

DELEGATED APPLICATION REPORT

Target Date: 01/08/2018

Application No: 180951/HOU

Address: 45 Craig Avenue, Reading

Proposal: Loft conversion and external alterations following demolition of conservatory

Case officer: Ethne Humphreys

Site Description and Surrounding Area:

The application site is a detached property with attached garage located on the south side of Craig Avenue, opposite the junction with Constitution Road. There is a slight change in ground levels and No.45 is slightly lower than No.47 to the east and slightly higher than No.43 to the west of the site.

The surrounding area is predominantly residential with properties of varying styles and designs.

Proposal:

This is an application for a loft conversion. To facilitate, 3 velux windows are proposed on the east facing roof slope, 4 velux windows on the west facing roof slope and a window is proposed on the rear elevation.

The loft conversion would create two additional bedrooms and a bathroom.

It is also proposed to remove two chimneys, demolish the existing conservatory and insert French doors on the rear elevation.

Plans Considered:

Drawing No: Proposed First Floor Plan SANT-0518-01

Drawing No: Proposed Ground Floor Plan SANT-0518-02

Drawing No: Proposed Elevations SANT-0518-03

Drawing No: Existing Plans and Elevations SANT-0518-04

Drawing No: Section A-A SANT 0518-05

Drawing No: Section B-B SANT-0518-06

Drawing No: Block and Location Plans SANT-0518-07

Received 6th June 2018

Relevant Planning History:

None.

Consultation Responses:

Ecology: No objection.

No letters of neighbour representation received.

Summary of discussions with applicant/agent:

None. No formal pre-application advice was sought prior to the submission of this application.

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

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

Reading Borough Local Development Framework Core Strategy, 2008 (amended 2015)

CS7: Design and the Public Realm

CS36: Biodiversity and Geology

Sites and Detailed Policies Document, Oct 2012 (amended 2015)

DM4: Safeguarding Amenity

DM9: House Extensions and Ancillary Accommodation

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

Appraisal

The main issues are considered to be:

- Design, impact on the host dwelling, character of the area and street scene

- Impact on neighbouring amenity
- Impact on ecology

Design, Impact on the host dwelling, Character of the Area and Street Scene

Due to the nature of the proposals, there would be no increase in the actual footprint of the dwelling; indeed, following the removal of the conservatory, the footprint would be reduced.

Whilst glimpsed, the proposed windows, which would be limited to the side roof slopes and rear elevations, are not considered to result in any adverse effect to either the character of the host property or the visual amenities of the street scene. In this respect, there are other velux windows/roof lights in existence within the street scene and as such the proposals would not be out of character with the wider area.

Whilst the loss of the chimneys is regrettable, consent is not required for their removal. The two chimneys at the front of the dwelling would remain, which is welcomed.

There is no objection to the removal of the conservatory.

Overall, the proposals are considered to be of a domestic scale which is sympathetic to the host dwelling and surrounding properties.

Impact on Neighbouring Amenity

The neighbouring properties potentially affected by the proposals are No's 43 and 47 Craig Avenue, located to the east and west of the site respectively. It is not proposed to enlarge the property such that no undue loss of light or overbearing impact would occur to any neighbouring property.

The proposed window on the rear elevation would face down the applicant's garden and any views of neighbouring properties would be at an oblique angle. There are no windows on the side elevation of No.47 Craig Close and whilst there is one on the side of No.43, given the change in site levels, and that the velux windows would look upwards, any views would be at oblique angle. It is not considered that there would be any significant material loss of privacy to any neighbouring property.

Impact on Ecology

The Council's Ecologist is satisfied that the risk of bats being affected by the proposals is minimal and there is no objection on ecology grounds. In any event, as bats are protected species, this is covered by separate European legislation.

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 appearance of the original building or neighbouring properties or amenity. As such the proposed works are considered to be in accordance with the above relevant policies and permission can be granted.

RECOMMENDATION:

Grant

Subject to the following 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 CS7 of the Core Strategy 2008 (altered 2015) and Policy DM9 of the Sites and Detailed Policies Document 2012 (altered 2015).

3. The development hereby permitted shall not be carried out other than in accordance with the following plans/documents:

Drawing No: Proposed First Floor Plan SANT-0518-01

Drawing No: Proposed Ground Floor Plan SANT-0518-02

Drawing No: Proposed Elevations SANT-0518-03

Drawing No: Section A-A SANT 0518-05

Drawing No: Section B-B SANT-0518-06

Drawing No: Block and Location Plans SANT-0518-07

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Reason: for the avoidance of doubt and in the interests of proper planning.

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 first floor bathroom window on the east facing roof slope shall be fixed 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 of the Sites and Detailed Policies Document 2012 (altered 2015).

Informatives relating to:

- a. 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.
- b. The applicant's attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.
- c. 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>

- d. 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>

- e. 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.