

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Emmer Green

App Ref: 240592/HOU

Address: 116 Mayfield Drive, Caversham, Reading, RG4 5JT

Proposals: Proposed hip-to-gable loft conversion with a flat roof rear dormer.

Case Officer: Sian Hickey

Applicant: Mr Robert Sadler-Brocklehurst

Date received (valid from): 14 May 2024 **Decision date (ext):** 31 July 2024

1. SITE DESCRIPTION

The application site is a two storey semi detached dwelling with a hipped roof located on Mayfield Drive. The property is not a Listed Building and it doesn't fall within a Conservation Area. The surrounding area is predominantly residential. Mayfield Drive allotments are located at the rear of the site.

Site visit date: 13/06/2024

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for a hip to gable roof alteration and a flat roof rear dormer addition. The dormer would not exceed the height of the existing ridgeline and would be set back from the existing eaves. Two windows would be located in the rear elevation and two roof lights would be located in the front elevation. The proposal also includes a new obscure glazed window in the side elevation. Materials have been selected to match those of the existing dwelling.

Plans considered:

Drawing No. RSB-0424-08 - Proposed Block Plan received on 7th May 2024

Drawing No. RSB-0424-07 - Location Plan received on 7th May 2024

Drawing No. RSB-0424-06 - Existing Elevations received on 7th May 2024

Drawing No. RSB-0424-05 - Existing Floor Plans received on 7th May 2024

Drawing No. RSB-0424-04 - Proposed Section Plan received on 7th May 2024

Drawing No. RSB-0424-02 - Proposed First Floor Plan received on 7th May 2024

Drawing No. RSB-0424-01 - Proposed Loft Plan received on 7th May 2024

Drawing No. RSB-0424-03 rev A - Proposed Elevations received on 23rd May 2024

3. RELEVANT PLANNING HISTORY

231592 - Two-storey side extension, part single part two-storey rear extension, prior demolition of an existing garage. WITHDRAWN

240709 - Single- storey side/rear extension, prior demolition of an existing garage. TO BE DETERMINED.

4. CONSULTATIONS

The following addresses were consulted by letter.

120 Mayfield Drive, Caversham, Reading, Berkshire, RG4 5JT
114 Mayfield Drive, Caversham Reading, RG4 0JT
124 Mayfield Drive, Caversham, Reading, RG4 5JR
147 Mayfield Drive, Caversham, Reading, RG4 5JR
122 Mayfield Drive, Caversham, Reading, RG4 5JT
118 Mayfield Drive, Caversham, Reading, RG4 5JT
145 Mayfield Drive, Caversham, Reading, RG4 5JR

Letters of representation have been received as follows: **None**

Ecology - no objections

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
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
H9 (House Extensions and Ancillary Accommodation)
H10 (Private and Communal Outdoor Space)
TR5 (Car and Cycle Parking)
EN12 (Biodiversity and the Green Network)
EN14 (Trees, Hedges and Woodlands)

SPD

Design Guide to House Extensions (2021)

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.

The hip-to-gable roof conversion is considered acceptable in terms of its character and design. The proposed rear dormer is unlikely to impact the character of the dwelling due to its siting to the rear of the dwelling. Many other properties within the street have rear dormers and hip-to-gable roof alterations, therefore the proposal would not be considered out of character for its location. The proposed dormer would be set down from the existing ridge line and set back from the existing eaves. The materials proposed would match those of the existing which would help aid its integration with the property.

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.

There are no identified risks of the proposed hip-to-gable roof alteration or front rooflights causing any detrimental harm to neighbouring amenity. The proposed side facing window would be obscure glazed and non-opening unless the parts of the window which could be opened were more than 1.7m above the floor level of the staircase below. This will be ensured via a condition attached to this planning permission. The only part of the proposal deemed likely to impact the amenity of neighbouring sites is the rear dormer. However, the dormer is at a higher level and would not encroach any lines of light taken from the middle of any windows of habitable rooms in any neighbouring properties. There are also no concerns regarding overshadowing issues. There is a risk of the dormer windows resulting in new views into neighbouring gardens, however, not to a significantly detrimental degree, the dormer windows would directly face towards Mayfield Drive allotments immediately adjacent to the rear of the application site.

Other matters

The proposal would not change or impact the existing parking or access arrangements and no trees would be affected by the proposed development. As the proposal would not enlarge the footprint of the existing dwelling, the amount of amenity space available for occupants to enjoy would remain the same.

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

Recommended Conditions:

Time limit
Approved plans
Materials
Obscure glazing