

DELEGATED APPLICATION REPORT - Application No: 170769/FUL

Address: Flat 1 Wolsey Road Caversham

Proposal: Retrospective application for new dormer window on the east elevation

Case officer: Matt Burns

Site Description and Surrounding Area: The application relates to a three storey building containing 8 flats located at the corner junction of Gosbrook Road and Wolsey Road in Caversham. The site is located within an air quality management area.

Proposal: The application seeks retrospective planning permission for a single side dormer roof extension window to the east elevation roof space of the building.

Plans Considered:

Drawing no.s

3138/04 - Proposed site/location plan

3138/02 rev E - Proposed floor layouts

3138/03 rev C - Proposed elevations

Received on 16th May 2017

Relevant Planning History:

140269 - Erection of a single building containing 8 flats: 1 x3-bedroom duplex, 2 x 2-bedroom and 5 x 1-bedroom (amended description) - Granted.

151530 - Approval of details for condition no. 6 (noise) of planning permission ref. 140260 - Conditions Discharged.

151963 - Application for a non-material amendment following a grant of planning permission (140260) - Agreed.

161999 - Application for approval of details reserved by condition 9 (Hard and soft landscaping) of Planning Permission ref. 140260 - Conditions discharged.

Consultation Responses:

Flats 1-7 11 Gosbrook Road, 3 Wolsey Road, Flats 1-8 15 Gosbrook Road, Clifton Arms PH 12 Gosbrook Road and 19a Gosbrook Road were notified of the application by letter and a site notice was displayed outside the site on 1st June 2017. No letters of representation have been received.

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

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. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. However the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12).

In this regard, 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 National Planning Policy Framework and the following development plan policies and supplementary planning guidance are relevant:

Relevant Planning Policy and Guidance and Legal Context

The following local and development plan policies and supplementary planning guidance are relevant to this application:

Reading Borough Local Development Framework Core Strategy (2008) Policies:

CS7: Design and the Public Realm

Sites and Detailed Policies Document (Oct 2012):

DM4: Safeguarding Amenity

Appraisal

Design and impact on the character of the surrounding area

The dormer is modest in scale and incorporates a sympathetic hipped roof with materials to match the host building. The dormer is considered to integrate satisfactorily with the character of the existing building and to preserve the character of the street scene.

The development accords with Policy CS7 of the Core Strategy 2008, 2015.

Impact on neighbouring amenity

The dormer window serves a dressing room. There are full windows to this elevation at this level already approved and the addition of a small dormer window in this location is not considered to result in any undue additional overlooking or loss of privacy.

The development accords with Policy DM4 of the Sites and Detailed Policies Document 2012, 2015.

Other Issues

The proposal would not result in any additional floor space and is not liable for the Community Infrastructure Levy.

RECOMMENDATION:

Grant Planning Permission, subject to conditions:

1. The permission relates only to the following plans and drawings:

Drawing no.s

3138/04 - Proposed site/location plan

3138/02 rev E - Proposed floor layouts

3138/03 rev C - Proposed elevations

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Reason: to clarify which plans have been approved and in the interests of proper planning.

Informatives:

1. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but 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. Officers have worked positively and proactively to provide a recommendation for approval to be made within the agreed timescale.