

DELEGATED APPLICATION REPORT

Address: 4 St Andrews Road

Application No: 181002 / HOU

Proposal: Extension to existing loft room to provide en-suite shower

Applicant: Mr Ben Atherton

Date received (valid from): 08/06/2018

Target Decision date: 03/08/2018

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a two storey semi-detached property with distinctive patterned brick work and a central chimney, on the south side of St Andrews Road. The application property has an existing single storey rear and side extension and the adjoining neighbour, 2 St Andrews Road, have a dormer extension in the east side roof slope. There is off road parking provided to the front of the property and a rear amenity area approximately 22m deep and 10m wide.

The surrounding area is predominantly residential with detached and semi-detached properties of varying scale and design.

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

2. The Proposal

A householder planning permission is sought for a side dormer extension. The proposed dormer would be set down from the ridge of the main roof by 0.5m and set back from the front roof slope by 0.5m. The dormer would leave a 0.5m gap to the eaves (when measured along the roof slope). The dormer would have a half hipped roof form that matches the pitch of the existing roof.

3. Consultation

Neighbours consultation:

No.s 2 and 6 St Andrews Road and 26 and 'Flat' 26 Oakley Road have been notified of the application and a site notice has also been displayed at the site from the 14th June 2018. 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.:

- 212-01 - Existing
- 212-03 - Block Plan
- Location Plan

As received: 11/06/2018

- 212-02 Rev. B - Proposed

As received: 08/08/2018

5. Relevant Planning History

121732 - Single storey side and rear extension - Application Permitted

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)

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 dormer extension would be set down 0.5 from the ridge of the main roof, set back 0.5m from the existing front elevation and set off the eaves by 0.5m (when measured along the roof slope). As such the extension would be subservient to the existing dwelling and with materials to match existing, the pitch of the proposed half hip to match the original roof and considering the existing dormer extension at neighbouring no.2; is considered to respect the character and pattern of the host dwelling and surrounding area.

As the application property is half of a semi-detached pair, the impact on the building as a whole must be considered when assessing potential impact to the street scene. Given the existing side dormer extension at no.2 and that the proposed extension would be set back from the front elevation, leaving the front elevation and roof slope unaltered, it is considered that the proposal would not be significantly harmful to the duality of the semi-detached pair.

The proposal would not increase the footprint of the existing dwelling and given the variation in character and design along St Andrews Road is considered to integrate satisfactorily with the visual amenity of the host dwelling and surrounding area.

The proposal accords with Policy CS7 and Policy DM9.

Impact on neighbouring amenity

The neighbouring properties potentially affected by the proposal are no.s 2 and 6 St Andrews Road, located to the east and west respectively.

The proposed development is to the west of the application property and therefore would not affect the amenity of no.2.

Regarding no.6, the proposed extension would not increase the footprint of the existing dwelling and would retain a separation distance of 3.8m to the common boundary. The proposed development would not project beyond either the front or rear elevation of no.6 and no.6 has no east side facing windows. As such it is considered that the extension would not have any significant detrimental impacts in terms of loss of light or overbearing.

Two side facing windows are proposed at second floor level in the west side elevation. Whilst one window is noted on the plans to be of obscure glazed, the other is not. This is

considered to be acceptable in this instance as it overlooks the neighbouring property which has tall, blank walls. Further, opposite at roof level are two very large chimneys and it is considered unlikely that a side window would be inserted into this roofslope subsequently, which would then cause a face-to-face privacy issue. Also it should be noted that the current proposal may even be technically a permitted development, although this assessment has not considered it as such.

Subject to conditions outlined the proposal is not considered to have a significant detrimental impact to the living environment of the current or future occupiers of no.6 in terms of loss of privacy or overlooking impact.

The proposal accords with Policy DM4.

Other Issues

Community Infrastructure Levy

The proposal 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.

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.:

- 212-03 - Block Plan
- Location Plan

As received: 11/06/2018

- 212-02 Rev. B - Proposed

As received: 08/08/2018

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 proposed right-hand west-facing side window 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, before occupation of that room, 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.

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

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 statutory time period.
5. Work on a loft or roof may affect bats. The applicant will need to consider protected species when planning work of this type. A survey may be needed, and if bats are using the building, a licence may be required. To view specific information regarding bats use the following link: <https://www.gov.uk/wildlife-licences>