

## DELEGATED HOUSEHOLDER APPLICATION REPORT

**Ward:** Southcote

**App Ref:** 201662/HOU

**Address:** 56 Liebenrood Road, Reading, RG30 2EB

**Proposals:** Proposed loft conversion with pitched roof side dormer.

**Case Officer:** Mr David Brett

**Applicant:** Mrs J Pyke

**Date received (valid from):** 23/11/2020

**Target Decision date:** 10/02/2021, extension of time agreed on decision from 18/01/2021

### 1. INTRODUCTION

The proposal site is a two storey detached dwelling on Liebenrood Road. The surrounding area is predominantly residential with a mix of semi-detached and detached dwellings. Prospect Park is directly opposite the proposal site to the west.

A site visit for this application was not possible due to the Coronavirus lockdown. The applicant supplied site photos on 03/12/2020. These photos were used for the purpose of determining this application.

### 2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a dormer extension to the south side roof slope, with a Velux cabrio dormer proposed to the rear roof slope. One rooflight is proposed to the front roof slope, while another rooflight is proposed to the side (south facing) roof slope next to the proposed side facing dormer.

Plans considered:

- Proposed Loft Floor Plan - PYKE-1120-01
- Proposed First Floor Plan - PYKE-1120-02
- Proposed Elevations - PYKE-1120-03
- Existing Plans & Elevations - PYKE-1120-04
- Section A-A - PYKE-1120-05
- ~~Section B-B - PYKE-1120-06~~
- Block & Location Plans - PYKE-1120-07

Received on 23/11/2020

- Section B-B - PYKE-1120-06 Rev A

Received on 13/01/2021

### 3. RELEVANT PLANNING HISTORY

None

### 4. CONSULTATIONS

#### 4.1 *The following addresses were consulted by letter.*

- 54 Liebenrood Road, Reading, RG30 2EB - No response received.
- 58 Liebenrood Road, Reading, RG30 2EB - No response received.
- 60 Liebenrood Road, Reading, RG30 2EB - No response received.
- 1 Penroath Avenue, Reading, RG30 2ED - No response received.

The extension of time on the decision for this application was to allow for the consultation of 58 Liebenrood Road on the plans for application 201662. Number 58 were not consulted when the

application was validated. Number 58 were consulted for a period of 21 days from 14/01/2021 to 04/02/2021 in accordance with the statutory consultation requirements for 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  
EN1 Protection and Enhancement of the Historic Environment  
EN15 Air Quality  
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 detached two storey dwelling along Liebenrood Road, opposite Prospect Park.

The dormer proposed as part of this application is to the side of the property, looking south towards 54 Liebenrood Road. The proposed side dormer opening features a pitched roof, that is set down from the ridge of the main house by 0.3m, and is set back from the side elevation. The proposed dormer sits satisfactorily within the existing roof slope, in accordance with guidance on dormer extensions with A Design Guide to House Extensions. With regards to the impact of the development on the street scene; the proposed dormer is considered sufficiently sympathetically designed and not overly visually intrusive. Number 54 also features a side facing box dormer, and several of the dwellings along Liebenrood Road consist of large two storey side extensions. Therefore, a development of the size, scale and nature of that proposed within this application is not considered particularly out of character with the surrounding area.

Rooflights are proposed to the front roof slope, as well as the side roof slope next to the proposed side dormer extension. A Velux cabrio dormer is also proposed to the rear facing roof slope. The proposed cabrio dormer is considered appropriate in size and scale and not a harmful addition to the rear facing roof slope.

The size and scale of the proposed development as a whole 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.

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 plans include a cabrio style roof light which opens out into a Juliet style, overlooking the rear of 56 Liebenrood Road. Officers are satisfied that this proposed arrangement would not result in any significantly harmful overlooking or loss of privacy to 54 and 58 Liebenrood Road, 1 Pentworth Avenue or any other properties in the surrounding area.

With regards to the impact of this development on 54 Liebenrood Road, while the proposed dormer is side facing and looks toward number 54, the proposed dormer serves the proposed staircase to the loft, and does not serve a habitable room at number 56. The proposed side facing dormer is not considered to harm the privacy or result in harmful overlooking to number 54. The proposed development is also not considered to detrimentally impact the living conditions for any other reason listed under policy CC8.

The proposed development is also not considered to detrimentally impact the living conditions at 58 Liebenrood Road or 1 Penworth Avenue for any reason listed under policy CC8.

Overall, the proposed front dormer is not considered to harm the living conditions to neighbouring properties or the surrounding area. Therefore, the proposed development is considered in accordance with policy CC8 of the Reading Borough Local Plan.

## 7.3 Historic Environment

The proposal site is located within 100m of the nearby Prospect Park, which is one of five Historic Parks in Reading and is a heritage asset. The proposed development is considered in accordance with EN1 of the Reading Borough Local Plan, as the proposal is not considered to adversely impact elements, views or the setting of the nearby Historic Park. The proposed development is situated to the rear of the property and is considered highly unlikely to have any sort of detrimental impact on the setting of Prospect Park.

## 7.4 Air Quality

This proposal has been considered against Reading Borough Local Plan policy EN15, as the proposal site is within an Air Quality Management Area (AQMA). As demonstrated in the policy, this proposal does not meet the requirements for an Air Quality Assessment (AQA) and is

considered not enough of a detrimental impact air quality to warrant such an assessment due to the size and scale of the proposal.

## **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 Loft Floor Plan - PYKE-1120-01
- Proposed First Floor Plan - PYKE-1120-02
- Proposed Elevations - PYKE-1120-03
- Section A-A - PYKE-1120-05
- Block & Location Plans - PYKE-1120-07

Received on 23/11/2020

- Section B-B - PYKE-1120-06 Rev A

Received on 13/01/2021

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.

### **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