

DELEGATED APPLICATION REPORT

Address: 6 Field View

Application No: 180623

Proposal: Flat roof side dormer, infill front porch and convert rear conservatory to habitable room.

Applicant: Mr H Ullah

Date received (valid from): 11/04/2018

Target Decision date: 06/06/2018

Case officer: Tom French

1. Site description and Surrounding Area

The application site is a three storey terraced property located in the Field View development which is accessed from Derby Road. The property has a mono-pitch roof with a side facing, centrally located, mono-pitch (pitched in the opposite direction to the main roof) dormer style element. The property also has an irregular footprint, with the internal wall with 5 Field View being staggered back and forth. The entrance to the property is recessed into the front façade of the property. To the rear, the original property had a single storey, flat roof, partial width, projecting element (now the snug). A conservatory of the same depth as the original element has since been added.

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

2. The Proposal

A householder planning permission is sought to replace the existing conservatory with a room of the same size, to move the front door of the property forward to be in line with the front elevation and to add a small, flat roof, side dormer to the roof of the property.

The proposed rear extension would be the same size as the existing conservatory and would follow the same footprint. It would also have the same roof form and eaves height. As such it would project 3.4m from the rear elevation of the dining room, with a width of 3.1m. The extension would have a flat roof with an eaves height of 2.4m.

It is proposed to bring the front door forward by 0.8m so that it would be in line with the existing front elevation of the application property.

The proposed dormer extension would have a maximum width of 1.1m, a maximum depth of 1.8m and a maximum height of 0.6m. The proposed dormer would have a flat roof and would be sited alongside the existing dormer style projection.

3. Consultation

Neighbours consultation:

No.s 5 and 7 Field View have been notified of the application and a site notice has also been displayed at the site from the 18th April 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.:

- 37517-01 - Existing Ground Floor Plan
- 37517-03 - Existing & Proposed Elevations
- 37517-04 - Proposed Ground Floor Plan
- 37517-05 Rev. A - Block and Location Plans
- 37517-08 - Existing Second Floor Plan
- 37517-09 - Proposed Second Floor Plan

As received: 11/04/2018

5. Relevant Planning History

180120 - CLP - Small flat roof side dormer, infill front porch & upgrading of rear conservatory - Application Withdrawn

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)

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 dormer and infilling of the front porch would be visible from the street scene along Field View. Bringing the front door in line with the existing front elevation is considered in keeping with visual amenity of the host dwelling and surrounding area. Due to the modest size and being set back 0.9m from the existing front elevation, the proposed dormer is not considered to have a significant detrimental impact on the character of the host dwelling or wider street scene.

The proposed rear extension would be of the same scale, footprint and roof form as the conservatory it is replacing and as such is considered to respect the character of the house in terms of scale, location and design. The proposed reduction of glazed area in the rear elevation is considered to better integrate with the host dwelling in terms of materials.

The host dwelling would retain sufficient amenity space to the rear elevation, 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

The proposed dormer extension's modest scale, coupled with it being in the roof slope alongside the existing projection, would not result in any significant impact upon the neighbouring properties in terms of loss of light or overbearing effects.

The proposed location of the front door would not protrude from the existing front elevation of the application property. As such it would not have an overbearing effect or result in any loss of light to the neighbouring properties.

Whilst the proposed rear extension would be built to the boundary with no. 7 Field View, it would not exceed the footprint of the existing conservatory or be any higher. The proposal is also not as high and does not protrude as far as the existing rear projection at no. 7. As such it is considered that the proposal would not have any adverse effects in terms of overbearing or loss of light. As a flat roof is proposed, it is considered necessary to include a condition specifying this shall not be used as a terrace, to prevent overlook/noise/disturbance.

Further, no windows are proposed in the dormer extension, one additional window is proposed in the front elevation adjacent to the front door and a reduction in glazing is proposed in the rear elevation. There are no side facing windows proposed. As such it is considered that the proposal would not have a detrimental impact in terms of privacy or overlooking and is in accord with Policies DM4 and DM9.

Other issues

The proposal would not be liable for the Community Infrastructure Levy.

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.:

- 37517-04 - Proposed Ground Floor Plan
- 37517-05 Rev. A - Block and Location Plans
- 37517-09 - Proposed Second Floor Plan

As received: 11/04/2018

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

4. The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific planning permission from the Local Planning Authority.

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.