

DELEGATED APPLICATION REPORT

Ward: Southcote

App Ref: PL/24/0950 Householder planning permission

Address: 72 BURGHFIELD ROAD, READING, RG30 3LP

Proposal: Enlarged single storey rear extension, loft conversion with dormer and porch canopy

Applicant: Mr Kevin Hussey

Received date: 26 July 2024

Target Decision date: 28 October 2024

Case Officer: Gary Miles

1. SITE DESCRIPTION

The property is a two storey, bay fronted, semi-detached dwellinghouse located on Burghfield Road in Southcote. The application site and neighbouring properties are constructed of part red brick and part render, with brown clay tiled pitched roofs. Burghfield Road is a residential street made up of varying types of properties but mainly two-storey, semi-detached properties of similar age, character and appearance. Many properties in the area have been subject to extensions of varying design and scale. Property no.78 and no.80 Burghfield Road have been subject to rear dormers and loft conversions, whilst a number of properties in Burghfield Road have been subject to single storey rear extensions and front porch extensions. The host property has a larger than average westerly-facing rear garden and private frontage providing off-street parking for 2 or more vehicles. The property is not listed nor within a conservation area.

Site visit date: 26th September 2024

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal includes enlarging the existing single storey rear extension to a maximum projection of 6m from the original rear elevation to create a kitchen, dining and family area, the rear extension will have a roof height of 3.2m - slightly sloping away to aid surface water runoff. Floor to ceiling glass doors will be placed on the rear elevation with 2 large flat skylights in the roof allowing light into the kitchen/dining/family area.

Proposed loft conversion with flat roofed dormer will be set down and set back, will incorporate a bedroom window and bathroom window and be rendered white.

The proposal includes a pitched porch canopy to the front elevation, above the existing front door, constructed from brick, timber and roofing tiles. The proposal includes a small pitched and gabled roof line above the existing garage frontage to tie in with the proposed pitched porch canopy. The garage is to be retained as a garage.

The proposal includes changing the fascia's, gutters and soffits to black, windows to be replaced with black uPVC, existing white render to be renewed, dormer rendered and painted white, new black front door and new garage door to match front door.

Plans considered:

Drawing no: 240503-3.00 – Site Location Plan, dated May 24

Drawing no: 240503-3.01 Rev A-Plans & Elevations, dated May 24 superseded

Received by the Local Planning Authority 26th July 2024

Drawing no: 240503-3.01 Rev B-Plans & Elevations, dated May 24 (amended 16th October 24)
superseded
Received by the Local Planning Authority 17th Oct 2024

Drawing no: 240503-3.01 Rev C-Plans & Elevations, dated May 24 (amended 22nd October 24)
Received by the Local Planning Authority 22nd Oct 2024

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following addresses were consulted by letter:

70 Burghfield Road, Reading, RG30 3LP
68 Burghfield Road, Reading, RG30 3LP
46 Vine Crescent, Reading, RG30 3LU

No letters of representation have been received.

5. 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.

6. 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)

SPG/SPD

A Design Guide to House Extensions SPG

7. 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.

A number of properties in Burghfield Road and nearby streets have been subject to rear single storey extensions and rear loft dormers of varying style and scale. The property has an existing extension which was built in circa 1990. The intention is to create an extension to a maximum projection of 6m. In terms of character, scale, materials and design, officers consider the extension respects the character and pattern of neighbouring properties and the street.

With the new porch canopy it is noted that many properties along Burghfield Road, not least the detached neighbouring property at no.70 Burghfield Road already have a front porch and garage extension. The proposed porch canopy will be constructed in a way that respects the existing brick detail above the front door, the porch canopy and pitched roof over the garage is considered acceptable in terms of character and appearance.

The proposed loft dormer will be rendered and painted white to match the existing property. The dormer will be set down from the ridge of the host property and set back from the edge of the roof slope. The dormers rear elevation will include a bathroom window and a bedroom window. The agent confirms that the additional volume of roof space is less than 40m³. Officers consider the loft dormer is acceptable.

Officers had concerns with the original proposal (as per drawing no: 240503-3.01 Rev A-Plans & Elevations, dated May 24) as it proposed to change the roof tiles to anthracite grey, clad the elevations of the new loft dormer in anthracite composite cladding, change the windows to anthracite grey uPVC and soffits, fascias and gutters to anthracite uPVC.

Officers requested the roof tiles and composite cladding be changed to match the materials of the host property, such as render on the elevations and brown clay tiles on the roof and extensions to match the roof tiles of the host property to protect neighbouring properties. The proposed anthracite tiles and composite cladding, along with the other anthracite products would have created a mass of dark grey – very stark in contrast to the existing brown tiles and would have been detrimental to the character and appearance of the property.

The existing fascias and soffits of the host property are currently painted red, neighbours currently have black painted fascias and soffits and therefore officers confirm that the proposed gutters, fascias, soffits and windows can remain as proposed anthracite grey.

Having worked with the agent, officers are content with the current proposal and therefore the proposal is considered compliant with policies CC7 and H9 of the Reading Borough Local Plan 2019.

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.

The detached neighbouring property at no.70 Burghfield Road is set approximately 5 courses of bricks (c.0.37m) higher than that of the host property. A door and window are present near the boundary with

the host property on the rear elevation of the detached neighbour at no.70 Burghfield Road. Officers noticed at the time of the site visit that these windows were obscure glazed and a window mounted extractor fan in place, so an assumption was made that the window and door lead into a kitchen or bathroom, rather than a habitable room such as a lounge or bedroom. An existing conservatory is also noted on the boundary with the adjoining neighbour at no.74 Burghfield Road. This conservatory has a plastic obscure glazed roof and is already adjacent to the existing rear extension of the applicant's property and is not considered to be a primary room. Officers consider the proposed single storey rear extension is acceptable.

The property retains its Permitted Development rights and as such the applicant could construct a loft conversion and rear dormer without planning permission. In terms of this application, officers consider the roof dormer is acceptable to residential amenity.

The proposed front alterations, rear single storey extension and proposed loft dormer are all considered acceptable in terms of residential amenity. Officers do not consider the proposals will be overbearing or have a significant detrimental effect on the adjoining detached neighbours and daylight or sunlight. The host property retains a large area of outdoor garden amenity space.

The revised and current proposal is considered compliant with policies CC8 and H9 of the Reading Borough Local Plan 2019.

8. 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.

9. RECOMMENDATION

GRANT

Recommended Conditions:

TL1
AP1
M3
PD3
PD5