

DELEGATED PLANNING APPLICATION REPORT

Ward: Park

App Ref: 231405/NMA

Address: 11 Whiteknights Road, Reading, RG6 7BY

Proposals: Minor amendment to planning permission 231328 for raising proposed flat roof, in line with rest of proposed extension.

Case Officer: Nathalie Weekes

Date received (valid from): 30 October 2023

Extended Target Decision date: 19 December 2023

1. SITE DESCRIPTION

The application site is a two-storey detached house located north of Whiteknights Road a predominantly residential area. The southern side of this part of the street has verdant character lined with tall mature trees. The immediate surrounding area comprises of mainly two storey detached and semi-detached dwelling houses of similar style. House extensions of different types form part of the character of the area. The property, like many others within the area, is built of brick with a pitched roof and has existing single storey side extensions.

Site visit date: 12/12/2023

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for a part retrospective 'minor amendment' to planning permission 210328 to raise the proposed flat roof to be in line with the rest of the proposed extension. The plans show an increase in height of 0.3m to increase the rear corner height from the plans originally approved for application 210328 at appeal.

Further information was requested to confirm the total height of the rear extension. The agent confirmed that 'the flat roof should have an average depth of approx .615m if the minimum thickness of insulation specified is used'. No confirmation has been provided to confirm what kind of insulation is proposed and thicker insulation could be used. The minimum thickness does not confirm what height the proposed flat roof will be from ground level. No topographical ground floor heights have been provided.

Plans considered

Email from agent to confirm the increased height would not be seen from the public realm as no front elevation plans were provided and that the application solely relates to the raised section of flat roof.

As received 30 October 2023

NMA/2037/3 Proposed elevations

NMA/2037/1 Location plan, site plans and original elevations

NMA/2037/2 Plans originally approved under application 210328

As received 9 November 2023

Email to arrange site visit with agent. The agent confirmed the top of the flat roof will vary as it is laid to a fall using furring pieces and the height will correspond with the internal floor level of the existing building. The agent confirmed that the 'flat roof should have an average depth of approx.615mm if the minimum thickness of insulation specified is used.'

As received 28 November 2023

3. RELEVANT PLANNING HISTORY

231797/HOU Front Boundary Wall (Part Retrospective), currently awaiting validation.

221185/HOU Proposed alterations to property Including raising the height to introduce a second floor, front extension to lounge, side extensions to both side elevations and alteration to front facing materials and detailing - refused on 11 November 2022

210328/HOU - Single storey rear extension refused on 20 April 2021 -
Appeal allowed on 31 October 2022

201166/HOU - Proposed boundary with 925mm high brick wall with railings on top and matching 2000mm high railings for gates with brick piers 2100mm high fronting on to Whiteknights Road.
Approved 16 February 2022

In addition to the above, the house has existing single storey side extensions to both sides.

4. CONSULTATIONS

Applications under Section 96A are not applications for planning permission, so are not covered by the publicity requirements as set out in the DMPO. Despite this, due to the level of interest in works at the site a public consultation was carried out and reservations were raised.

The following addresses were consulted by letter.

13 Whiteknights Road, Reading, Berkshire, RG6 7BY
5 Waybrook Crescent, Reading, RG1 5RG
6 Waybrook Crescent, Reading, RG1 5RG
134 Hamilton Road, Reading, RG1 5RE
9 Whiteknights Road, Reading, RG6 7BY
13 Whiteknights Road, Reading, RG6 7BY

Letters of representation have been received in objection from 9 and 13 Whiteknights Road regarding:

Building works undertaken which do not comply with planning permission that has been granted, materials not matching the original dwelling, potential overlooking and loss of natural light due to changes in ground levels, water run off as a lack of guttering has been shown on proposed plans, lack of information on the proposed height of the raised roofline, with additional parapet, construction and raising of rear ground level, drainage and height of the boundary fences.

Case officer comment - the only change being considered as part of the current application is the raising of the rear single storey roofline to match the rear of the rear extension and only relevant material considerations to that change can be taken into consideration.

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.

Relevant Planning Guidance

Whilst there is no statutory definition of what constitutes a 'non-material' amendment, Section 96A, Part 2 of The Town and Country Planning Act 1990 (as amended) states that, "In deciding whether a change is material, a Local Planning Authority must have regard to the effect of the change, together with any previous changes made under this Section, on the planning permission as originally granted".

Relevant Policies

The proposed amendments are assessed for materiality, not on the basis of their planning merits. Planning policies therefore do not apply.

Appraisal

A non-material amendment is sought part retrospectively for the raising of the rear single storey elevation. The brick walls and framework of the proposed rear extension has been built, with the remaining roof insulation, windows, external materials and internal decorating to be completed. The extension granted at appeal is considered a dominant feature in the rear garden and any further increase in height would create an additional impact on the neighbouring property at 9 Whiteknights Road. By virtue of the increased scale, the proposal is beyond what could be considered a minor change resulting in an enlarged dwelling. As a result of the raised roofline the extensions, volume of the expanse of elevated roof has increased and will result in a larger visual

impact on the garden amenity of 9 Whiteknights Road. The proposals are therefore deemed to constitute a material change to the original planning permission.

Conclusion

The Local Planning Authority considers that the changes proposed by this application do constitute a material change to the approved planning permission. The non-material amendment is not agreed.

Recommendation

Refuse non-material amendment