

DELEGATED APPLICATION REPORT

Address: 63 Russell St, Reading

Application No: 170881/HOU

Proposal: Installation of two rooflights on rear roofslope, one rooflight on roofslope of existing ground floor rear addition and one window on rear north side elevation at ground floor level.

Applicant: Mr & Mrs King

Date received (valid from): 09/06/17

Statutory consultation period expiry date: 13/07/17

Target Decision date: 04/08/17

Case officer: Jonathan Markwell

1. Site Description and Surrounding Area

- i. The application site comprises a semi-detached single dwellinghouse on the east side of Russell Street, close to the junction with Epping Close (to the north). The application site building is not listed, but is located within the Russell Street / Castle Hill Conservation Area. The Conservation Area Appraisal (2004) identifies the site as being within 'area 3', with the only (semi) direct reference to No. 63 being *"Modern development, such as nos. 61-71 Russell Street, has largely followed the historic pattern of development"*. This inter-war property is one of a pair of semi-detached dwellings at this part of Russell St, contrasting in age and style to the typical properties found along Russell Street as a whole. The site is also in an air quality management area. The surrounding area is almost exclusively residential in nature, within a variety of single dwellinghouses and flats (e.g Epping Close).
- ii. At the time of the officer site visit on 21/06/17, the property was in the process of being renovated. No works for which planning permission is sought had been undertaken. It was also evident that the existing single storey rear extension was non-original.

2. The Proposal

- i. A householder application for planning permission is sought for:
 - The installation of two rooflights on the rear main roofslope of the building,
 - The installation of one rooflight on the roofslope of the existing ground floor rear addition
 - Provision of one new window on rear north side elevation at ground floor level.
- ii. The proposed external rooflights on the main rear roofslope will facilitate a bedroom and ensuite internally within the roofspace. As the building is not listed, no consideration of internal alterations is given in this application. Various other internal alterations are also proposed, for which planning permission is not required.
- iii. Prior to the registration of the application the applicant submitted detailed sections of the rooflights and existing/proposed roof plans.

3. Consultation

- i. Neighbour Consultation
A total of five neighbour letters were sent as part of this application on 13/06/17. No responses have been received.

A site notice was erected on 21/06/17, expiring on 12/07/17. A press notice was published on 22/06/17, expiring on 13/07/17.

- ii. Reading CAAC was formally consulted on 13/06/17, expiring on 04/07/17. No response received.
- iii. Internal consultation with RBC Ecology - No objection,
- iv. Internal consultation with RBC Transport Development Control - This proposal consists of a loft conversion to create an additional bedroom and bathroom. Russell Street operates a Residential Parking Permit Scheme and is subject to the rules and regulations of the scheme which monitors and regulates the amount of on street parking in the area. Transport does not have any objections to this proposal as there is no change to the existing parking arrangements or impact on other road users.

4. Plans & Documents Considered

- i. The Council, in reaching its recommendation, has taken into consideration the following plans & documents:

Location and Block Plan 001
Existing Floor Plans 002
Existing Elevations 003
Proposed Floor Plans 004
Proposed Elevations 005
Existing and Proposed Roof Plans 006
Vulux Window Details 007

As all received on 09/06/17

Vulux window specification details x2

5. Relevant Planning History

020210 - Demolition of existing garage. Permitted 9/12/02.

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

- i. 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).

- ii. Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving a listed building or its setting or any features of special interest which it possesses.
- iii. Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in the exercise of its functions to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.
- iv. 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

- i. 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
CS33 Protection and Enhancement of the Historic Environment
CS36 Biodiversity and Geology

Sites and Detailed Policies Document 2012 (Altered 2015)

DM4 Safeguarding amenity
DM9 House Extensions and Ancillary Accommodation
DM12 Access, Traffic and Highway Related Matters

RBC Supplementary Planning Documents

SPG - A Design Guide to House Extensions (2003)

Other relevant documentation

Russell Street/Castle Hill Conservation Area Appraisal (2004)

9. Appraisal

- i. The main issues are considered to be:
 - Design
 - Amenity
 - Other matters
- ii. Design and impact on the character of the surrounding area
The proposed roof alterations to the rear of the property are considered to sufficiently respect the character of the existing house in terms of scale, location, materials and design. Although rooflights are not predominant within the local area and the rear of the building is visible from public vantage points (Epping Close), these additions are modest in scale and nature.

Furthermore, the detailed section provided indicates the minimal projection from the roofslope. The proposed UPVC window will match the material/finish/appearance of existing windows at the host building. Accordingly, the proposals are considered to preserve and not harm the character of the building, wider streetscene / conservation area or listed buildings in the vicinity. With the above in mind the proposal is considered to comply with policies CS7, CS33 and DM9.

iii. **Amenity**

The proposals are not considered to have a significant adverse impact on the amenity of any nearby occupiers or users. The ground floor window on the side rear elevation will provide opportunities for overlooking/loss of privacy into the rear garden of the neighbouring No. 61. However, owing to the existing boundary treatment, changes in land levels and existing context (where there is already a mutual amount of possible overlooking between the gardens/rear elevation rooms), the increase in amount of overlooking/loss of privacy is not considered to be significant enough to warrant refusal.

For current and future occupiers of the host dwelling, the proposed works will improve the quality of accommodation provided at the site.

iv. **Other matters**

As per the ecology and transport observations above, no concerns are raised with the proposals from these perspectives.

10. Conclusion

- i. Having regard to the material considerations and all matters raised, the Local Planning Authority considers that the balance of considerations therefore weigh in favour of granting planning permission subject to conditions.

Recommendation

Grant Planning Permission subject to conditions;

11. 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 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out other than in accordance with the following drawings and documents;

Location and Block Plan 001
Existing Floor Plans 002
Existing Elevations 003
Proposed Floor Plans 004
Proposed Elevations 005
Existing and Proposed Roof Plans 006
Vulux Window Details 007

As all received on 09/06/17

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

3. The materials to be used in the construction of the external surfaces of this development shall match those of the existing building and as stated on the application form dated 31/05/2017 and shown on the approved plans, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of ensuring that the new development appears in keeping with the character of the existing building, streetscene and wider Russell St / Castle Hill Conservation Area, in accordance with Policies CS7 and CS33 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM9 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

Informatives:

1. These works may require separate approval under the Building Regulations. Please contact the Council's Building Control service for further advice on (0118) 937 2449.
2. 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.
3. The determination of this planning application required some issues of clarification to be resolved, so officers have worked positively and proactively to provide a recommendation for approval within the statutory timescale.
4. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.