

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Thames

App Ref: 211565/HOU

Address: 18 Richmond Road, Reading, RG4 7PP

Proposals: Proposed hip-to-gable loft conversion with flat roof rear dormer, single storey rear extension and Garage extension with gable end.

Case Officer: Mr David Brett

Applicant: Mr J Deasy

Date received (valid from): 21/09/2021

Target Decision date: 16/11/2021

1. INTRODUCTION

The proposal site is a detached bungalow on Richmond Road, Caversham. Richmond Road is characterised as being residential with a mix of large two-storey detached dwellings and bungalows.



Fig 1. Front of 18 Richmond Road. Site photo taken by case officer on 03/11/2021



Fig 2. Rear of 18 Richmond Road. Site photo taken by case officer on 03/11/2021

A site visit for this application was performed on 03/11/2021. It should be noted that upon visiting the site, it was discovered an outbuilding has been constructed within the rear garden of 18 Richmond Road. The applicant explained that the outbuilding was constructed within the last 12 months to service as a personal office for him and his partner. It is considered that the outbuilding would meet permitted development criteria, although this can only be confirmed through an application for a Lawful Development Certificate.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks the following:

- Single storey rear extension
- Garage conversion and front extension
- Hip-to-gable loft conversion with dormer extension
- Rooflights to front roof slope
- Demolition of garden storage building to side boundary

Plans considered:

- Existing Ground Floor Plan - DEASY-0821-01
- Existing Elevations - DEASY-0821-02
- Proposed Ground Floor Plan - DEASY-0821-03
- Proposed Loft Floor Plan - DEASY-0821-04
- Proposed Elevations - DEASY-0821-05

- Section A-A - DEASY-0821-06
- Section B-B - DEASY-0821-07
- Block & Location Plans - DEASY-0821-08

Received on 21/09/2021

3. RELEVANT PLANNING HISTORY

None at the proposal site. The following approved planning application at 16 Richmond Road is, however, considered relevant to this application.

201170/FUL - Erection of 2 detached dwellings following demolition of existing bungalow - Application Permitted on 30/06/2021

211217/APC - Application for approval of details reserved by conditions 3 (Materials), 4 (CMS), 7 (EV Charging Points), 8 (Landscaping), 9 (Boundary Treatment), 11 (SAP details) and 12 (SAP details) of planning permission 201170 - Application to be determined.

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

16 Richmond Road, Caversham, Reading, RG4 7PP - No response received.

16 Richmond Road, Reading, RG30 2SP - No response received.

20 Richmond Road, Caversham, Reading, RG4 7PP - No response received.

Flat 1, 20 Richmond Road, Reading, RG30 2SP - No response received.

Flat 2, 20 Richmond Road, Reading, RG30 2SP - No response received.

102 Albert Road, Caversham, Reading, RG4 7PL - No response received.

104 Albert Road, Caversham, Reading, RG4 7PL - No response received.

Reading Borough Council, Transport - Response received on 01/10/2021

- Given that the property benefits from an existing driveway which can accommodate 2 vehicles; and there is no change to the existing access arrangements onto the highway, there are no transport objections to this application.

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

H9 House Extensions and Ancillary Accommodation

SPG/SPD

Design Guide to House Extensions SPD (Adopted March 2021)
Revised Parking Standards and Design SPD (2011)

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.*

When viewed from Richmond Road, the visible aspects of the development would be the hip-to-gable roof extension, front extension and conversion of the existing garage, and the alterations to the gable to the reception room. The proposed front extension and conversion of the existing garage is considered minor in scale and is considered acceptable. The changes to the front elevation are considered to retain the symmetry of the bungalow, and to a certain degree enhance the symmetry due to the widening of the converted garage. The proposed front extension does not project forward and simply widens the converted garage, as a result there would be no change to the building line along Richmond Road.

The proposed ground floor rear extension has a depth of 3.5m, features a flat roof, with a maximum height of 2.85m, the same height as the existing ground floor rear extension. The proposed ground floor rear extension would connect to the side wall of the existing rear extension. The depth of the existing rear extension is 4.6m. The roof of the existing rear extension is to be converted from a pitched roof to a flat roof. The conversion to a flat roof is considered acceptable in this instance, as the proposed extensions when combined with the existing rear extension are considered to integrate more seamlessly and appear as if constructed at the same time. As demonstrated on the proposed block plan, the small garden storage building located adjacent to the side boundary to number 16 is to be demolished to allow for the proposed rear extension. The demolition of the small garden storage building is considered acceptable and not integral or crucial to the overall character and appearance of the existing dwelling.



Fig 3. Rear of 18 Richmond Road, garden storage building to be demolished pictured to the right of the photo. Site photo taken on 03/11/2021 by case officer.

The rear elevation of the proposed rear extension features glazed bifold doors provided access to the rear garden. The arrangement of windows and doors to the ground floor extensions is considered acceptable. Alterations are proposed to the fenestration of the side elevations to the main house. These changes include the removal of a window and door and insertion of a window to the side (west facing) elevation serving the proposed bedroom. The changes to the fenestration to the main house and fenestration of the proposed extensions at ground floor level are considered acceptable.

Turning to the proposed development at first floor level; three roof lights are proposed to the front roof slope, a box dormer extension and small balcony area are proposed to the rear roof slope. Paragraph 7.3.4 of the Design Guide to House Extensions SPD (March 2021) states that in some cases; flat roof dormers may be more appropriate than pitched roof dormers, if done in a way that is appropriate in terms of size and scale. The dormer proposed to 18 Richmond Road within this application is not considered to dominate the rear roof slope by virtue of the hip-to-gable roof extension proposed. The flat roof dormer would not be visible from the street scene due to the hip-to-gable roof extension. Therefore, the proposed flat roof dormer would not be harmful to the street scene. It is acknowledged that the flat roof dormer proposed does extend above the proposed ground floor rear extension, providing a small balcony area. In this instance the flat roof dormer is considered akin to a first-floor rear extension. The depth of the flat roof dormer is not considered to harm the character and appearance of the existing dwelling or surrounding area.

With regards to the materials proposed, the walls to the extensions have been specified as brickwork to match the existing dwelling. Cedar cladding on the side and rear elevations of the single storey rear extension, and front gables above the proposed reception room and storage room. The tiles to the proposed hip-to-gable extension have been specified to match those of the existing dwelling. Windows have been specified as white uPVC double glazing to match the existing dwelling. The flat roof aspects of the development have been specified as glass reinforced polyester (GRP). Three roof lights are proposed to the front roof slope, and one roof light is proposed to the rear dormer serving the bedroom.

The proposed development is considered suitably characteristic of the surrounding area in terms of size, scale and appearance. The dwellings along Richmond Road are considered an eclectic mix of designs and scales, with the proposed development not considered a harmful addition to the street scene.

The size, scale, materials and design of the proposed development is considered sufficiently subservient to the existing dwelling and acceptable 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.*

It is not considered that the proposal would result in a loss of biodiversity within the garden to the point of refusal for this application.

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 (amongst other factors):

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

The proposed extensions to the rear of 18 Richmond Road are not considered to harm the living conditions at adjoining neighbours 16 and 20 Richmond Road. The height and depth of the proposed ground floor rear extensions would not result in a harmful loss of light, privacy or appear visually dominant to number 16 and 20. The impact of the ground floor extensions to number 20 in particular is considered very minor due to the presence of the existing single store rear extension at number 18.

The proposed extensions and alterations to the front of number 18 are not considered to harm the living conditions of neighbours due to the scale and nature of the proposed extensions.

The proposed rear dormer extension and balcony area is considered to be set sufficiently within the roof slope of number 18 and unlikely to be harm the outlook of number 16 or 20.

It is noted that a small balcony area is proposed to first floor. The dormer cheeks are to be faced with slatted cladding, not glazing. The proposed first floor balcony is not considered to present harmful opportunities of overlooking to neighbouring properties. The dormer cheeks, which extend out to the side of the balcony are considered to afford privacy to both occupants of 18 Richmond Road when using the balcony area, and adjoining neighbours. The balcony area combined with the dormer cheeks would only provide very limited views to the rear garden of neighbouring properties, but not to the point where the privacy of either occupants of number 18 or neighbours is harmfully compromised. The balcony area would not present views that go significantly above and beyond those presented from the bedroom windows to the proposed rear dormer.

Upon visiting the site, it considered that there would not be opportunities for harmful overlooking to neighbouring properties from the balcony area. There is also considered to be a sufficient separation distance from the balcony area to the rear gardens of numbers 16 and 20. The proposed balcony area would not present opportunities of overlooking to any other neighbour or intrusive views to habitable rooms.

There is considered to be a great sense of enclosure and privacy to the rear garden of number 18, which is enhanced by the screening provided by existing trees and planting which line the side and rear boundaries.



Fig 4. Number 20 when viewed from the rear garden at number 18. Site photo taken on 03/11/2021 by case officer.



Fig 5. The rear garden of 18 Richmond Road. Site photo taken on 03/11/2021 by case officer.

With regards to number 16, it should also be noted that permission has been recently granted for the demolition of the existing large bungalow, the subdivision of the plot, and erection of two replacement two store detached dwellings. For completeness, this application has also been assessed against the approved plans under application 201170. It is considered that the development proposed at number 16 (if implemented) would not be detrimentally impacted in terms of harm to the living conditions.

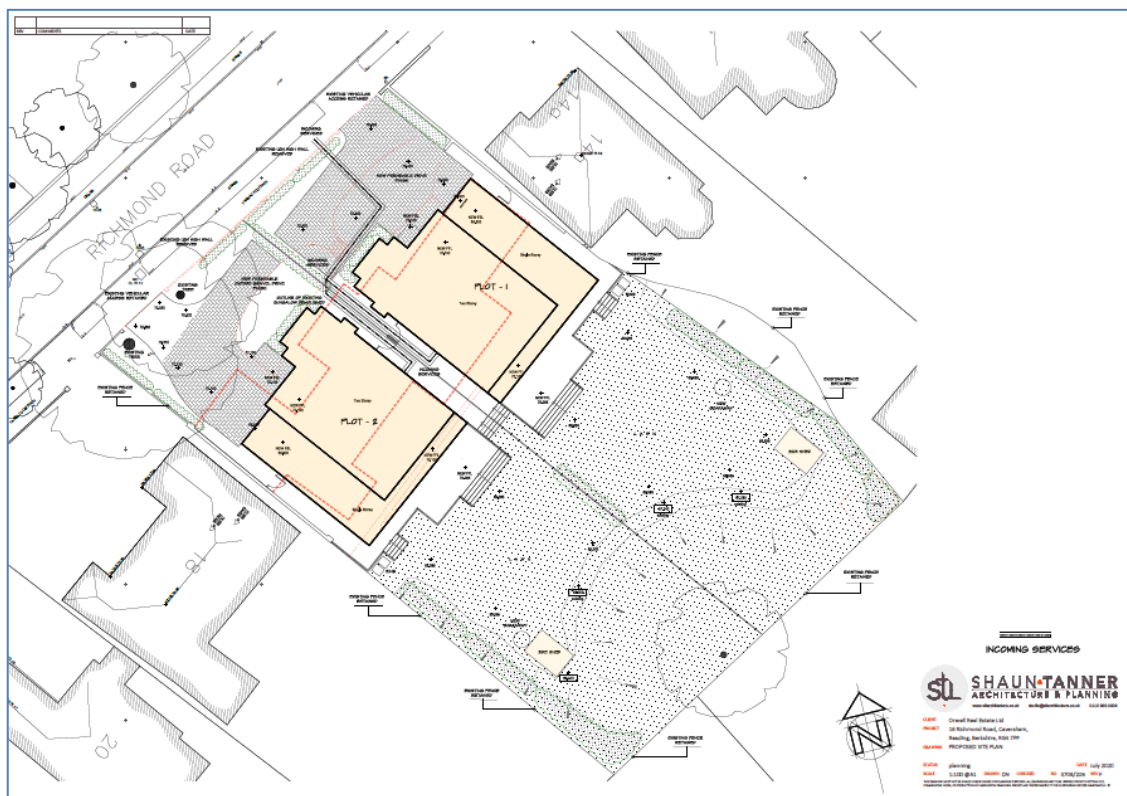


Fig 6. Approved Site Plan for application 201170. Granted planning permission on 30/06/2021.

No other nearby occupier is considered to be significantly impinged by the proposed development in relation to any amenity consideration. It is considered that the proposed development would improve the living conditions at number 18 to the current and future occupants.

It is considered appropriate, however, to restrict the use of the flat roof to the proposed ground floor extensions via condition in order to preserve the privacy of numbers 16 and 20. The proposed development would result in a large flat roof area to the rear which has the potential to be used as a balcony area to safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy CC8 and H9 of the Reading Borough Local Plan 2019.

Overall, the proposed extensions are not considered to significantly 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.

7.3 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.

7.4 Transport

The Revised Parking Standards and Design SPD (2011) states that two on site vehicle parking spaces are required for a four bed dwellinghouse. It was noted on the site visit the existing driveway is capable of accommodating two vehicles despite the loss of the garage and the increase in footprint of main house. Therefore, the proposed development is considered in accordance with policies TR3 and TR5 of the Reading Borough Local Plan.

7.5 Ecology

The bat survey report has been undertaken to an appropriate standard and concludes that the proposals are unlikely to affect roosting bats. Therefore, the proposed development is considered in accordance with policy EN12 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:

- Proposed Ground Floor Plan - DEASY-0821-03
- Proposed Loft Floor Plan - DEASY-0821-04
- Proposed Elevations - DEASY-0821-05
- Section A-A - DEASY-0821-06
- Section B-B - DEASY-0821-07
- Block & Location Plans - DEASY-0821-08

Received on 21/09/2021

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 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 H9 of the Reading Borough Local Plan 2019.

PD5: Use of Roof Restricted

The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific 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 and H9 of the Reading Borough Local Plan 2019.

11. INFORMATIVES

Standard Informatives