

DELEGATED APPLICATION REPORT

Ward: Norcot Ward

App Ref: PL/24/1156 Householder planning permission

Address: 61 STONEHAM CLOSE, TILEHURST, READING, RG30 4HD

Proposal: Construction of part single storey rear extension and rear dormer, garage conversion and installation of 3 rooflights in connection with loft conversion to form habitable spaces. (amended)

Applicant: Mr Vencent Menexes

Received date: 2024-09-03

Target Decision date: 2024-11-05

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site is a semi-detached bungalow with an attached garage. The property is located within a square block composed of semi-detached bungalows and two-storey dwelling houses. The plot features a spacious front driveway.



Fig 1: Front of 61 Stoneham Cl, site photo taken on 23/10/2024. Fig 2: Rear of 61 Stoneham Cl, site photo taken on 23/10/2024.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for the construction of a part single storey rear extension, a rear dormer, a garage conversion, and the installation of 3 rooflights in connection with the loft conversion to create habitable spaces. The rear building line of the proposed single storey rear extension would align with the existing rear extension, and the maximum depth would be less than 3m. The proposed rear dormer would be built within the roof and would feature two rear-facing windows, measuring 2.4m x 3.89m x 6.15m (height x depth x length). Three rooflights would be installed in the front slope of the roof. Both proposed roofs would be flat. The existing garage would be converted into a hall and a dining room.

The existing garage would be converted into a hall and a dining room. The two existing doors would be blocked and redesigned as one front-facing window and one door. The size and materials of all windows and doors would match the existing ones. All proposed bricks and roofs would also match the existing materials. The proposed permeable paving in the rear garden would connect with the proposed rear extension, projecting approximately 3 metres.

Further to the communication with the agent regarding the scale of the proposed rear dormer and side wall, the following plans are under consideration:

Drawing No. 2067/2A – Proposed Plans

Drawing No. 2067/4A – Existing Plans and Elevations

As received on 24 October 2024.

Drawing No. 2067/1C – Site and Location Plan
Drawing No. 2067/3B – Proposed Elevations
As received on 4 November 2024.

Existing Plans and Elevations:



Proposed Plans and Elevations:



Relevant planning history:

PL/15/0058 – 45 Stoneham Close: Loft conversion with rear dormer. Approved.

3. CONSULTATIONS

The following addresses were consulted by letter:

- 61 Stoneham Close, Tilehurst, READING RG30 4HD
- 59 Stoneham Close, Tilehurst, READING RG30 4HD
- 63 Stoneham Close, Tilehurst, READING RG30 4HD

Letters of representation have been received as follows:

- | | | |
|-------------|---------------------------|--------|
| • Neighbour | 59 Stoneham Close Reading | Object |
|-------------|---------------------------|--------|

No. 59 Stoneham Close has a concern regarding the shared wall (party wall) between their garage and the proposed garage conversion/rear extension.

Planning Officer Note: The party wall issue is not material to the planning consideration. However, the officer communicated with the agent, and revised plans featuring a set-off side wall from the shared boundary have been submitted and will be taken into consideration. The following informative will also be included in the permission.

During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at: www.communities.gov.uk/publications/planningandbuilding/partywall

4. LEGAL AND PLANNING POLICY CONTEXT

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.

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)

SPD

Design Guide to House Extensions SPD 2021

5. 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.

Further to the communication with the agent, the proposed rear dormer has been scaled down. As such, the proposal is considered acceptable in terms of size and scale. The proposed rear extension extends only to the existing rear building line, with a maximum depth of approximately 2.7m. The proposed rear dormer would be built within the roof. All proposed materials would match those of the existing, and the arrangement of all proposed windows and doors is appropriate in terms of size, scale, and placement. There are similar rear extensions and dormers in the vicinity, therefore, the proposal would not detract from the character and appearance of the existing house and local environment, including the proposed permeable paving in the rear garden. This is in compliance 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.

Further to the communication with the agent, the proposed side wall adjacent to No. 59 has been set off from the shared boundary. Therefore, there are no identified risks regarding loss of light, privacy, or overbearing issues overall, considering its small scale and the set-off side wall from the shared boundary. Although a small side window is proposed, it would be obscured controlled through a condition. The rear garden would retain sufficient outdoor space following the completion of the proposal, in compliance with policies CC8, H9, and H10 of the Reading Borough Local Plan 2019.

Parking:

Policy TR5 states that development should provide car parking and cycle parking that is appropriate to the accessibility of locations within the Borough to sustainable transport facilities, particularly public transport.

The proposed garage conversion would result in the loss of parking within the garage to provide a dining room ancillary to the main dwelling, leading to the loss of one parking space. The site is located within Zone 3, Secondary Core Area, of the Council's adopted Parking Standards and Design SPD. In accordance with the Council's current standards, a 3-bedroom property in Zone 3 is required to provide 2 off-road parking spaces. The submitted block plan illustrates that 3 on-site parking spaces would be provided, served via the existing vehicle crossing, which is in accordance with the current standard.

Overall, the proposal is considered acceptable based on the reasons listed above.

6. 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.

7. RECOMMENDATION

Approve with Conditions

Recommended Conditions:

Approved Plan

Time Limit

Materials (To Match)

Use of Roof Restricted

Obscure Glazing