

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Church

App Ref: 201638/HOU

Address: 4d Tamarisk Avenue, Reading, RG2 8JB

Proposals: Front dormer window to match existing dormer window.

Case Officer: Mr David Brett

Applicant: Mrs J Mooney

Date received: 18/11/2020

Valid from: 20/11/2020

Target Decision date: 15/12/2021

1. INTRODUCTION

The proposal site is a semi-detached dwelling on Tamarisk Avenue. The surrounding area is predominantly residential with a mix of semi-detached and detached dwellings. Tamarisk Avenue is situated off of Whitley Wood Road and is in close proximity to The Ridgeway Primary School.

A site visit for this application was not possible due to the Coronavirus lockdown. The applicant supplied site photos on 04/09/2020. These photos were used for the purpose of determining this application. These site photos were initially submitted to support application 201178 (see relevant history section below) and are considered appropriate for which to consider this application too.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a front dormer window to match existing dormer window.

Plans considered:

- Location Plan - 4d Tamarisk Ave

Received on 18/11/2020

- Existing Ground Floor Plan
- Existing First Floor Plan
- Existing Elevations
- 4d Tamarisk Proposed Elevations - D4 EE
- 4d Tamarisk Proposed Plan - D2 EP

Received on 20/11/2020

3. RELEVANT PLANNING HISTORY

131258/FUL - First floor extension. - Application Permitted on 28/10/2013

172244/HOU - Two storey side extension - Application Withdrawn on 05/02/2018

180318/HOU - Single storey side extension and rear dormer window - Application Permitted on 04/04/2018

181331/NMA - Non-material amendment to planning consent 180318 to replace a bi-fold door with a bi-fold door and a door - Non Material Amendment Agreed on 28/08/2018

181489/HOU - Retrospective application for rear conservatory - Application Permitted on 16/10/2018

201178/HOU - Demolition of existing side garage and construct a Single storey side extension creating a new garage with carport, complete with a dormer loft roof to match in with existing roof. - Application Refused on 13/11/2020

4. CONSULTATIONS

4.1 The following addresses were consulted by letter.

- 4c Tamarisk Avenue, Reading, RG2 8JB - No response received.
- 5a Tamarisk Avenue, Reading, RG2 8JB - No response received.

A site notice was displayed by the applicant from Tuesday 24th November 2020, expiring on Tuesday 15th December 2020. Enabling consultation for a period of 21 days (e.g. to cover the Wroxeter Court and Lancaster Court flats not formally consulted by letter). No responses have been received.

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

A Design Guide to House Extensions SPG (2003)

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, the dwelling house is a semi-detached bungalow along Tamarisk Avenue. The roof to 4d Tamarisk Avenue has been modified from a hipped roof to gable end. The modification to the

roof arrangement was approved as part of application 180318 to allow for a dormer to be added to the rear.

The dormer proposed as part of this application is to the front of the property, next to the existing front dormer. The proposed dormer is considered to have been sympathetically designed, and a duplication of the existing dormer to the front of 4d Tamarisk Avenue. The existing first floor side elevation window is also to be removed as part of this application, this to allow for the internal alterations to the first floor. The room to which the side facing window served would now be served by the front dormer, allowing for appropriate levels of natural light.

The dormer proposed is considered to respect the character and appearance of the existing dwelling. The proposed dormer features a pitched roof and is set down from the existing ridge, and back from the eaves in accordance with guidance on dormers within A Design Guide to House Extensions (2003).

With regards to the impact of the development on the street scene; the proposed dormer is considered sympathetically designed and not visually intrusive. Tamarisk Avenue and the surrounding area features a mix of detached and semi-detached two storey dwellings, with 4c and 4d Tamarisk Avenue being the outlier in terms of design and appearance. Although the symmetry of a single front dormer at this pair of bungalows would be lost, the consistency between the pair has already been eroded to an extent by the hip to gable extension previously approved and implemented at the site. Hence, this addition is not considered so harmful to constitute a reason for refusal of this application.

The size and scale of the proposed development is considered subservient to the existing dwelling and acceptable in accordance with policy H9 of the Reading Borough Local Plan. With regards to materials used in the construction of the proposed development; these have been specified to match on the application form. The proposed dormer matches the fenestration of the existing dwelling, and matches the dormer arrangement to the rear of 4d Tamarisk Avenue.

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:

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

The proposed dormer is not considered to detrimentally impact the living conditions at the adjoining neighbouring property at 4c Tamarisk Avenue. The proposed development is not considered to harm the living conditions at number 4c with regards to loss of light, overlooking or appear visually dominant. This is due to the size, scale and location of the proposed development. This is also considered the case for the impact of the development on 5a Tamarisk Avenue.

With regards to the impact of the development on the wider surrounding area; the development is not considered to harm the amenity to any other properties along Tamarisk Avenue, or to the rear of 4d Tamarisk Avenue. The proposed development is considered subservient to 4d Tamarisk Avenue and not a visually intrusive addition to the street scene.

Overall, the proposed front dormer is not considered to harm the living conditions to neighbouring properties or the surrounding area. Moreover, the proposal would improve the living environment for current and future occupiers of the host property. Therefore, the proposed development is considered in accordance with policy CC8 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:

- Location Plan - 4d Tamarisk Ave

Received on 18/11/2020

- 4d Tamarisk Proposed Elevations - D4 EE
- 4d Tamarisk Proposed Plan - D2 EP

Received on 20/11/2020

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 Policies CC7 and H9 of the Reading Borough Local Plan 2019.

11. INFORMATIVES

Standard Informatives