

DELEGATED APPLICATION REPORT

Address: 126 Whitley Street

Application No: 201239/FUL

Applicant: Mr Cowen

Proposal: Proposed extension of existing dormer (part retrospective) (amended)

Target Date: 09/11/20

Case Officer: Connie Davis

1.Site Description and Surrounding Area:

The application site is former 3 storey dwellinghouse which has been converted into 5 residential flats. The site lies on the western side of Whitley Street near the corner with Milman Road in a small terrace. Properties are of similar design with outriggers at ground and first floor level. Properties within the terrace have small flat roofed single window dormers (at the rear).

The application site is not listed, nor in a conservation area. However, the site is located within an Air Quality Management Area.

2. The Proposal

The proposal comprises of a flat roof rear dormer which measures a width of 2.3m, height of 1.6m and depth of 2.8m. It is set down from the ridge by 0.7m and away from the eaves by 0.4m. The dormer cheeks would be constructed using hanging slates to match those on the existing roof. It would be in the approximate same location as the original dormer at the site. The dormer would provide additional floor space for one of the flats at the site.

The application is the result of enforcement case. The development has been fully completed, although at the time the enforcement case was opened, the development was not complete. However, this application seeks to modify the proposal as permission was refused for the development as it has been constructed (see planning history).

Although separate applications, it is worth noting that an identical application has been submitted at 124 Whitley Street (ref. 201236/FUL) for the same proposal.

3. Consultation

Internal Consultation

Planning Enforcement - Confirmed that the enforcement investigation at the site is still open.

External Consultation

The following addresses were formally consulted via letter on 16/09/20:

124 & 128 Whitley Street
2 Milman Road

In addition a site notice was sent to the agent on 16/09/20.

No responses have been received.

4. Plans and Documents Considered

The Council, in reaching its recommendation, has taken into consideration the following plans & documents:

Drawing No.:

01 B - Proposed Dormer

Received 1st November 2020

Planning Statement

Received 14th September 2020

5. Relevant Planning History

192057/FUL - Proposed extension of existing dormer (retrospective) - Application Refused

120599/CLE - Certificate of Lawfulness for existing use as 5 residential units - Application Permitted

6. Discussions with applicant/ agent

Revised plans were provided showing the correct configuration of the existing plans (pre any works commencing). The correct configuration of the original layout meant that the proposed dormer reduced in width. The proposed dormer window was made more central.

The above has meant that the design of the proposed development has vastly improved since the previously refused application which saw the dormers proposed at 124 and 126 joined and extending the entire width of both properties (over 8m). The proposed materials were also deemed unacceptable.

7. 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.

8. Relevant Planning Guidance

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. The Development Plan for Reading relevant to the application site comprises the Reading Local Plan (2019).

The '*National Planning Policy framework*' ('NPPF') 2012 states clearly that its content is to be a material consideration in the determination of applications. The 'NPPF' states that due weight should be given to the adopted policies of the Local Development Framework (LDF) (Reading Borough Local Plan (2019) according to their degree of consistency with the 'NPPF' (the closer the policies in the plan to

the policies in the 'NPPF', the greater the weight that may be given). Accordingly, the 'NPPF' and the following development plan policies and supplementary planning guidance are relevant:

9. Relevant Policies

The application has been assessed against the following policies:

National

National Planning Policy Framework;

National Planning Policy Guidance;

Reading Borough Local Plan (2019)

CC7: Design and the Public Realm

CC8: Safeguarding Amenity

H9: House Extensions and Ancillary Accommodation

Supplementary Planning Guidance - A Design Guide to House Extensions (2003)

10. Appraisal

- 1) Principle of Development
- 2) Design and impact on the street scene
- 3) Impact on neighbouring amenity

1) Principle of Development

Other properties within the terrace have small rear dormers (as did the application site before it was altered as part of the unauthorised works). As such, an additional or replacement dormer is not considered to be an anomaly within the roofscape of the terrace and would be acceptable in principle. However, the addition of a dormer would be subject to complying with design and amenity policies.

2) Design and impact on the street scene

In accordance with policy H9 extensions should *'respect the character and pattern of neighbouring properties and appearance of the street as a whole.*

Policy CC7 also states that *'all development must be of high quality that maintains and enhances the character and appearance of the area of Reading in which it is located'*

The Supplementary Planning Guidance - 'A Design Guide to House Extensions' gives specific guidance on the design of rear dormers. In summary, dormers should be set adequately within the roof slope, down from the ridge and off the eaves. They should also be in proportion with the rest of the house and suitably designed in relation to surrounding properties.

Examples of small dormers are found within the terrace and whilst the proposed dormer, whilst larger than those elsewhere on the terrace, is considered acceptable in terms of overall scale and an improvement from the previous application. It would be set well within the roofscape in a central position and away from the eaves of the property. The dormer is not visible within Whitley Street but, it is visible from Milman Road and would not be considered a harmful addition due to its suitable design.

In terms of materials, hung slate has been selected to match the main property. A compliance condition will be attached to the permission to ensure these matching materials are used.

Overall the dormer is considered of an acceptable scale, proportion and design in relation to the main property, wider terrace and surrounding street scene. As such, the proposal is considered acceptable in relation to Policies CC7 and H9 of the Reading Borough Local Plan (2019) and the Supplementary Design Guide to House Extensions SPG (2003).

3) Impact on neighbouring amenity

Policy CC8 states that development will only be acceptable if it *“will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties”*

It is not considered that the dormer will cause adverse impact to adjoining neighbours 124 and 128 Whitley Street. This is due to the positioning within the roof and not in conflict with any other dormers within the terrace.

The site also faces on to no. 2 Milman Road, although the sites are separated by a car park. The dormer will face on to high level windows at no. 2, however the separation distance between the properties is 30m which is considered sufficient to avoid overlooking and loss of privacy for this neighbour.

As such, the proposal is considered acceptable in terms of Policy CC8 of the Reading Borough Local Plan (2019).

Recommendation - GRANT Permission subject to the following conditions and informatives:

- 1) Plans
- 2) Materials as specified

Note: It is not considered necessary to include a condition relating to a 3 year time limit for implementation of the works due to works having already commenced on site for a rear dormer.

Informatives

1. Terms
2. Building Control
3. Complaints about construction
4. Encroachment
5. Positive and Proactive