - New dormers at the rear will create new views - these are not considered to pose a risk of overlooking or loss of privacy.
- Access to sunlight and daylight
 - No identified risk of overshadowing.
- Visual dominance and overbearing effects of a development
- Harm to outlook

- The proposal is considered acceptable in terms of size and scale and therefore does not pose a risk to outlook of the street.

8.3.Private and Communal Outdoor Space

This proposal has also been assessed against Reading Borough Local Plan policy H10: Private and Communal Outdoor Space, which states that:

- *Usable outdoor space for houses should be no less than the gross floor area of the dwelling to which it relates.*
 - It is considered that this proposal will not represent an unacceptable loss in private outdoor space.

9. 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.

RECOMMENDATION: GRANT PERMISSION

Conditions

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Informatives