

DELEGATED APPLICATION REPORT

Address: 12 Highdown Avenue

Application No: 182086

Proposal: Erection of side dormer and application of render to exterior walls (part retrospective)

Applicant: Mr Palani Viswanathan

Date received (valid from): 27/11/2018

Target Decision date: 22/01/2019

Agreed extension of Time: 19/07/2019

Case officer: Tom French

1. Site description and Surrounding Area

The application site includes a two storey semi-detached dwelling with loft conversion on the south side of Highdown Avenue. In 1991, under planning application 91-00353-FUL, permission was granted for a two storey rear extension - which has been built. There is also an existing side dormer which is, in part, the subject of this application.

The surrounding area is predominantly residential with large detached and semi-detached dwellings of varying scale and design, many of which have been extended.

The application building is not listed, nor is it located in a conservation area.

2. The Proposal

Retrospective householder planning permission is sought for the existing side facing dormer and householder planning permission is sought to render the front and side and rear elevations with monochrome pearl coloured render by K-Rend.

3. Consultation

Neighbours consultation:

No.s 10, 10a & 14 Highdown Avenue and 'Hilltop' 25 Gravel Hill have been notified of the application and a site notice has also been displayed at the site.

One objection has been received. The objection was made on the basis of the following:

- The proposal is entirely out of keeping with all the other properties in Highdown Avenue
- Being a semi-detached property it will also look out of place against the adjoining house

4. Plans and Documents Considered

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

Drawing No.:

- PL-01 P1 - Floor Plans, Elevations, Block Plan and Location Plan

- PL-02 P1 - Photographs
- Neolife Building Solutions Clad 4 & Clad 14 Cladding Technical Data Sheet, ref. BAFT 01/2017-014-EN

As received: 28/11/2018

- K-Rend Silicone Thin Coat & Mineral Thin Coat data sheet

As received: 19/02/2019

5. Relevant Planning History

900550 - FUL - Proposed two storey rear extension - Application Refused

910547 - FUL - Two storey rear extension - Application Permitted

160498 - CLP - Application for a Lawful Development Certificate for a proposed loft conversion - Permitted Development

6. 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.

7. 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 Development Framework '*Core Strategy*' 2008 (Altered 2015) and '*Sites and Detailed Policies Document*' 2012 (Altered 2015).

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) (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:

8. Relevant Policies

The application has been assessed against the following policies:

National

National Planning Policy Framework;
National Planning Policy Guidance;

RBC Local Development Framework

Core Strategy 2008 (Altered 2015)

CS7 Design and the Public Realm

Sites and Detailed Policies Document 2012 (Altered 2015)

DM4 (Safeguarding Amenity)

DM9 (House Extensions and Ancillary Accommodation)

DM10 (Amenity Space)

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

9. Appraisal

Design, impact on the host dwelling, character of the area and street scene

This application is for retrospective planning permission for the existing side dormer and to add render to the exterior walls of the dwelling (currently finished in brick). In terms of bulk, scale, location and design the side dormer complies with all the relevant conditions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (Class B, Part 1, Schedule 2). Retrospective planning permission is required as due to the cladding attached to the dormer (Neolife Clad 4 Ocean), the development did not comply with Condition B.2 (a) of the above order which requires that the materials used for exterior work shall be of similar appearance to those used in the existing dwelling house. All planning applications must be assessed on their own merits against all relevant planning policy; however it is relevant to the assessment of this application that the existing dormer could be retained regardless of the outcome of this application with relative ease by changing the cladding on the dormer.

There is an established character of dormer extensions along Highdown Avenue with no.s 6, 8, 16 (granted application number 081445), 18, 19, 20, 21, 22, & 31 (granted application number 050906). Combining the existing predominance of dormers and that a dormer extension could be erected in this location without planning permission (utilising permitted development rights), it is considered that the principle of a dormer extension in this location is acceptable.

With respect to the proposed addition of render to the exterior of the building, it is acknowledged that this would materially alter the appearance of the host dwelling in doing so impact upon the character of the street scene. Whilst the properties along Highdown Avenue predominantly have a brick finish, there are numerous examples of buildings that are wholly or partially finished with render. These include no.s 3, 5, 6, 7, 8, 9, 11, 13, 15, 16, 17, 21a, 22 & 28. Given the existing prevalence of render along the street scene it is considered that the principle of rendered elevations along Highdown

Avenue in well-established, and as such there is no objection to the principle of the development.

It is acknowledged that the proposed development would diminish the existing duality of the semi-detached pair. However, given the mixed character of the semi-detached and detached dwellings along Highdown Avenue; the variety of the properties along the road in terms of design and scale; the mix of materials along the street scene and the scope of alterations available to both the application property and adjoining neighbouring without planning permission (through permitted development rights); it is considered that in this context the symmetry and duality of the semi-detached pair is not a feature of significant enough value to the surrounding area or wider street scene. As such, with regards to impact upon the duality/character of the semi-detached pair, the proposal is not considered significantly harmful to warrant the refusal of this application.

As existing, the cladding applied to the exterior of the dormer is considered to relate poorly to traditional brick built character of the host dwelling. However, the proposed development (with the addition of render) would significantly alter the design ideology of the host dwelling and the light coloured cladding on the dormer would integrate satisfactorily with the overall proposal. For this reason it is considered necessary to include a condition that requires the development be completed in full (in accordance with the approved plans) within one year of the grant of this permission. This is to prevent the current, and unacceptable, juxtaposition created by the inappropriate mix of materials being retained as a permanent feature. The proposed condition, in the context of the proposal, is considered to meet all the relevant tests for a condition.

The host dwelling would retain sufficient amenity space to the rear elevation, which is considered adequate for a dwelling of this size and relative to the character of amenity spaces to surrounding dwellings.

Subject to the recommended condition, the proposal would accord with Policies CS7, DM9 and DM10.

Impact on neighbouring amenity

The neighbouring properties potentially most affected by the proposed development are 10 Highdown Avenue and 14 Highdown Avenue, located to the east and west of the application site respectively.

With respect to no.10, the adjoined neighbour, the dormer is located in the westerly roof slope and as such does not impact upon amenity of no.10. Given the nature of the proposed development, it is not considered to have a detrimental impact upon the living environment of the occupiers of no.10 in terms of loss of light, overbearing effect, privacy or overlooking (or any other DM4 stipulation).

Regarding no.14, the dormer does face the side elevation of no.14. However, the dormer is entirely located within the roof slope of no.14, would retain the existing gap between the properties and a dormer extension of this scale could be erected in this location

without planning permission. As such, on balance, it is considered that the existing dormer, or proposed render, are not significantly harmful to the amenity of no.14 in terms of loss of light or overbearing effects to warrant the refusal of this application. As high level side facing windows are shown/exist it is considered reasonable to include a condition requiring these to be retained as obscure glazed (up to a height of 1.7m as a minimum when measured from the floor level of the respective rooms), to mitigate any adverse effects in terms of privacy and overlooking.

No other nearby occupiers are considered to be significantly impacted by the development in amenity terms.

Subject to condition, the proposal accords with Policy DM4.

Other Issues

Community Infrastructure Levy

The proposal would not be liable for the Community Infrastructure Levy (CIL).

Neighbour consultation response

The objections raised as part of the neighbour consultation have been addressed above in the 'Design, impact on the host dwelling, character of the area and street scene'.

10. Recommendation

Grant planning permission, subject to the following conditions:

Conditions

1. The development hereby permitted shall be completed in accordance with the approved plans within 12 months of the granting of this permission.

Reason: To remedy the existing breach of planning control and to ensure that the permission does not remain partially complete for an indefinite period, to the detriment of the character of the area, in accordance Policy DM9 of the Sites and Detailed Policies Document 2012 (altered 2015).

2. The materials to be used in the construction of the external surfaces of this development shall be:

Render:

- Monochrome render by K-Rend, colour: Pearl

as shown on the approved plans or documents.

Reason: in the interests of ensuring that the new development appears in keeping with the existing building or surrounding area in accordance with Policy CS7 and Policy DM9.

3. The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing No.:

- PL-01 P1 - Floor Plans, Elevations, Block Plan and Location Plan
- Neolife Building Solutions Clad 4 & Clad 14 Cladding Technical Data Sheet, ref. BAFT 01/2017-014-EN

As received: 28/11/2018

- K-Rend Silicone Thin Coat & Mineral Thin Coat data sheet

As received: 19/02/2019

Reason: because permission is granted in respect of the development as detailed in the approved plans only.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) the west facing dormer windows shall be *non-opening and glazed with obscure glass* on parts below 1.7m as a minimum when measured from the floor level of the respective rooms, within 12 months of the granting of this permission, and shall be permanently maintained thereafter as non-opening and obscure glazed.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy DM4 and DM11.

Informatives

1. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.
2. The applicant's attention is drawn to Building Regulations requirements. Please contact Building Control on 0118 937 2449 for advice.
3. The construction (and demolition) of the development will be subject to environmental health law and the applicant is referred to:
<http://beta.reading.gov.uk/environmentalprotection>
4. The decision to grant planning permission follows the positive and proactive consideration of the issues raised by this planning application and issuing the decision within the agreed extended time period.