

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham

App Ref: 240400/HOU

Address: 17 Clifton Park Road, Caversham, Reading, RG4 7PD

Proposals: Retrospective application for retention of 3No side-facing roof-lights as per position installed (to remain openable, and fitted with clear glazing).

Case Officer: Sian Hickey

Applicant: Mr & Mrs Peck

Date received (valid from): 28 March 2024 **Target Decision date:** 23 May 2024

1. SITE DESCRIPTION

The application site is a two storey semi-detached house located in a predominantly residential area comprising detached and semi-detached properties built during the early 20th century. The buildings are of a similar architectural design and style with pitched, gable end and hipped roofs. Extensions to houses including roof alterations form part of the character of the area. The property is not Listed and it does not fall within a Conservation Area.

Site visit date: 2nd May 2024

Site visit photos:

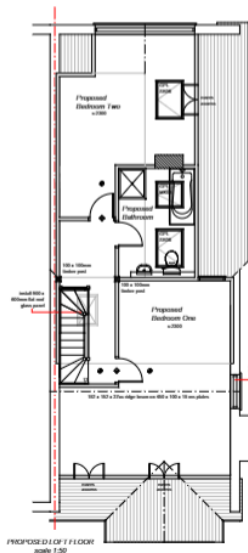


Google Earth images:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought retrospectively for the 3No roof-lights in the roof slope of the North West elevation of the dwelling. The roof lights are openable and fitted with clear glazing, and would therefore not meet permitted development criteria.



Plans considered:

Location Plan

Block Plan

Proposed Floor Plans and Section

Existing Floor Plans

Existing and Proposed Elevations

3. RELEVANT PLANNING HISTORY

230458 - Loft conversion including installation of L-shaped flat roof dormer to the rear / side elevation and 2No. roof-lights to the side elevation. - Certificate granted

4. CONSULTATIONS

The following addresses were consulted by letter.

19 Clifton Park Road, Caversham, Reading, Berkshire, RG4 7PD

15 Clifton Park Road, Caversham, Reading, RG4 7PD

Letters of representation have been received as follows: None

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.

5. LEGAL AND PLANNING POLICY CONTEXT

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

National Policy

National Planning Policy Framework

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

H9 (House Extensions and Ancillary Accommodation)

SPD

Design Guide to House Extensions

6. APPRAISAL

Character and Appearance

Policy H9 states that an extension to a house will be acceptable where it respects the character of the house in terms of scale, location, materials and design and respects the character and pattern of neighbouring properties and the street as a whole in terms of scale, location, materials and design, and any important existing building line. Policy CC7 also sets out relevant considerations for design.

In terms of design, the roof lights are considered acceptable. The size, scale and placement of the rooflights are considered suitable and in proportion with the roof slope in which they are located. The rooflights are not visible from the street scene and are not considered to cause harm to the existing dwelling or the wider area.

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. Policy H10 seeks to ensure that the amenity of gardens and other outdoor areas are not compromised. Policy CC8 states an extension to a house will be acceptable where it will not cause a significant detrimental impact to the living environment of existing or new residential properties.

Due to the nature of the proposal, there are no detrimental impacts in terms of overbearing effects or loss of sunlight and daylight. With regards to privacy and overlooking, the existing 3 side facing rooflights are not considered to be significantly different to the previous arrangement which consisted of 2 side facing rooflights which were also openable and fitted with clear glazing. The planning officer was content with the views from the windows during the site visit.

7. CONCLUSION

The proposed development has been assessed as set out above and is considered to be acceptable on that basis, subject to the following conditions.

8. RECOMMENDATION - GRANT