

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 182056/HOU

Address: 211a Caversham Road

Applicant: Spencer Chaplin

Proposal: Rear dormer

Target Date: 17/01/19

Case officer: Connie Davis

Site Description and Surrounding Area:

The property is a terrace, two storey property, with a shop front at ground floor level and is currently trading as Richfields Café which has an A1 use (no. 211) with a residential flat above (211a). The property's non-adjoined neighbour to the north is a public house, 'The Moderation'. The application site sits at the north-west edge of the Reading Central Area. There are a mix of Class A1, A2, A3, A4, A5 and C3 and C4 uses along Caversham Road.

The application site is not listed, nor in a conservation area, however it is located within an air quality management area and Flood Zone 2.

This application is a resubmission of 180839 (see planning history).

Proposal:

The proposal is for the construction of a rear dormer. The dormer measures around 3.6m in width, 2.1m in height and 3.5m in depth. The dormer will have two windows. During the course of the application the size of the dormer has been reduced.

Plans Considered:

505-02-00 - Site Location Plan As Existing

Received 23rd November 2018.

505-02-11 Rev 3 - Block and Roof Plan As Proposed

505-01-00 - Ground Floor Plan As Existing

505-01-01 - First Floor Plan As Existing

505-01-02 - Second Floor Plan As Existing

505-01-03 - Front Elevation As Existing

505-01-04 - Rear Elevation As Existing

505-01-05 - Section A-A as Existing

505-03-02 Rev 3 - Second Floor Plan As Proposed

505-03-04 Rev 3 - Rear Elevation As Proposed

505-03-05 Rev 3 - Section AA As Proposed

Received: 11th January 2019.

Relevant Planning History:

180839 - Proposed rear dormer to units 209a and 211a Caversham Road - Application Withdrawn

Consultation Responses:

The following addresses were consulted via letter on 29/11/18:

213 Caversham Road (The Moderation Public House)
1a Randolph Road
209 Caversham Road
Flat 1, 1a Randolph Road
Flat 2, 1a Randolph Road

A site notice was displayed at the property until 27th December 2018.

No responses have been received.

Internal Consultees

None

Discussions with agent/ applicant

Amended plans were required to revise the fenestration of the dormer to align with that of the main house. The overall size of the dormer was also reduced in width from around 4.3m to 3.6m in accordance with Supplementary Planning Guidance - A Design Guide to House Extensions (2003). It is noted that the dormer has not been set down from the ridge a substantial amount (around 0.2m) however on balance, this is not considered substantially harmful to the host property and the dormer is set down far enough as to ensure it will not be visible from the street.

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

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. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'.

The following local and national planning policy and guidance is relevant to this application:

National

National Planning Policy Framework;
National Planning Policy Guidance;

**RBC Local Development Framework
Core Strategy 2008 (Altered 2015)**

CS7 Design and the Public Realm
CS35 Flooding

Reading Central Area Action Plan 2009

RC5 - Design in the centre

Sites and Detailed Policies Document 2012 (Altered 2015)

DM4 (Safeguarding Amenity)

DM9 (House Extensions and Ancillary Accommodation)

DM19 Air Quality

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

Appraisal Checklist

DM9 states: An extension to a house will be acceptable where it:

- A. Respects the character of the house in terms of scale, location, materials and design;

To assess this, the following has been considered - would the proposal:

- detract from the appearance of the original building through the use of ill-matching materials and by not fitting in with the design, scale and proportions of the original building; **NO, materials are to match the existing property**
- reduce the amount of usable amenity space for the property to an unacceptable degree; **NO**
- require the loss of trees in the garden or put significant trees at risk; **NO**

- B. Respects the character and pattern of neighbouring properties and the street as a whole in terms of scale, location, materials and design, and any important existing building line; Respects neighbour's amenities and does not present a large blank façade to public areas.

To assess this, the following has been considered - would the proposal:

- significantly reduce the amount of daylight and sunlight enjoyed by neighbouring properties; **NO**
- invade the privacy of neighbouring properties through overlooking from windows or balconies; **NO**
- detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; **NO**
- detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; **NO**

DM4: Safeguarding Amenity states an extension to a house will be acceptable where it will not cause a significant detrimental impact to the living environment of existing or new residential properties. This has been assessed and it is considered the proposal would not cause a significant detrimental impact to the living environment of any existing or new occupiers or neighbours.

Other Matters:

Flooding

The site is located within Flood Zone 2 which means it has a medium risk of being flooded. However as the development is above ground level, no flood risk assessment was submitted as part of this application & given the context of the proposals being a roof level addition to an existing predominantly upper floor property, none is considered to be required.

CONCLUSION

The proposed development would not be harmful to the character or appearance of the site or its surroundings and would not have a detrimental impact on the original building or neighbouring properties. As such the proposed works are considered to be in accordance with CS7 (Design and the Public Realm) of the Reading Borough Local Development Framework Core Strategy (2008), RC5 (Design in the centre) of the Reading Central Area Action Plan 2009, DM4: Safeguarding Amenity and DM9: House Extensions and Ancillary Accommodation of the Sites and Detailed Policies Document (Oct 2012) and the Councils Supplementary Planning Guidance A Design Guide to House Extensions (2003).

RECOMMENDATION:

Conditions

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

505-02-11 Rev 3 - Block and Roof Plan As Proposed

505-03-02 Rev 3 - Second Floor Plan As Proposed

505-03-04 Rev 3 -Rear Elevation As Proposed

505-03-05 Rev 3 - Section AA As Proposed

Received: 11th January 2019.

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

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