

DELEGATED APPLICATION REPORT

Address: 1 Little Woodcote Road

Application No: 190730/HOU

Proposal: Replace existing Velux unit for a larger Velux to the rear elevation

Applicant: Mr Fred Edgar

Date received (valid from): 03/05/219

Target Decision date: Originally 28/06/2019; extension of time agreed until 5/7/19

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a large detached dwelling on the east side of Little Woodcote Road. The application site has an attached garage and a rear amenity area approximately 10m deep and 11m wide.

The surrounding area is predominantly residential with detached and semi-detached properties of varying scale and design. Mapledurham Playing Fields is located a short distance to the south of the application site.

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

2. The Proposal

A Householder planning application has been submitted seeking to replace two of the existing roof lights with three velux roof lights.

3. Consultation

Neighbours consultation:

No.s 2, 4 & 5 Little Woodcote Close, 1 Knowle Close and 121 & 123 Upper Woodcote Road have been notified of the application and a site notice has also been displayed at the site. 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.:

- 19050PP-01 - Existing and Proposed First Floor Plan
- 19050PP-02 - Existing and Proposed Rear Elevations
- 19050PP-03 - Location Plan

As received: 03/05/2019

- 19050PP-01 - Existing and Proposed First Floor Plan

As received: 26/06/2019

- Email from agent titled 'RE: 1 LITTLE WOODCOTE CLOSE' received 15:10 01/07/2019

5. Relevant Planning History

None

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') 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

The proposed roof lights would be to the rear of the property and as such would not be visible from the street scene along Little Woodcote Road Close. As existing, roof lights are an established feature in the roof scape of the application building and as such the proposal is not considered to be significantly out of character with the host dwelling or surrounding area. An Email from the agent confirmed top rung rooflights are proposed, not a centre pivot rooflight (as per specifications submitted earlier during the application).

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

The proposal would accord with Policies CS7, DM9 and DM10.

Impact on neighbouring amenity

Given the nature of the proposed development there would not be any implication of the development regarding neighbouring amenity in terms of loss of light or overbearing effects.

Given the orientation of the application building relative to 2 Knowle Close to the rear and that as existing there are roof lights in the rear roof slope of the application building; the proposed development is not considered to alter the relationship between the host building and neighbouring properties in terms of overlooking or privacy.

The proposal accords with Policy DM4.

Other Issues

Community Infrastructure Levy

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

10. Recommendation

Grant planning permission, subject to the following conditions:

Conditions

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission was granted.

Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The materials to be used in the construction of the external surfaces of this development shall match those of the existing building unless where otherwise stated.

Reason: To ensure that the new development appears in keeping with the existing building, in the interests of the character of the area, in accordance Policy DM9 of the Sites and Detailed Policies Document 2012 (altered 2015).

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

Drawing No.:

- 19050PP-02 - Existing and Proposed Rear Elevations

As received: 03/05/2019

- 19050PP-01 - Existing and Proposed First Floor Plan

As received: 26/06/2019

- Email from agent titled 'RE: 1 LITTLE WOODCOTE CLOSE' received 15:10 01/07/2019

As received: 01/07/2019

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

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.