

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Thames

App Ref: 211497/HOU

Address: 62 Conisboro Avenue, Reading, RG4 7JE

Proposals: Single Storey rear and side extension, New rear dormer to existing habitable space

Case Officer: Beatrice Malama

Applicant: Mr & Mrs P Ellis

Date received (valid from): 8 September 2021 **Target Decision date:** 3 November 2021

1. INTRODUCTION

The application is a two story dwelling house located at 62 Conisboro Avenue in a predominantly residential area comprising of dwelling houses of similar style. The property is not listed and does not fall within a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a single storey rear and side extension and new rear dormer to existing loft space. The proposed side and side extensions would have a pitched roof with materials matching that on the original house. The proposed dormer windows would be flat.

Plans considered:

Drawing No: BA 0185 01 - Existing Plans and Elevations, Site and Location Plan

Bat Survey Report Ref: SPH/PEA-21/05.08

Received 9th September 2021

Drawing No: BA 0185 02 B - Proposed plans and Elevations, Site and Block Plan

Received 22nd October 2021

3. RELEVANT PLANNING HISTORY

Ref	Proposal	Decision	Date
880088	First Floor Extension to Rear of House for Bedroom	Determination made	26 January 1989

4. CONSULTATIONS

- 4.1 The following addresses were consulted by letter on 17th September 2021 and a site notice was sent to the agent.

18 Uplands Road, Caversham, Reading, RG4 7JG

60 Conisboro Avenue, Caversham, Reading, RG4 7JE

64 Conisboro Avenue, Caversham, Reading, RG4 7JE

- 4.2 A Letter of representation has been received from the adjoining neighbour at 60 Conisboro Avenue. The following are the reasons for objecting:

- I. Significant loss of light to the kitchen due to the height of the proposed extension.
- II. Increased loss of privacy within the rear garden as a result of the proposed rear dormer window.
- III. The guttering on the side extension would extend beyond the site boundary

IV. The scale of the proposal in relation to the existing house.

Officer comment: The above concerns are discussed under Residential Amenity section of this report.

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.

5. 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 (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

6. APPRAISAL

Character and appearance

Policy CC7 in Reading Borough Local Plan 2019 states that “***All development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located***”.

Policy H9 House extensions and ancillary accommodation in Reading Borough Local Plan 2019 states that “***Extensions respect the character and appearance of the house in terms of scale, location, materials and design and should not harm the character and pattern of neighbouring houses and the appearance of the street scene. Extensions should reflect the building line, or, preferably, be set back from the building line***”.

The area comprises of dwelling houses of similar design and style. There are a number of properties in the area with side and rear extensions of various types, designs and scales and thus no established character to such extensions. The proposed development includes a single story side and rear extension and rear dormer extension with materials matching the original house. The proposed side extension would be set back from the existing building line to the front. The

overall extension would remain subservient to the original house and therefore the primacy of the original would be retained.

Notwithstanding that the proposed design includes a flat roofed dormer, this is not considered to have a detrimental impact on the character and appearance of the original house and neighbouring houses. Although the proposed development would be visible from the public realm, it is considered unlikely to have a detrimental impact on the street scene as the design and exterior finishes would match that on the existing house and the setting back of the side extension would allow the existing house to retain its primary character.

In light of the above, the proposed changes to the existing house are considered to be acceptable in terms of design quality, scale and materials and thus would not conflict with Policies CC7 and H9 of the Reading Borough Local Plan 2019.

Residential Amenity

Policy CC8 (Safeguarding Amenity) of the Reading Local Plan states that ***“development will only be acceptable where it will not cause a significant detrimental impact to the living environment of neighbouring residents in terms of privacy and overlooking, access to sunlight and daylight and visual dominance and overbearing effects of a development”***. Policy H9 House extensions and ancillary accommodation in Reading Borough Local Plan 2019 states that an extension should ***“not present an overbearing impact on neighbours”***.

The main elements to be considered when assessing the impact of development on residential amenity are:

Privacy and overlooking: The property has one existing bedroom window and one toilet window to the first floor rear elevation. This bedroom window affords clear view out and across both the rear garden and that of adjoining neighbours.

The loft conversion would introduce two new dormer windows (one serving the bedroom and the other serving the bathroom) to the rear roof slope. The total number of upper floor rear openings would increase from two to four. No new openings to the side elevation have been proposed (this can be secured through a condition). Although the number of upper floor openings to the rear elevation would increase from two to four, it is considered that the proposed loft conversion would not create any harmful new views or significantly greater levels of overlooking to the neighbours rear gardens than what already exists at present from the first floor rear bedroom windows. Therefore in light of the above, it is not considered that the proposed extension would significantly harm the living conditions of adjoining neighbours through loss of privacy.

Access to sunlight and daylight: The area is characterised by two story detached and semidetached dwelling houses with minimal gap between neighbouring properties. The proposal site is a two story building with a gap of approximately 2m between the building and the southern side boundary. Due to the height of the host and neighbouring buildings and the proximity to each other, there is currently some level of shadowing caused by neighbouring buildings as well as the buildings own shadows.

Whilst the proposed side extension would extend close to the site boundary shared with 60 Conisboro Avenue, the extension would be single story with a height of approximately 2.4m up to eaves level. The extension in relation to the surrounding buildings would be shorter and as such it is considered that the proposal is unlikely to cause a harmful loss of sunlight, daylight or create an unacceptable level of overshadowing to the neighbouring occupants.

Visual dominance and overbearing effects of a development: Although the proposed side and rear extensions would increase the footprint of the existing house, the increase would be minimal. In addition the proposed extension would be single story making the overall extension smaller in scale than the original house. Furthermore, even though the proposed rear dormer would result in a change in the design of the existing roof, the proposed rear dormer would be set down from the existing roof ridge and set back from the existing eaves and would measure approximately 15 square metres and as such would unlikely dominate the existing roof structure. In light of the above, it is considered that overall the proposed development would not be visually dominant and would unlikely present an overbearing impact on the neighbouring properties and the street scene.

Guttering: The plans were revised to address concerns raised by the neighbour regarding the guttering on the side extension extending beyond the proposal site.

In view of the above, it is considered that proposed development would not conflict with the requirements of Policies CC8 and H9 of the Reading Borough Local Plan 2019.

7. 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 subject to conditions.

8.0 RECOMMENDATION

Application Permitted

9.0 CONDITIONS

Time Limit (Standard)
Plans Approved
Materials (To Match)
No new openings