

DELEGATED APPLICATION REPORT

Target Date: 2/1/19

Application No: 181919/HOU

Address: 16 Hemdean Road, Reading RG4 7SX

Proposal: Formation of rear pitched roof dormer and 2no. new front velux windows.

Case Officer: Anthony Scholes

1. Site Description and Surrounding Area

- i. The development site is located on the Western side of Hemdean Road, and is the end of a row of terraced houses. The housing within the area is generally C 1900-15 buildings where their style, detailing, and building materials provide the streetscape with interest and variety. The property has a relatively small garden, which is common of the locality. The property contains two self-contained flats, with the ground floor being previously used as a café/business use, and a first floor flat with converted loft accommodation.

2. Proposal

- i. The proposal is for the formation of rear dormer. The proposed development will result in a 4.0m long dormer, being 2.063m above the existing eaves height to the rear of the dwelling, and be set back from the eaves of the original roof. Two rooflights are proposed on the front (Hemdean Road) roofslope.
- ii. Materials have been proposed to be slate tiles and UPVC windows to match the existing.

3. Internal Consultations

- i. RBC Transport Development Control
There are no transport objections to the proposed development, transport officers recommended the following conditions/ informatives:

IF3 Highways

- i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.
- ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.

4. External Consultations

- i. A site notice was displayed for 21 days, occupiers of adjoining properties were notified by mail. The following response was received:
- ii. Caversham and Districts Residents Association commented on the proposed development, and only raised concerns in relation to the development of the flat below.

5. Plans/Documents Considered

- i. The agent supplied the following, received on 5 November 2018:
Drawing No. 240-A2-01 - Existing
Drawing No. 240-A1-08-A - Proposal

The agent supplied amended plans, received on 17 December:
Drawing No. 240-A1-08-B - Proposal

6. Relevant Planning History

- i. 950150 - Proposed alterations to existing flat above existing shop including installation of two dormer windows on front elevation. Granted 24/11/95 - not implemented.
- ii. 181376 - Change of use of ground floor and basement of building from Class A1 (shops) to Class C3 (dwellinghouses) to comprise one dwelling and associated works. Prior Notification under Class M, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).
- iii. 181918 - Single storey side extension, demolition of rear extension, alterations to primary façade, boundary treatments and creation of bin storage and bicycle storage. Current application under consideration.

7. Equality Act 2010

- i. 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.

8. Relevant Planning Policy and Guidance

- i. 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') 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:

The application has been assessed against the following policies:

National

National Planning Policy Framework 2012;
National Planning Policy Guidance 2014 onwards;

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
DM12: Access, Traffic and Highway Related Matters

Reading Borough Council Supplementary Planning Documents
Revised Parking Standards and Design SPD (2011)

9. Appraisal

- i. The main issues are considered to be:
 - Effect of development on the public realm
 - Amenity
 - Other matters
- ii. Effect of development on conservation area
The development as originally proposed included the provision of two front facing dormers, and one large rear dormer window. As the terraces attached to the dwelling contain no front facing dormers this was not deemed suitable (whilst acknowledging the planning history from 1995 - see relevant history above). The applicant was advised and provided an amended proposal including two front facing velux roof lights in lieu of the dormers. This was deemed appropriate in its setting. The proposed rear dormer is of a relatively large size, however would not be highly visible from the public realm and is therefore considered to not have a significant detrimental impact on the public realm.
- iii. Amenity

DM9: House extensions and ancillary accommodation states an extension 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 have been chosen to match the existing.**
- reduce the amount of usable amenity space for the property to an unacceptable degree; **NO, the flat currently has no private amenity space.**
- 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, the back to back nature of properties is generally acceptable and the additional rear dormer will not worsen/ result in an unacceptable loss of privacy through overlooking. Additionally, the proposed rear dormer is to contain an en-suite bathroom, as such the glazing will be conditioned to be obscure glazing and non-opening above 1.7m.**
- 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.

To assess this, the following has been considered - would the proposal cause a significant detrimental impact to the living environment of existing or new residential properties in terms of:

- Privacy and overlooking; **NO**
- Access to sunlight and daylight; **NO**
- Visual dominance and overbearing effects of a development; **NO**
- Noise and disturbance; **NO**
- Artificial lighting; **NO**
- Vibration; **NO**
- Dust and fumes; **NO**
- Smell; **NO**
- Crime and safety; **NO**

iv. Other matters

CIL - The extent of the works are such that the proposals will not be CIL liable.

10. Conclusion

- i. Having regard to the material considerations and all matters raised, the Local Planning Authority considers that the balance of considerations therefore weigh in favour of granting consent subject to conditions.

Recommendation

GRANT, subject to conditions

11. Conditions:

1. Time limit
2. Materials to match
3. Approved plans
4. Obscure Glazing

Informatives relating to:

1. Terms and conditions
2. Building regulations
3. Demolition and construction
4. Encroachment and Party Wall
5. Positive and proactive