

DELEGATED APPLICATION REPORT

Application No: 201866HOU

Address: 72 Northcourt Avenue

Proposal: Proposed loft conversion with 2 hip-to-gable roof extensions, 1 x side dormer roof extension and insertion of roof lights

Case officer: Matt Burns

Site Description and Surrounding Area

The application relates to a two-storey detached dwelling located on the west side of Northcourt Avenue on the corner with Stansfield Close. There is a TPO tree in the rear garden (TPO ref. 18/10). The surrounding area is predominantly residential consisting of large detached and semi-detached dwellings of a variety of architectural styles.

Proposal

The application seeks planning permission for a proposed loft conversion with 2 hip-to-gable roof extensions, 1 x side dormer roof extension and insertion of roof lights

Plans Considered:

20.14 PL01 - Location and Block Plans

20.14 PL02 - Existing Ground Floor Plan

20.14 PL03 - Existing First Floor Plan

20.14 PL05 - Existing West Elevation

20.14 PL07 - Existing South Elevation

20.14 PL06 - Existing North Elevation

20.14 PL04 - Existing East Elevation

20.14 PL16 - Roof Plan

20.14 PL15 - Proposed Loft Conversion

20.14 PL09 - Proposed Ground Floor Plan

20.14 PL10 - Proposed First Floor Plan

20.14 PL12 - Proposed West Elevation

20.14 PL14 - Proposed South Elevation

20.14 PL13 - Proposed North Elevation

20.14 PL11 - Proposed East Elevation

Received by the Local Planning Authority on 23rd December 2021

SouthOaks Arboricultural Consultancy Arboricultural Method Statement, Impact Assessment and Tree Protection Plan in Accordance with BS 5837:2012 ref. 72 NORTH COURT AVENUE, READING, RG2 7HQ

Received by the Local Planning Authority on 8th February 2021

Relevant Planning History:

201611CLP - Certification of lawfulness for proposed loft conversion, hip to gable x 2 and dormer - Withdrawn

Consultation Responses:

Natural Environment Officer - No objection subject to a condition to secure that the development is undertaken in accordance with the submitted arboricultural method statement and tree protection plan.

Ecology Adviser - No objection following completion of bat surveys.

Neighbour Consultation

No.s 74, 74A Northcourt Avenue and no.1 Stansfield Close were notified of the application by letter. A site notice was also displayed at the application site on the 11th January 2021.

One letter of representation has been received raising the following points:

- Overlooking from the new windows - see that obscure glazing is secured
- Mass make property appear out of scale with others - albeit acknowledge there are other large houses nearby
- Do not object

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

The following local and national planning policy and guidance is relevant to this application:

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

H9 (House Extension and Ancillary Accommodation)

EN12 (Biodiversity and the Green Network)

EN14 (Trees, Hedges & Woodland)

Supplementary Planning Guidance - A Design Guide to House Extensions

Appraisal**Design, impact on the host dwelling, character of the area and street scene**

Policy CC7 Seeks that all development is of high-quality design and maintains and enhances the character and appearance of the area within which it is located. Policy H9 seeks that houses extensions should respect the character of the host dwelling, character and pattern of

surrounding dwellings and the area in terms of scale, design and any important existing building line.

The existing dwelling incorporates a significant pitched roof form with front and rear Dutch gables to the peak. The proposed front and rear hip to gable extensions would replace the small Dutch gables with full sizes gable end faces to the east (front) and west (rear) elevations of the house. The proposed gable roof form would result in an increase in the overall massing and bulk of the roof, but this is not considered to be excessive or out of proportion/character with the existing house, whilst the proposals would not increase the overall ridge height of the roof. Notably the proposals would also retain the three distinctive tall chimneys to the roof space. There are large gable projections to surrounding properties and notably a large gable roof form to the adjacent property to the south (no. 74) and in this respect the proposals are considered in-keeping with the character of the surrounding area.

The proposed dormer roof extension would be located to the southern elevation roof plane. The dormer is appropriately scaled relative to the existing roof plan, would incorporate a sympathetic pitched roof and is considered to integrate satisfactorily with the existing dwelling and surrounding area.

The proposals are considered to accord with Policies CC7 and H9.

Impact on neighbouring amenity

Policy CC8 seeks that proposals should not cause a significant detrimental impact to the living environment of existing or new residential properties.

The policy sets out that a separation distance of at least 20m should be retained between windows to habitable rooms to back to back dwellings. Whilst the proposed would introduce windows at roof level the separation to surrounding properties to the west/rear (25m to the house and 13m to the site boundary at no. 74A Northcourt Avenue and 20m to the house and 17m to the site boundary at no. 1 Stansfield Close) is considered sufficient to prevent any undue overlooking or loss of privacy. To the front/east and north of the site is the street tot Northcourt Avenue and Stansfield Close, such that no loss of privacy is considered to occur in this direction.

The proposed dormer roof extension would face south towards no. 74 Northcourt Avenue at close proximity to the site boundary (3m). The only window to this dormer would serve a staircase and this is shown to be obscurely glazed on the proposed plans such that no overlooking or loss of privacy would be considered to result. It is considered reasonable to secure this window as obscurely glazed and fixed shut by way of condition in order to protect the amenity of the neighbour property.

The proposals relate to the roof space of the dwelling only and do not seek to extend upon the existing footprint. The proposals would not increase the ridge height of the roof and given the separation to surrounding dwellings no loss of light or overbearing impact is considered to result

The proposals are considered to accord with Policy CC8.

Natural Environment

Policy EN14 seeks to protect the Borough's vegetation cover and Policy EN12 seeks to ensure that development does not result in a net loss of biodiversity.

The Natural Environment Officer is satisfied that the arboricultural method statement, impact assessment and tree protection plan submitted during the course of the application demonstrates that the proposed development would not adversely impact on existing trees on and surrounding the site. Implementation of the development in accordance with the submitted tree details would be secured by condition. The submitted tree report does propose to remove one tree from the site (T1 at the front) albeit this is not as a result of the proposed development, but as good practice given its close proximity to the existing dwelling and the neighbour and likely future problems this may result in.

A bat survey report has also been submitted as part of the application and the Council's ecological adviser is satisfied that this demonstrates that building is unlikely to host a bat roost and therefore the proposals would not adversely impact on protected species.

The proposals are considered to accord with Policies EN12 and EN14.

Community Infrastructure Levy (CIL)

The proposal would not be liable for the Community Infrastructure Levy because the floor space of the proposed extensions would not exceed 100m².

RECOMMENDATION:

GRANT planning permission subject to the following conditions:

1. TL1 - Time limit
2. AP1 - Approved plans
3. M1 - Materials to match
4. L7A - Tree protection plan
5. PD3 - Obscure Glazing

Informatives:

1. IF1 - Proactive
2. IF5 - Terms
3. IF6 - Building Control
4. IF7 - Complaints about Construction
5. IF8 - Encroachment
6. I11 - CIL

