

DELEGATED PLANNING APPLICATION REPORT

Ward: Coley

App Ref: 231280/FUL

Address: 34 Field Road, Reading, RG1 6AP

Proposals: Internal alterations and removal of side elevation window (amended description).

Case Officer: Marcie Rejwerska

Date received (valid from): 7 September 2023
(ext).

Target Decision date: 28 March 2024

1. SITE DESCRIPTION

The application site comprises an end-terrace two-storey property converted into 3 flats across ground, first and attic levels. The property was granted planning permission for a two storey rear extension and dormer extension (as detailed in the report), and these works are currently in progress. The rear of the plot has been converted to hard surface to provide parking provision. The surrounding area is residential, characterised by terraces in similar character. The property is not listed nor in a conservation area, but is just outside the Castle Hill/Russell Street/Oxford Road conservation area.



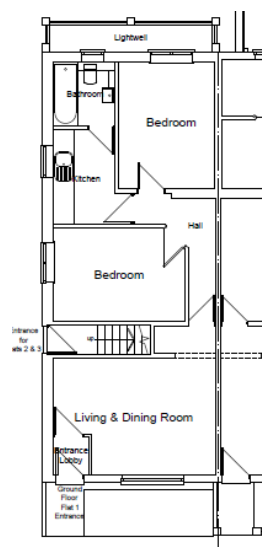
Aerial view of the application site (right). Image taken from Google Maps on 20.12.2023/

2. PROPOSAL AND SUPPORTING INFORMATION

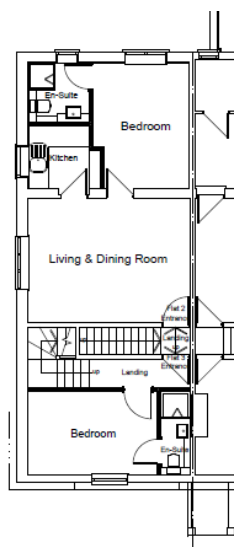
Planning permission is sought for internal layout alterations and removal of a side elevation attic level window. The proposal initially included a further dormer extension, but this

has since been excluded from the proposal due to concerns raised by the case officer regarding the extension being visually dominant and overbearing.

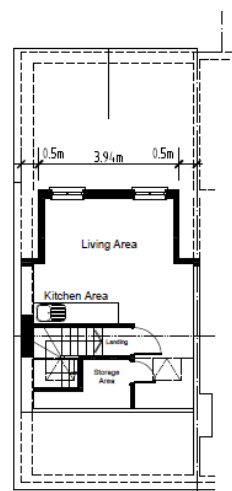
The internal alterations consist of relocation of the staircase to access the attic level, and the removal of the bathroom from the attic level down to the first floor to become an ensuite rather than an independent bathroom.



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan



Existing South Elevation



Proposed South Elevation

Plans considered:

Planning, Design and Access Statement, received 7 September 2023

Location Plan, received 7 September 2023

22302-2-01 Rev. C - Existing and Proposed Floor Plans, Elevations and Sections plus bicycle and Bin Store Plans and Elevations, dated 24 November 2023, received 28 November 2023

3. RELEVANT PLANNING HISTORY

141849 - Certificate of Lawfulness for existing use of 2 x 1 bedroom flats. - Application permitted

171211 - Rear ground and first floor extensions, Hip-to-gable roof conversion, and addition of rear dormer to facilitate conversion of dwelling from 2 to 3 flats. - Application permitted

4. CONSULTATIONS

Non-statutory:

Ecology - No objections

Public:

The following addresses were consulted by letter.

36 Field Road, Reading, Berkshire, RG1 6AP
32 Field Road, Reading, RG1 6AP
41 Garnet Hill, Reading, RG1 6AN
43 Garnet Hill, Reading, RG1 6AN
28 Field Road, Reading, RG1 6AP
37 Garnet Hill, Reading, RG1 6AN
39 Garnet Hill, Reading, RG1 6AN
30 Field Road, Reading, RG1 6AP

No letters of representation 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.

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 and Guidance

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
CC7: DESIGN AND THE PUBLIC REALM

CC8: SAFEGUARDING AMENITY

APPRAISAL

Policy CC7 states *“All development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located.”*

Additionally, Policy CC8 states *“Development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, in terms of:*

- *Privacy and overlooking;*
- *Access to sunlight and daylight;*
- *Visual dominance and overbearing effects of a development;*
- *Harm to outlook”*

The proposed internal alterations include relocation of the staircase from the first floor to the attic level, which require the removal of the side elevation window at the attic level from the permitted proposal which is currently under construction. This is not considered harmful, and the Flat 3 living room in the attic level will still have an acceptable level of natural sunlight and daylight from the dormer windows at the rear elevation and 2 roof lights at the front elevation.

The proposed internal alterations are similarly not considered harmful. The stacking of the rooms although not ideal is considered acceptable in this case.

Conclusion

The proposal has been assessed against policies as outlined above and is found to accord with those policies.

RECOMMENDATION

GRANT PERMISSION

Subject to the following conditions:

1. Time Limit Standard
2. Approved Plans
3. Materials to Match