

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Mapledurham

App Ref: 200462/HOU

Address: 3 Hewett Avenue

Proposals: Hip-to-gable roof extension (under permitted development) and addition of front and rear dormers

Case Officer: Sian Hickey

Target Decision date: 26 May 2020

1. INTRODUCTION

The application site is a detached bungalow. The property benefits from a single storey rear extension. The property is not listed, and it doesn't fall within a Conservation Area.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for a flat roof dormer in the rear elevation and a pitched roof dormer in the front elevation. The hip-to-gable roof alteration has already been permitted under Certificate of Lawfulness application 200047.

Plans considered:

Drawing No. P1804-02 Rev A – Existing Plans

As received 23 March 2020

Drawing No. P1804-03 Rev B – Proposed elevations

Drawing No. P1804-01 Rev B – Location and Block Plans

As received 22 May 2020

3. RELEVANT PLANNING HISTORY

200047/CLP - Certificate of Lawfulness for proposed hip to gable roof extension and one roof light – Permitted

150368/HPA - Rear extension measuring 8m in depth, with a maximum height of 4m, and 3m in height to eaves level – Prior Approval not required

150004/HPA - Rear extension measuring 6.5m in depth, with a maximum height of 4m, and 3m in height to eaves level – Refused

141342/HOU - Single storey rear extension and loft conversion – Withdrawn

4. CONSULTATIONS

4.1 The following addresses were consulted by letter.

2 Hewett Avenue

4 Hewett Avenue

28 Hewett Avenue; and

29 Hewett Avenue

No objections have been received.

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 (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 Scale, appearance and design

The proposed development includes a pitched roof front dormer. The original design was for a flat roof dormer. Policy H9 and CC7 require that all development respect the built form of the area in Reading in which it is located, and respect the original dwelling. The revised pitch roof dormer matches the design and size of others within street scene. The placement of the proposed front dormer has also been amended so that the dormer window relates to the placement of the existing ground floor front window.

To the rear, a flat roof dormer is proposed, with one rear facing window. The works to the rear are less visible from the street scene along Hewett Avenue. This element is considered acceptable in design terms. The development is not harmful to the character or appearance of the site or its surroundings and does not have a detrimental impact on the original building or neighbouring properties.

The materials are proposed to match the existing and will be secured by condition.

7.2 CC8: Safeguarding Amenity states an extension to a house will be acceptable where it will not cause a significant detrimental impact to the living environment of existing or new residential properties.

To assess this, the following has been considered – would the proposal cause a significant detrimental impact to the living environment of existing or 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**
- Noise and disturbance; **NO**
- Artificial lighting; **NO**
- Vibration; **NO**
- Dust and fumes; **NO**
- Smell; **NO**

- Crime and safety. **NO**

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