

Delegated Application Report

Address: 14 Zinzan Street

Application No: 190769/FUL

Proposal: Construction of a rear dormer (retrospective)

Target Date: 05/07/19

Case Officer: Connie Davis

Site Description and Surrounding Area:

The application relates to a three storey mid-terrace property located on the west side of Zinzan Street. The property is located within the Russell Street/Castle Hill Conservation Area and an air quality management area. The surrounding area is residential and comprises of terrace properties.

The property has a front facing dormer which appears to be constructed without permission, however has been in place for a period in excess of four years and is therefore immune from enforcement action.

As defined in the Russell Street/Castle Hill Conservation Area appraisal (Published 2004), the proposed site is located within Area 3: Russell Street and Baker Street area. Most of this area was developed between the late 18th century and the late 19th century, with some 20th century infilling to back gardens (Goldsmid Road, Franklin Street, small part of Russell Street).

The area is characterised by tall terraces of late Georgian houses (Russell Street, Baker Street) and similar, mid or late-19th century houses, also in a terraced form (Waylen Street, Zinzan Street, Carey Street, Jesse Terrace). The buildings have small front gardens or areas, with little obvious planting or trees apart from in Jesse Terrace and the western end of Baker Street. Uses are mainly residential, with a small shop and public house in Baker Street. Jesse Terrace retains more original features than the other streets of unlisted buildings such as Waylen Street or Zinzan Street. No. 14 Zinzan Street is one of a number of terraced buildings of Townscape interest in the street, as defined in the appraisal.

Proposal:

Full planning permission is sought for the retrospective construction of a rear dormer. According to the submitted plans, the dormer measures 1.6m in height, 4.8m in width and a depth of 2.2m. From site photographs, the dormer expands the entire width of the roof of the property, however on the submitted drawings, a gap of 0.7m separates the dormer from the roof of adjoining neighbour no. 12 Zinzan Street.

Black hanging cementitious tiles with white uPVC windows were selected to construct the dormer.

As the site is located within an article 2(3) area, the development does not qualify as permitted development under Class B Part 1 of the GPDO. Furthermore, the dormer addition has not retained the rear eaves line of the property failing to

maintain a 20cm set back from the eaves and also fails to qualify as permitted development under Class B in this respect were it not in the conservation area.

This development is currently under investigation by the Reading Borough Council enforcement team, however due to a full planning application being submitted, the enforcement case is being held in abeyance.

Plans/ Documents considered:

PJSA-01-001 - Location Plan
PJSA-02-001 - Site Plan
PJSA-04-002 - Original Rear Elevation
PJSA-04-004 - Original Cross Section
PJSA-04-001 - Existing Rear Elevation
PJSA-04-003 - Existing Cross Section

Design & Access Statement (Dated May 2019, Prepared by PJSA).

Received 13th May 2019.

Relevant Planning History

None.

Consultation Responses:

Internal Consultees

Heritage/ Conservation Consultant

The RBC Heritage consultant reviewed the application and shared the concerns with the case officer regarding this proposal. The consultant recommended that the application be refused. More specifically, concern was the dormer extension has a number of effects on the building which would detract from the character and appearance of the Conservation Area. The proposal would disrupt the roof line of the existing building, appearing out of character with the predominant roof scape and with the prevailing storey height of extensions to the rear of properties to the rear of Zinzan Street. As such, the dormer would be contrary to the LPA's statutory duty to 'preserve or enhance the character or appearance of the Conservation Area.

CAAC (Conservation Area Advisory Committee)

No response received.

External Consultation

The following addressed were formally consulted via letter on 21/05/19:

12 and 16 Zinzan Street
17 Waylen Street

No responses have been received.

In addition a site notice was displayed at the site until 20th June 2019 and the proposal was advertised and printed in the local newspaper on 28/05/19 due to the site being located within a conservation area.

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.

Relevant Planning Policy and Guidance and Legal 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. The Development Plan for Reading relevant to the application site comprises the *Reading Local Development Framework 'Core Strategy' 2008 (Altered 2015)*, the *Reading Central Area Action Plan (2009)* and *'Sites and Detailed Policies Document' 2012 (Altered 2015)*.

The '*National Planning Policy framework*' ('NPPF') 2018 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) (Core Strategy and Sites and Detailed Policies Document) 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

Relevant Policies:

Reading Borough Local Development Framework Core Strategy (2008) (Altered 2015):

CS7 (Design and the Public Realm)

CS33 (Protection and Enhancement of the Historic Environment)

Reading Borough Council Sites and Detailed Policies Document (2012):

DM4 (Safeguarding Amenity)

DM9 (House Extensions and Ancillary Accommodation)

DM19 (Air Quality)

Design Guide to House Extensions Supplementary Planning Document (2003)

Russell Street/ Castle Hill Conservation Area Appraisal (2004)

Appraisal:

i) Impact on host property and conservation area

The dormer extension spans the full width of the property and appears as a dominant addition to the rear roof space. This combined with the flat roof form of the dormer and its failure to retain the eaves of the property results in an unsympathetic addition which integrates poorly with the character of the dwelling.

Whilst there are some examples of dormer projections to surrounding properties these are predominantly small single window dormers which retain a large proportion of the roof space, such that they do not appear visually dominant within the roof space of the properties or detract significantly from their character.

The roof extension is visible and appears unsightly to views from the rear of adjacent properties to Waylen Street which is also located within the Russell Street/ Castle Hill conservation area. The scale, poor integration of the dormer within the roof space of the dwelling and its visually dominant appearance does not achieve a suitable standard of design or contribute positively to the visual qualities of the surrounding area and fails to preserve or enhance the character of views within the conservation area.

The rear dormer roof extension is therefore contrary to Policies CS7, CS33, DM9 and the Design Guide to House Extensions Supplementary Planning Document (2003).

ii) Impact on neighbouring amenity

The dormer is not considered to result in an impact on neighbouring amenity due to its position within the roof. Therefore it is not considered to reduce privacy or light levels to adjoining neighbours.

Therefore the proposal conforms with Policy DM4.

Conclusion

REFUSE permission for the following reason:

The rear dormer roof extension by way of its scale, spanning the full width of the property and its flat roof form, results in a visually dominant addition to the dwelling which fails to respect or integrate sympathetically with its character. The poor integration and dominance of the roof extension is exacerbated by the failure of the dormer to retain the eaves line of the main roof. The dormer is visible from the rear of properties along Waylen Street and does not achieve a suitable standard of design or contribute positively to the visual qualities of the surrounding area and fails to preserve or enhance the character of this part of the conservation area. The development is therefore contrary to Policies CS7 and CS33 of the Core Strategy (2008, 2015), Policy DM9 of the Sites and Detailed Policies Document

(2012, 2015) and the Design Guide to House Extensions Supplementary Planning Document (2003).

Informatives:

1. The local planning authority has worked positively and proactively with the applicant within the prescribed target timescale and therefore the decision to refuse planning permission has been taken. The agent was advised on 14/06/19 that if not withdrawn, the application would be refused. The case officer and agent then exchanged a series of emails which provided greater detail on the reasons for refusal and aimed to answer a series of questions the agent had. Following this the agent requested an extension of time to discuss the application further with the applicant. However, the agent failed to notify the case officer of the result of these discussions and therefore has resulted in a refusal of this application, in line with an email dated 21/06/19 explaining from the offset that this would be the case.

2. The Local Planning Authority, when reaching its decision, has taken into account the following drawings and documents:

PJSA-01-001 - Location Plan

PJSA-02-001 - Site Plan

PJSA-04-002 - Original Rear Elevation

PJSA-04-004 - Original Cross Section

PJSA-04-001 - Existing Rear Elevation

PJSA-04-003 - Existing Cross Section

Design & Access Statement (Dated May 2019, Prepared by PJSA).

Received 13th May 2019.

3. This planning application was submitted without the benefit of first seeking pre-application advice from the Local Planning Authority, which can often result in the avoidance of refusal of planning permission. Please see the following link to the Council's pre-application service here:

http://www.reading.gov.uk/media/1190/Pre-Application-Enquiry-Form/pdf/Pre-app_Nov_2016.pdf

