

DELEGATED APPLICATION REPORT

Address: 28 Conisboro Avenue

Application No: 180512/HOU

Proposal: Add pitched tiled roof to conservatory. Block in side door/window

Applicant: Mr Vitaly & Mrs Hobell

Date received (valid from): 21/03/2018

Target Decision date: 16/05/2018

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a two storey semi-detached dwelling on the east side of Conisboro Avenue with existing rear conservatory and rear dormer extensions. The application site has a rear amenity space approximately 40m deep and 8m wide. The surrounding area is predominantly residential properties of mix style and character. The east side of the road is characterised by semi-detached dwellings similar in scale to the application site, whilst the west side of the road is comprises large detached dwellings that are screened from the road by numerous trees that are subject to TPOs (tree protection orders).

2. The Proposal

It is proposed to replace the existing glazed conservatory roof with a pitched tiled roof containing four roof lights. The proposed roof would have an eaves height of 2.4m and a ridge height of 4m. The existing conservatory roof has an eaves height of 2.4m and a maximum height of 3.3m.

It is also proposed to block up the existing window in the side elevation of the conservatory and the existing side door that provides access to the kitchen/utility room from the garden.

3. Consultation

Neighbours consultation:

No.s 26 and 30 Conisboro Avenue and no.s 10 and 11 Tyler Close have been notified of the application and a site notice has also been displayed at the site from the 27th March 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.:

- HB.001 - Existing Elevations
- HB.002 - Proposed Elevations
- HB.003 - Existing Floor Plans
- HB.004 - Proposed Floor Plans
- Site Plan
- Location Plan

As received: 23/03/2018

5. Relevant Planning History

21/05/2013 - 130741 - FUL - Insertion of flat roof velux window into permitted development rear dormer (retrospective) - 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)

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

As the proposed development is to the rear of the property the proposal would not be visible from the street scene along Conisboro Avenue. The proposed roof would protrude a

modest 0.5m further than the existing and would be only 0.3m wider than the existing roof; the development would not have any adverse effects in terms of loss of spaciousness and would not appear overly cramped.

Made with materials to match the original roof and existing rear dormer the pitched tiled roof is considered to integrate satisfactorily with the character of the host dwelling and visual amenity of the surrounding area.

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.

Removing the external side door and side window would not have any adverse impacts in terms of design and is considered respectful of the character of the host dwelling and surrounding area.

The proposal would accord with Policies CS7, DM9 and DM10.

Impact on neighbouring amenity

Whilst the proposal would be 0.7m higher than the existing conservatory roof there would be a 4.3m gap between the proposed ridgeline and boundary with no. 26 Conisboro Avenue and a 3.4m gap between the proposed ridgeline and the boundary with no. 30 Conisboro Avenue. The conservatory at the application site does not project past the rear extension at no. 30 or the rear elevation of no. 26. As such the proposed development would not appear overbearing or result in any loss of light for the neighbouring properties.

Removing the existing kitchen/utility room door and conservatory window would not have any adverse impact on neighbouring amenity and would represent a reduction in glazing in the side elevation facing no. 26.

Further, whilst four roof lights are proposed the development would be replacing a fully glazed roof. As such 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:
 - HB.002 - Proposed Elevations
 - HB.004 - Proposed Floor Plans
 - Site Plan

As received: 23/03/2018

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

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. During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at: <http://www.communities.gov.uk/publications/planningandbuilding/partywall>