

PLANNING STATEMENT

Proposed front and rear dormer

**3 Hewett Avenue, Caversham, Reading
RG4 7EA**

On Behalf of: Mr M Rogers

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1. Introduction

- 1.1 This statement is produced to support a planning application for proposed front and rear dormers to 3 Hewett Avenue.
- 1.2 This planning statement will cover the background to the application and provide the necessary information to enable its determination by officers at the Council. It will consider the proposal in light of relevant planning policies and other material considerations. The conclusion reached is that key material considerations and the wider objectives of National and Local planning policy support the grant of permission.
- 1.3 In addition to this planning statement, the application is accompanied by the appropriate planning application forms and ownership certificate, duly signed and completed, and the following documents prepared by Space Office:
- P1804-01a Location and Block Plan
 - P1804-02a Existing Plans & Elevations
 - P1804-03a Proposed Plans & Elevations
- 1.4 The relevant application fee will be submitted by the applicant separately.

2. Site Location and Description

- 2.1 The site accommodates a bungalow to the western side of Hewett Avenue.
- 2.2 Hewett Avenue is characterised by bungalows. Examples of box dormers visible from the highway are the rear first floor dormers on the properties of Hewett Close.

3. Planning History

- 3.1 Application Ref 200047 Certificate of Lawfulness for proposed hip to gable roof extension. Approved 9th March 2020.

- 3.2 Application Ref 150368 Rear extension measuring 8m in depth, with a maximum height of 4m, and 3m in height to eaves level. Prior approval not required 2015.
- 3.3 Application Ref 150004 Rear extension measuring 6.5m in depth, with a maximum height of 4m, and 3m in height to eaves level. Prior Approval refused 2015.
- 3.4 Application Ref 14132 - Single storey rear extension and loft conversion. Withdrawn 2015

4. Policy Assessment & Development Proposals

National Guidance

- 4.1 The National Planning Policy Framework (NPPF) is relevant to the consideration of the application. Some weight also needs to be given to the content of the Ministerial Statement, 'Planning for Growth', issued in March 2011.
- 4.2 The 'Golden Thread' running through the centre of guidance within the NPPF is the presumption in favour of sustainable development. Paragraph 38 of the NPPF states that "*Local planning authorities should approach decision on proposed development in a positive and creative way*" and "*at every level should seek to approve applications for sustainable development where possible*". Paragraph 117 of the NPPF comments that planning should "make effective use of land" in "meeting the need for homes and other uses, whilst safeguarding and improving the environment and ensuring safe and healthy living conditions".
- 4.3 Paragraph 59 confirms the Government's objective to boost the supply of housing, and paragraph 8 identifies the three objectives of sustainable development, as economic, environmental and social.

- 4.4 Paragraph 124 identifies that "Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities", whilst paragraph 131 states that *"In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings."*

Principle of Development

- 4.5 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 4.6 The site is located within the settlement boundary of Caversham and has no additional constraints. A householder extension is acceptable in accordance with Local Plan Policy H9, providing the character of the house and area is respected, and does not present an overbearing impact or lose garden biodiversity.

Character and Appearance of the Area

- 4.7 The proposed rear dormer will not be visible from the streetscene and is set within the roof slope. It therefore will not have a detrimental impact on the character of the streetscene, according with Policy H9.
- 4.8 The proposed front dormer matches the design of the proposed rear dormer however is significantly smaller in size. The size and scale is proportionate to the host roof slope and reflects the existing window sizes, with attention being paid to the Householder SPD. The front dormer therefore does not dominate the roof or dwelling, maintaining the character of the dwelling in accordance with Policy H9.

- 4.9 The proposed front dormer is of a size and scale that reads clearly as subordinate within the front roof slope. It therefore does not have a harmful effect on the character of the area. Number 8 Hewett Avenue also contains a front dormer. However, without a hip-to-gable arrangement, it has an awkward and dominant appearance and is not subordinate to the host dwelling. Furthermore, the streetscene also hosts visible rear flat roof dormers on various Hewett Close properties to the northeast.
- 4.10 The site is positioned in a such a way, on the corner of a private road, so as to not appear prominent in the streetscene. On approach from the south, the dormer would not be visible given the host dwellings positioning. Similarly, on approach from the north, the dwelling is 'tucked' in on the inside corner (and behind street vegetation), meaning the dwelling is not readily visible until after the corners bend. Therefore, it is not considered the dormer would adversely affect the existing character of the area, according with Policy CC7 and Policy H9. Materials can be controlled via condition.
- 4.11 There are no additional constraints to the site (i.e. it is not a Conservation Area). The National Planning Policy Framework emphasises that design should not be used as a reason for refusal (paragraph 130). Therefore the proposed dormers accord with Local Plan Policies CC7 and H9 and Readings Householder SPD.

Residential Amenity

- 4.12 The proposed dormers are front and rear facing and will therefore not have an adverse impact on the privacy or amenity of neighbouring properties. Further, the nature of the dormers ensures they will not appear overbearing. Therefore, the proposal complies with Policy CC8 and H9.

Trees and Landscaping

- 4.13 There is no impact on existing landscaping.

Transport and Parking

- 4.14 Councils parking standards expects 2 spaces for a property with 4+ bedrooms. There is no change to the existing parking arrangement which can accommodate at least two vehicles. There is no conflict with Policy TR5.

Sustainability/Energy

- 4.15 Paragraph 8 of the NPPF supports the transition of development to a low carbon future. The national Code for Sustainable Homes has now been abolished, however it is proposed that the development would conform to Part L of the Building Regulations which as of 2010 requires a 25% reduction in carbon emissions over the 2006 standards. This is equivalent to Code level 3 of the Code for Sustainable Homes. By way of contributing to the reduction in carbon, the proposal would also achieve current building construction standards with added sustainability measures through;

- a) The limitation of the amount of inherent material, structure and embodied energy through the employment of good building standards to create an excellent SAP rating;
- b) Use of locally sourced, recycled materials and labour where practicable
- c) Incorporation of water efficient sanitary fittings, including low flow toilets and water efficient taps for wash basins.

d) 'A' rated electrical appliances and energy saving light fittings

e) 'A' rated double glazed windows with natural cross ventilation provision

f) Recycling of waste construction materials where practicable

The proposal is therefore considered to comply with sustainability objectives in this respect.

Community Infrastructure Levy

- 4.16 The proposed development is not CIL liable as it is below 100sqm GIA. The relevant forms have been completed and submitted with the application.

5. Conclusion

- 5.1 This statement has demonstrated that the proposed development is acceptable in principle and makes an efficient use of land.
- 5.2 Material planning considerations have been carefully considered and analysed, as evidenced in section 5 of this statement and the supporting plans and documents. It is considered the proposed development would not have an adverse effect on the character of the area or the amenity of neighbouring residents.
- 5.3 It is considered that the proposed scheme complies with relevant Development Plan Policies and is further supported by National Guidance. Therefore, it is respectfully requested that planning permission is granted.