

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Thames

App Ref: 201389/HOU

Address: 33 Blenheim Road, Reading, RG4 7RT

Proposals: Proposed loft conversion with rear dormer openings (Amended Description)

Case Officer: Mr David Brett

Applicant: Fiona Graham

Date received (valid from): 05/10/2020

Target Decision date: 21/01/2021, extension of time agreed from 30/11/2020.

1. INTRODUCTION

The proposal site is a two-storey detached dwelling along Blenheim Road. The surrounding area is characterised as predominately residential with a mix of similarly designed semi-detached, and terraced housing. The proposal site is in close proximity to Caversham Primary School

A site visit for this application was not possible due to the Coronavirus lockdown. Site photos for application 162149 were used in assessing this application. These site photos were also used to determine separate application 200995.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a loft conversion with rear dormer openings.

Plans considered:

- Location Plan
- ~~- Block Plans B24465-401-02~~
- ~~- Existing Floor Plan B24465-101-02~~
- ~~- Existing Floor Plan B24465-102-02~~
- ~~- Existing Floor Plan B24465-103-02~~
- ~~- Existing Elevation B24465-201-02~~
- ~~- Existing Elevation B24465-202-02~~
- ~~- Existing Elevation B24465-203-02~~
- ~~- Proposed Floor Plan B24465-104-02~~
- ~~- Proposed Floor Plan B24465-105-02~~
- ~~- Proposed Roof Plan B24465-106-02~~
- ~~- Proposed Elevation B24465-204-02~~
- ~~- Proposed Elevation B24465-205-02~~
- ~~- Proposed Elevation B24465-206-02~~

Received on 05/10/2020

- Existing Floor Plan - B24465-101-02 - Jan 2021
- Existing Floor Plan - B24465-102-02 - Jan 2021
- Existing Floor Plan - B24465-103-02 - Jan 2021
- Existing Elevation - B24465-201-02 - Jan 2021
- Existing Elevation - B24465-202-02 - Jan 2021
- Existing Elevation - B24465-203-02 - Jan 2021
- Proposed Floor Plan - B24465-104 - Rev A - Jan 2021
- Proposed Floor Plan - B24465-105 - Rev A - Jan 2021
- Proposed Roof Plan - B24465-106 - Rev A - Jan 2021
- Proposed Elevation - B24465-204 - Rev A - Jan 2021
- Proposed Elevation - B24465-205 - Rev A - Jan 2021
- Proposed Elevation - B24465-206 - Rev A - Jan 2021

Received on 14/01/2021

- Block Plans - B24465-401-02 A

Received on 15/01/2021

3. RELEVANT PLANNING HISTORY

161044 - Rear and Side Extensions with Loft Conversion/Extension. - Application Refused on 01/08/2016

162149 - Rear and side extensions with loft conversion/extension (re-submission of 161044) - Application Permitted on 09/01/2017

200995 - Proposed ground floor wraparound / first floor side extensions, floor plan redesign and all associated works - Application Permitted on 16/09/2020

Neighbouring properties:

37 Blenheim Road

- 141480/HPA - Flat roof dormer to rear elevation - Application Permitted on 13/11/2014

41 Blenheim Road

- 170348 - Loft conversion with L shaped rear dormer and 2 x velux to front. - Application Permitted on 05/05/2017

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

- 31 Blenheim Road, Reading, RG1 5NG - No response received.
- 38 De Beauvoir Road, Reading, RG1 5NP - No response received.
- 40 De Beauvoir Road, Reading, RG1 5NP - No response received.
- 26 Kidmore Road, Caversham, Reading, RG4 7LU - No response received.
- 31 Blenheim Road, Caversham, Reading, RG4 7RT - No response received.
- 35 Blenheim Road, Caversham, Reading, RG4 7RT - No response received.

A site notice was displayed on Wednesday 14th October 2020 and was in place for 21 days, expiring on Wednesday 4th November 2020.

No consultation responses have been received 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

H9 House Extensions and Ancillary Accommodation

SPG/SPD

A Design Guide to House Extensions SPG

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:

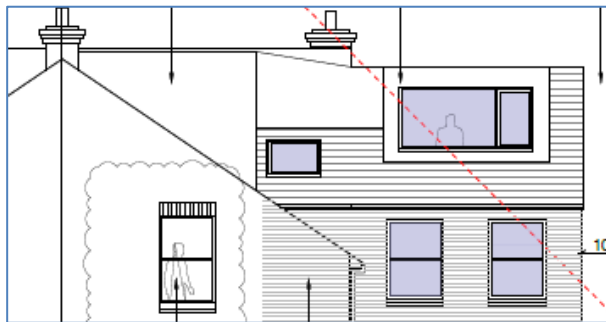
- *Respects the character and appearance of the house in terms of scale and locations.*
- *Respects the character and pattern of neighbouring properties and appearance of the street as a whole in terms of scale, location, materials and design, the arrangement of doors, windows and other principal architectural features and any important existing building line.*

The proposed development is a loft conversion, which includes rear dormer openings. A two storey side extension at 33 Blenheim Road has been approved under application 200995. The proposed dormer would extend across the roof the two storey side extension. The proposed dormers as revised consist of a flat roof and are considered characteristic of the surrounding area, with to 35, 37, 41 and 43 Blenheim Road all featuring similarly designed flat roof dormers.

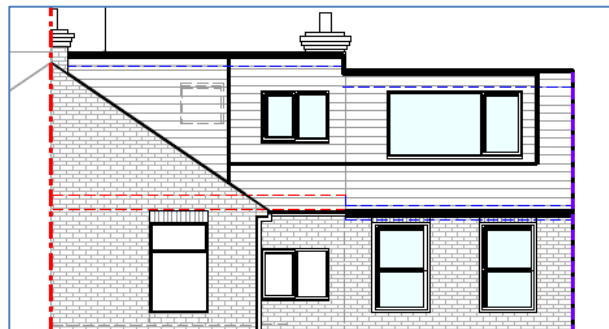


1. Examples of similarly design flat roof dormers along Blenheim Road.

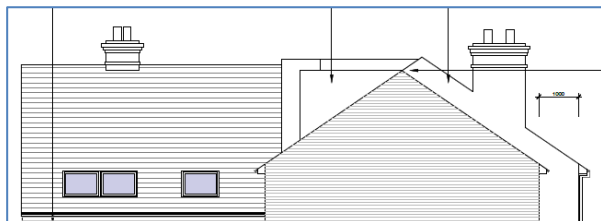
The materials and arrangement of windows are considered acceptable in accordance with policy H9. It is not considered that the proposed dormers would harm the character and appearance of the existing dwelling or the surrounding area in terms of size and scale in accordance with policy H9. It should also be noted that similarly designed dormers were approved at 33 Blenheim Road under application 162149. The proposed dormers do not exceed the height of the existing ridge, with the front elevation of the rear facing dormers set back from the eaves by 1m. The adjoining side/rear facing dormer has been set from the eaves to the outrigger by 0.5m, and from the eaves to the existing rear elevation at 33 Blenheim Road by 0.45m so as to not overly dominate the roofscape (also being mindful of others in the area and permitted development possibilities).



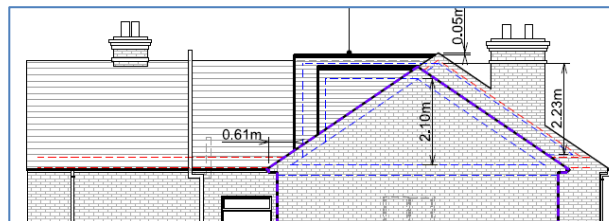
2. Approved rear elevation - application 162149



3. Proposed rear elevation - application 201389 (Proposed Elevation - B24465-205 - Rev A)



4. Approved side elevation - application 162149



5. Proposed side elevation - application 201389 Proposed Elevation - (B24465-206 - Rev A)

Overall, the proposed dormers are considered subservient and to respect the character and appearance of 33 Blenheim Road and the surrounding area. Therefore, the proposed development is considered 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.*

The proposed extension is considered not to result in a loss of biodiversity within the garden.

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 be harmful to neighbouring properties with regards to overlooking or appearing overbearing to number 35 Blenheim Road. The proposed development is considered similar to the existing dormer at 35 Blenheim Road and is considered unlikely to harm the living conditions at number 35.

The proposed dormer is not considered to be harmful to neighbouring properties with regards to overlooking or appearing overbearing to number 31 Blenheim Road. No side facing windows are proposed to the dormer openings. The size and scale of the proposed dormer openings are considered appropriate and would not result in a harmful loss of light, harm the outlook or appear overbearing to number 31.

No other nearby occupier is considered to be significantly impinged by the proposed development in relation to any amenity consideration. Overall, the proposed development is not

considered to harm the amenity of the surrounding area. 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:

Plans considered:

- Location Plan

Received on 05/10/2020

- Proposed Floor Plan - B24465-104 - Rev A - Jan 2021
- Proposed Floor Plan - B24465-105 - Rev A - Jan 2021
- Proposed Roof Plan - B24465-106 - Rev A - Jan 2021
- Proposed Elevation - B24465-204 - Rev A - Jan 2021
- Proposed Elevation - B24465-205 - Rev A - Jan 2021
- Proposed Elevation - B24465-206 - Rev A - Jan 2021

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- Block Plans - B24465-401-02 A

Received on 15/01/2021

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

