

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 201496/HOU

Address: 200 Norcot Road

Applicant: Mr Adam Matthews

Proposal: Loft conversion. Change hip roof to gable end

Target date: 23/12/20

Case officer: Connie Davis

Site Description and Surrounding Area:

The application site is a semi-detached 1930s style property. The road is characterised by pairs of semi-detached 1930s properties of fairly uniform design and primarily hip roofs. Properties have a front bay window at ground and first floor level and are primarily finished in red-brick, although some do have pebbledash/ render at first floor level.

The property is not listed, nor in a conservation area.

Proposal:

Planning permission is sought for a hip-to-gable roof alteration to facilitate a loft conversion. One front and rear rooflight is proposed along with a first floor side window for the landing which would be obscure glazed.

Materials are proposed to match the host dwelling.

Plans Considered:

Location Plan

280-03 - Block Plan

280-01 - Existing

280-02 - Proposed

Received 26th October 2020

Relevant Planning History:

None.

Consultation Responses:

Internal Consultees

No internal consultees were consulted on this application.

External Consultation

The following addresses were formally consulted via letter on 05/11/20:

198, 202 Norcot Road
6, 8 Birch Avenue

In addition, a site notice was displayed between 09/11/2020 - 30/11/2020.

No responses have been received.

Discussions with applicant/ agent

None.

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.

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

National Planning Policy Framework;

National Planning Policy Guidance;

Reading Borough Local Plan (2019)

CC7 Design and the Public Realm

CC8 Safeguarding Amenity

H9 House Extensions and Ancillary Accommodation

Supplementary Planning Guidance - A Design Guide to House Extensions (2003)

Appraisal Checklist

H9 states: An extension to a house will be acceptable where it:

- A. Respects the character of the house in terms of scale, location, materials and design;

To assess this, the following has been considered - would the proposal:

- Detract from the appearance of the original building through the use of ill-matching materials and by not fitting in with the design, scale and proportions of the original building; **NO**
- Reduce the amount of usable amenity space for the property to an unacceptable degree; **NO**
- Require the loss of trees in the garden or put significant trees at risk; **NO**

B. 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;

& C. Does not present an overbearing impact on neighbours or a large blank façade to public areas

To assess this, the following has been considered - would the proposal:

- Significantly reduce the amount of daylight and sunlight enjoyed by neighbouring properties; **NO**
- Invade the privacy of neighbouring properties through overlooking from windows or balconies; **NO**, it is acknowledged that the proposed landing window would be at roughly the same level as an existing side dormer window at the adjacent neighbour, no. 202. However, as noted, landings are not considered habitable spaces where occupiers would spend a substantial amount of time and so it is not considered to result in a loss of privacy for the neighbour. In addition, the application site is on slightly higher ground than this neighbouring property which should also mean that the neighbouring and proposed window would not directly face one another.
- Detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; **NO**, although many properties within Norcot Road have hipped roofs, there are some examples of hip-to-gable developments with rooflights such as no. 202 and 186; the latter being approved under a Certificate of Lawfulness for Proposed Development application (181076/CLP). Although Certificate of Lawfulness applications do not take into account planning policy as part of the assessment (and so its appearance on the wider street scene had not been considered), its implementation has nevertheless contributed to making the street scene more varied in terms of room form. As such, it is not considered this development would be out of keeping with the surrounding street scene to a harmful degree given similar examples elsewhere on the road.
- Detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; **NO**, materials are to match the main property.

D. Does not result in a loss of biodiversity within garden - NO

E. Ancillary accommodation, such as granny annexes, will be acceptable where it would not be capable of operating as a separate dwelling which could be let or sold separately - NO

CC8: states: Development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, in terms of:

- Privacy and overlooking; **No**
- Access to sunlight and daylight; **No**
- Visual dominance and overbearing effects of a development; **No**
- Harm to outlook; **No**

- Noise and disturbance; **No**
- Artificial lighting; **No**
- Vibration; **No**
- Dust and fumes; **No**
- Smell; **No**
- Crime and safety; **No** or
- Wind, where the proposals involve new development of more than 8 storeys - **N/A**.

Conclusion

The proposed development would not be harmful to the character or appearance of the site or its surroundings and would not have a detrimental impact on the original building or neighbouring properties. As such the proposed works are considered to be in accordance with CC7 (Design and the Public Realm), CC8 (Safeguarding Amenity) and H9 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (2019) along with the Councils Supplementary Planning Guidance A Design Guide to House Extensions (2003).

RECOMMENDATION: GRANT PERMISSION

Conditions

1. TL1 - 3 year time limit.
2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan
 280-03 - Block Plan
 280-02 - Proposed

Received 26th October 2020

REASON: because permission is granted in respect of the development as detailed in the approved plans only.

3. Matching materials

Informatives

1. Building Control
2. Construction & Demolition
3. Terms
4. Encroachment
5. Positive and Proactive

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