

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Katesgrove

App Ref: 201786/HOU

Address: 26 Francis Street, Reading, RG1 2QB

Proposals: New roof to be raised on existing rear ground floor extension with new rooflight

Case Officer: Mr David Brett

Applicant: Edward Thomas

Date received (valid from): 11/12/2020

Target Decision date: 05/02/2021

1. INTRODUCTION

The proposal site is terraced dwelling along Francis Street, Katesgrove. The surrounding area is considered largely residential with similarly designed Victorian terraced rows.

A site visit for this application was not possible due to the Coronavirus lockdown. The applicant supplied site photos on 05/08/2020 to support separate previous application 201084. These photos were used for the purpose of determining this application.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a new roof to be raised on existing rear ground floor extension with new rooflight. Alterations are proposed to the internal layout of the outrigger. Alterations are also to be made to the side (west) elevation of the outrigger, including the replacement of existing windows and doors with a single door to the rear garden. The existing bathroom within the outrigger is to be relocated to the first floor.

Plans considered:

- Location & Block Plan - FSER/01B
- Existing Plans & Elevations - FSER/02
- Proposed Plans & Elevations - FSER/03B

Received on 11/12/2020

3. RELEVANT PLANNING HISTORY

201084/HOU - Single storey rear extension - Application Refused on 10/09/2020

201856/CLP - Single storey rear extension - Application to be determined - currently under consideration.

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

24 Francis Street, Reading, RG1 2QB - Response received on 04/01/2020.

- Concerns raised regarding the cumulative impact of the development proposed under application 201786, and the development proposed under application 201856.
- Concerns that the works proposed would result in a loss of light and overshadow habitable rooms.

28 Francis Street, Reading, RG1 2QB - No response received.

23 Alpine Street, Reading, RG1 2PY - No response received.

25 Alpine Street, Reading, RG1 2PY - No response received.

A site notice was displayed from Monday 28th December 2020, expiring on Monday 18th January 2021. No further consultation response 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

H10 Private and Communal Outdoor Space

EN15 Air Quality

SPG/SPD

A Design Guide to House Extensions SPG (2003)

7. APPRAISAL

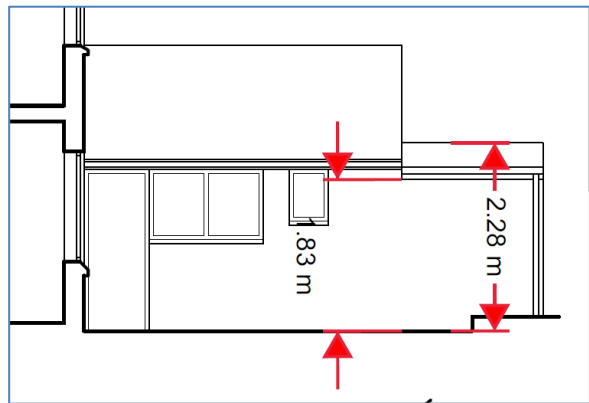
7.1 *House Extensions and Ancillary Accommodation*

In accordance with Reading Borough Local Plan policy H9: House Extensions and Ancillary Accommodation, house extension proposals are acceptable where it:

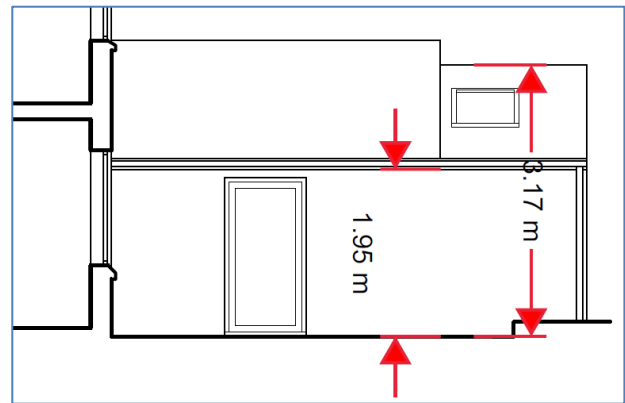
- *Respects the character and appearance of the house in terms of scale and locations.*
- *Respects the character and pattern of neighbouring properties and appearance of the street as a whole in terms of scale, location, materials and design, the arrangement of doors, windows and other principal architectural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

The proposed external works consists of the raising the eaves height and roof height of the existing rear extension to the outrigger. Alterations are also proposed to the side (west) elevation of the outrigger, which consists of the removal of existing windows and doors with the installation of a single access door to the rear garden. A replacement window is proposed to the south elevation of the existing rear extension.

The existing rear extension to the outrigger has a ground to eaves height of 1.83m, features a pitched roof with a maximum height of 2.28m. The proposed development seeks to increase the eaves height to 1.95m, retain a pitched roof with a maximum height of 3.17m. A roof light is also to be inserted to the raised pitched roof. The proposed increase in height and scale of the existing rear extension is considered minor and would not drastically or detrimentally alter the character and appearance of 26 Francis Street.



Existing West Elevation - 'Existing Plans & Elevations - FSER/02'



Proposed West Elevation - 'Proposed Plans & Elevations - FSER/03B'

Overall, the proposed works are considered minor and subservient to the existing dwelling and would not be viewable from the highway. The materials have been specified to match the existing dwelling on the application form throughout the proposal. The proposed arrangement of doors and windows is considered acceptable. Therefore the proposed extensions are 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.*

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 (amongst other matters):

- *Privacy and overlooking*
- *Access to sunlight and daylight*
- *Visual dominance and overbearing effects of a development*
- *Harm to outlook*

With regard to the impact of the development on 24 Francis Street, it is not considered that the proposed works would harm the living conditions at number 24 with regards to overlooking, loss of light, or visually dominant development (or any other CC8 consideration) to an extent of refusing the application. Whilst the roof profile would be slightly more extensive than existing, the sloping roof nature away from number 24 downplays any significantly harmful impact. The neighbour at number 24 has raised concerns regarding the cumulative impact of this development with the proposed single storey rear extension to be determined under application 201856/CLP. Application 201786 is required to be considered on its own merits based on the plans and information submitted for this application. The proposed works which consist of raising the eaves height and roof height of the existing rear extension are considered minor and unlikely to significantly harm the living conditions at number 24 in accordance with policy CC8. Combined with application 201856/CLP, the proposed works specifically proposed under this application 201786 are still considered to not harm the living conditions at number 24. Moreover, the reduction in fenestration openings on the side elevation of the property facing the neighbour would actually reduce opportunities for overlooking, to the betterment of the neighbouring occupier.

The increase in height of the existing rear extension is not considered to have any meaningful negative impact to the living conditions at 28 Francis Street. The proposed works are considered not to harm the living conditions at number 28 in terms of loss of privacy, light, harm to outlook or appear overbearing (or any other CC8 consideration). Whilst there would be an increase in

height on the boundary, the lack of any openings on the rear elevation of the neighbouring outrigger means no significantly harmful impacts are envisaged.



Fig 1. Existing rear elevation at 26 Francis Street (photograph provided by agent).

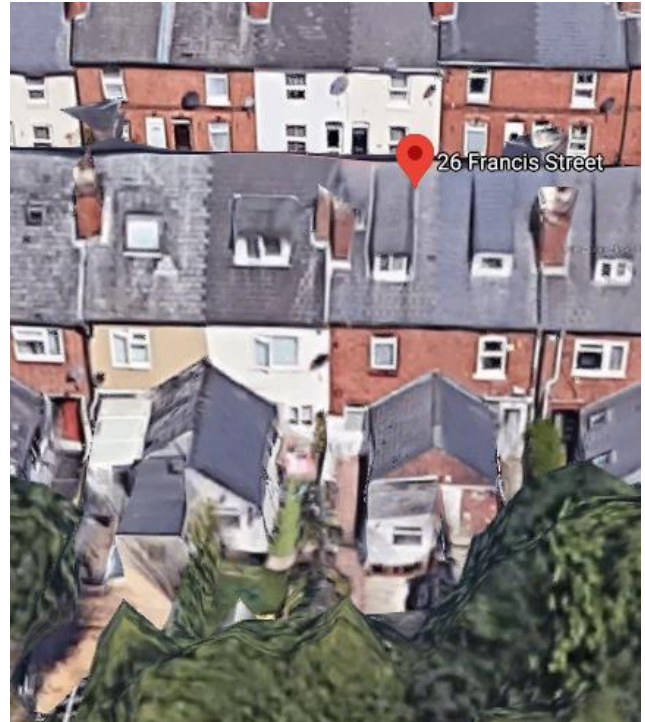


Fig 2. Existing rear elevation at 26 Francis Street.

The proposed development is not considered to harm the living conditions at any other properties within the surrounding area. Overall, the proposed alterations to the single storey rear extension are 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 Private and Communal Outdoor Space

This proposal has also been assessed against Reading Borough Local Plan policy H10: Private and Communal Outdoor Space, which states that:

- *Usable outdoor space for houses should be no less than the gross floor area of the dwelling. To which it relates.*

There is no loss as part of the proposed works.

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:

Plans considered:

- Location & Block Plan - FSER/01B
- Existing Plans & Elevations - FSER/02
- Proposed Plans & Elevations - FSER/03B

Received on 11/12/2020

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