

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Southcote

App Ref: 201514/HOU

Address: 107A St Michaels Road, Reading, RG30 4RY

Proposals: Loft conversion with front and rear dormers

Case Officer: Mr David Brett

Applicant: Dr & Mrs Underwood

Date received (valid from): 28/10/2020

Target Decision date: 05/02/2021, extension of time agreed on decision date from 23/12/2020

1. INTRODUCTION

The proposal site is a bungalow located on St Michaels Road, Tilehurst. The surrounding area is considered predominantly residential, with a mix of bungalows, detached and semi-detached dwellings.



Fig 1. Front of 107a St Michaels Road. Site photo provided by agent on 16/11/2020.



Fig 2. Front of 107a St Michaels Road. Site photo provided by agent on 16/11/2020.

A site visit for this application was not possible due to the Coronavirus lockdown. The agent supplied site photos on 16/11/2020. These photos were used for the purpose of determining this application.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a proposed loft conversion with dormer openings proposed to the front and rear of 107a St Michaels Road.

Plans considered:

- Location Plan - 2070/PL/01
- Block Plan - 2070/PL/02
- Site Plan - 2070/PL/04
- Existing and Proposed Floor Plans - 2070/PL/04
- Existing Elevations - 2070/PL/05
- ~~- Proposed Elevations - 2070/PL/07~~

Received on 28/10/2020

- Proposed Roof Plans - 2070/PL/06
- Proposed Elevations - 2070/PL/07 Rev B

Received on 14/12/2020

- Bat Survey Report - Preliminary Roost Assessment - 107a St Michaels Road, Tilehurst, RG30 4RY

Received on 18/01/2021

3. RELEVANT PLANNING HISTORY

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

- 107 St. Michaels Road, Tilehurst, Reading, RG30 4RY - Response received on 06/11/2020
 - No objections from 107 St Michaels Road. We are in support of the application.
- 107a St. Michaels Road, Tilehurst, Reading, RG30 4RY - No response received.
- 109 St. Michaels Road, Tilehurst, Reading, RG30 4RY - No response received.
- 87 Corwen Road, Tilehurst, Reading, RG30 4ST - No response received.
- 89 Corwen Road, Tilehurst, Reading, RG30 4ST - No response received.
- 91 Corwen Road, Tilehurst, Reading, RG30 4ST - No response received.
- Reading Borough Council, Ecology - Response received on 30/11/2020
 - The house may host roosting bats and to confirm whether this is the case, and if so how bats will be affected by the proposals, a bat survey will need to be carried out. The survey will need to be carried out prior to determination of the application or the application may need to be refused on the grounds that insufficient evidence had been provided to determine the likely impacts of the proposals on bats (which are a protected species and a material consideration in the planning process).
- Reading Borough Council, Ecology - Further response received on 18/01/2021 upon review of submitted bat survey
 - The bat survey report (AE Ecology, January 2021) has been undertaken to an appropriate standard and concludes that the building is unlikely to host roosting bats. As such, since the proposals are unlikely to affect bats or other protected species, there are no objections to this application on ecological grounds.

A site notice was displayed from Saturday 7th November 2020, expiring on Saturday 28th November 2020. No further 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 (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 dormer openings proposed to the front of 107a St Michaels Road are considered to respect the character and appearance of the dwelling house in terms of size, scale and location. Three pitched roof dormer openings are proposed, all of which are set well within the existing roof, in line with guidance provided on dormer extensions within A Design Guide to House Extensions SPG. The proposed dormers are no higher than the existing ridge and have been set back from the eaves by 1m.

The dormer openings proposed to the rear elevation consist of box dormer, that has been set within the existing roof. The proposed box dormer is set down from the existing ridge, and back from the eaves by 0.7m. The box dormer proposed is considered subservient in its design and to sit comfortably within the existing roof without appearing as an overdevelopment of the existing roof. Four roof lights are proposed to the rear dormer to allow natural light to corridors, bedrooms and stairways.



Fig 1. Rear of 107a St Michaels Road. Site photo provided by agent on 16/11/2020.



Fig 2. Rear of 107a St Michaels Road. Site photo provided by agent on 16/11/2020.

The materials used in the construction of the extensions have been specified on the application form to match the existing dwelling throughout. This includes brickwork, roof tiles, windows and doors.

Overall, the proposed development is considered to adequately respect the character and appearance of the existing dwelling and surrounding area in terms of size and scale. The

proposed development is considered sufficiently characteristic of the surrounding area, with similarly scaled front and rear dormers along St Michaels Road and Keswick Close. It is considered unlikely that the proposed development would have a significant impact on the street scene on St Michaels Road. The proposed dormers are considered sympathetically designed in accordance with guidance within A Design Guide to House Extensions and are subservient to the existing dwelling. Therefore, the proposed development is considered in accordance with policy H9 of the Reading Borough Local Plan.

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*

The proposed development is not considered to have a detrimental impact on the living conditions at 107 St Michaels Road. The dormers proposed to the rear elevation are not considered to harm the living conditions at number 107 with regards to loss of privacy or overlooking due to the location of the development in relation to the dwellinghouse at number 107. The side elevation of number 107 extends significantly beyond the rear elevation of number 107a, therefore there are no clear or harmful sight lines to the rear garden of number 107 from number 107a. The proposed rear dormers are also not considered visually dominant or would harm the outlook from number 107.

The proposed dormers are not considered to harm the living conditions at 109 St Michaels Road. Like number 107, the side elevation of number 109 extends significantly beyond the rear elevation of number 107a, obscuring any potential views to the rear garden of number 109 from the proposed dormers at number 107a. The proposed dormers are not considered to harm the privacy at number 109 or harm the outlook from the property.

With regards to the wider street scene, the proposed development is not considered to harm the living conditions at any other properties along St Michaels Road or to the rear of 107a St Michaels Road, along Corwen Road.

The proposed development is not considered to harm the living conditions at any other properties within the surrounding area. Overall, the proposed rear and front dormers 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 Ecology

Due to the works proposed to the roof of 107a St Michael's Road, it was required that a bat survey be carried out to determine whether or not the proposal would have an acceptable impact to any roosting bats. A preliminary bat roost assessment and emergence survey report was submitted to support this application on 18th January 2021. The report concluded that the risk of bats being affected by the proposal is minimal. The report also does not recommend any alteration to latest plans to accommodate bats. The RBC Ecology consultant has confirmed agreement with the report submitted, with no further assessment or conditions required.

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 - 2070/PL/01
- Block Plan - 2070/PL/02
- Site Plan - 2070/PL/04
- Existing and Proposed Floor Plans - 2070/PL/04

Received on 28/10/2020

- Proposed Roof Plans - 2070/PL/06
- Proposed Elevations - 2070/PL/07 Rev B

Received on 14/12/2020

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