

DESIGN & ACCESS STATEMENT

for

Retrospective Application for the Construction of a Dormer Window

at

**14 Zinzan Street
Reading
Berkshire
RG1 7UQ**

May 2019

Prepared by

	 
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1. SUMMARY AND INTRODUCTION

PJSA Chartered Surveyors have been instructed to submit a retrospective application for the construction of a rear dormer window at 14 Zinzan Street, Reading. The dormer window complies with planning policy and doesn't have any significant adverse impact on the Conservation Area given the permitted planning history of comparable developments within the area. The rear dormer window has improved the residential property, 14 Zinzan Street.

2. BACKGROUND

The rear dormer window was constructed by the applicant to improve the property by increasing the available living space and provisions for light. The dormer window was constructed to be character appropriate to the character of the Victorian terraced property as it is located in the Russell Street/Castle Hill Conservation Area.

3. PLANNING HISTORY

The property has no relevant planning history.

4. SURROUNDING AREA & LOCAL PERMITTED APPLICATIONS

The property is located in Zinzan Street which comprises a continuous row of four storey Victorian 19th century terraced houses.

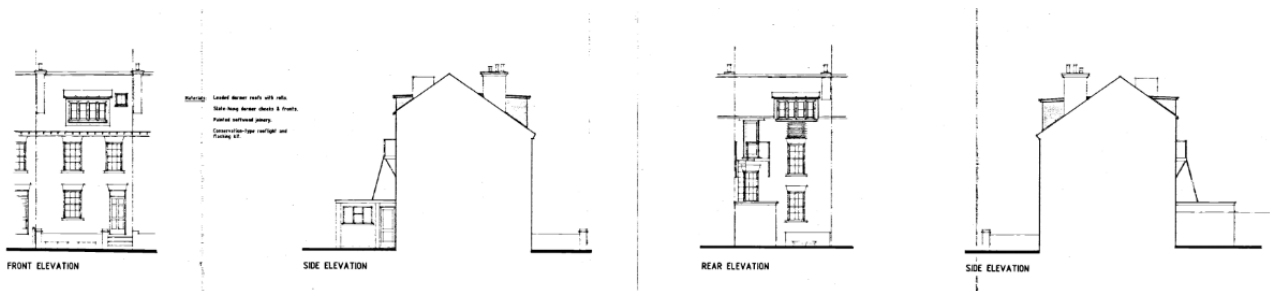
The relevant permitted planning applications in the Conservation Area are shown in the below table.

Application No.	Description	Decision	Date
09/00234/FUL	Replacement dormer window to front elevation roof and new dormer window to	Permitted	28 October 2009
030521	Flat roof two storey rear extension	Permitted	02 May 2003
090325	Replacement dormer window to front elevation roof and new dormer window to rear elevation roof.	Permitted	28 October 2009
131570	Loft conversion with rear dormer window, velux window to front and rear and single storey side and rear extensions.	Permitted	23 January 2014
040872	Conversion of 3-bedroom maisonette, on first and second floors, to a 2-bedroom flat and a 1-bedroom flat; and addition of three rear facing dormer windows.	Permitted	12 August 2004
010746	Conversion of 2 four-bedroom houses into four no. 1 bedroom flats and two no. 3 bedroom flats plus insertion of dormer windows.	Permitted	24 July 2001

020134	To convert existing house into three flats; Two one bedroom and one three bedroom with dormer windows to front.	Permitted	15 October 2002
980745	Rear dormer window	Permitted	29 June 1998

These permitted applications are similar to the dormer which is the subject of this application (see associated plans) as demonstrated by the similarities of the developments in the below plans.

Application No. 090325 – Permitted – 16 Zinzan Street



A precedent has been set within the Conservation Area due to the acquiescence of similar flat-roofed rear dormer windows. This list is not exhaustive and only covers rear dormer windows in the neighbouring streets to the subject property that have been constructed with no evident planning permission.

Zinzan Street: No. 12, 16, 18, 15 and 17

Howard Street: No. 8, 10, 28 and 30

Waylen Street: No. 61

Oxford Street: 117-119 Russel House

The street has a history of permitted application which added to volume in the Conservation Area which is greater than the volume that the dormer window constitutes. Such permitted development includes a two storey rear extension at 24 Zinzan Street (application no. 030521).

5. TERMS OF REFERENCE

5.1. THE DESIGN ASSESSED AGAINST THE CORE STRATEGY

Reading Borough Council brought together an 'Adopted Core Strategy' in July 2008 which addresses why this development should be permitted in terms of the following policy.

Policy CS7: Design and the Public Realm states (with our emphasis):

'All development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located. The various

components of development form, including:

- *Layout: urban structure and urban grain;*
- *Landscape;*
- *Density and mix;*
- *Scale: height and **massing**; and*
- ***Architectural detail and materials.***

The dormer window is not a dominant feature on Zinzan Street, being on the rear elevation. Its appearance is in keeping with the character of the conservation area which has several other properties with flat roof dormers. The dormer window's materials and architectural details are in keeping with other permitted flat roof dormers in the locality.

The window is clad in tiles which match the existing finish and is sympathetic with in terms of character and design. Reference to this application's plans is made to emphasize that the existence of a dormer is entirely appropriate and acceptable.

The size of the dormer is similar to other permitted flat roof dormers also in The Russell Street/Castle Hill Conservation Area. (state planning ref here)

Policy CS33: Protection and Enhancement of the Historic Environment states:

'Historic features and areas of historic importance and other elements of the historic environment, including their settings, will be protected and where appropriate enhanced...'

The property is located in the Russell Street/Castle Hill Conservation Area and the rear dormer window has no adverse impact on the historic assets and the setting of the Conservation Area. The development is in keeping with the character of the street and other previously permitted dormer windows. Reading is a dense urban area and there is limited space for development. The dormer window forms a small extension to the property to provide more natural light and makes better use of roof space.

Reading Borough Council's Sites and Detailed Policies Document (Adopted October 2012 and altered January 2015) contains the following policy which supports this application.

Policy DM4: Safeguarding Amenity states (with our emphasis):

*'Development will **not cause a significant detrimental impact** to the living environment of existing or new residential properties, ...'*

The development hasn't caused any significant detrimental impact of the existing living environment at Zinzan Street. As the dormer window doesn't have any significant adverse impact on the privacy of neighbouring properties at the four-storey row of terraced residential properties which already overlook other neighbouring properties. Nor does the impact have any material impact of access to sunlight.

The dormer window's dimensions are sympathetic in scale and considers the proximity to local properties and existing dormer windows, as shown in this application's associated plans. The dormer doesn't create excessive bulk especially given the fact that the dormer faces to the rear of the

property, not overlooking the public highway. With respect to the scale, materials and design further information is shown in section 6.

6. SCALE

The existing dormer has the following dimensions:

Dormer window length approx. 4.8 m

Dormer window height approx. 1.6 m

Plans of the development are shown in associated plans.

The flat roof dormer compares to other permitted dormer windows in terms of being a similar scale, style with the use of similar materials. The plans of the dormer (see associated Elevations) are similar to the plans of those similar local dormers which are highlighted in section 4.

6.1. MATERIALS AND DETAILING

The materials are chosen to reinforce the character of the area; black tiles with white framed uPVC windows. The dormer windows are designed to be sympathetic in order to complement the Conservation Area. The design of the development is not overbearing to any neighbouring properties.



Photograph 1: The dormer at 14 Zinzan Street



Photograph 2: Dormers at Zinzan Street (Google Earth)



Photograph 3: Large flat roof rear dormers at Howard Street (Google Earth)



Photograph 4: Flat roof rear dormers at Zinzan Street (Google Earth)

7. CONCLUSION

The dormer window should be granted permission as it accords and complies with relevant local planning policy. As the dormer is in keeping with the character of the Conservation Area and other permitted dormer windows at Zinzan Street.

PJSA Ltd

May 2019