

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Southcote

App Ref: PL/24/1203

Address: 183 Southcote Lane, Reading, RG30 3AX

Proposals: Two storey side extension, part two storey and part single storey rear extension; Loft conversion with rear dormer (retrospective)

Case Officer: Sian Hickey

Applicant: ESS Homes Ltd

Date received (valid from): 13 September 2024 **Decision date (ext):** 22 November 2024

1. SITE DESCRIPTION

The application site is a two storey semi-detached property with a pitched roof located on the southern side of Southcote Lane. The surrounding area is predominantly residential.

2. PROPOSAL AND SUPPORTING INFORMATION

Site visit date: 24/10/2024



Planning permission is sought retrospectively for a two storey side extension, a part two storey and part single storey rear extension, and a loft conversion with a rear facing dormer. Planning permission has previously been granted at the site for a two storey side extension and a part two storey and part single storey rear extension under application reference 230737. A lawful development certificate was also granted for a proposed loft conversion with a rear dormer and front rooflights. There are some discrepancies between the approved plans and what has been built including an increase in the size of the rear dormer which exceeds the permitted development criteria and is therefore assessed under this application. The originally approved applications stated that the external materials would match the existing, however, this application seeks to regularise rendering as external material. The proposal also includes amendments to fenestration arrangements to the front and rear elevations.

Plans submitted:

Drawing No. 01 rev V3 – Location Plan

Drawing No. 03 rev V3 – As Built Block Plan

Drawing No. 05 rev V3 – As Built Floor Plans

Drawing No. 07 rev V3 – As Built Elevations

Drawing No. 08 rev V3 – Additional Volumes

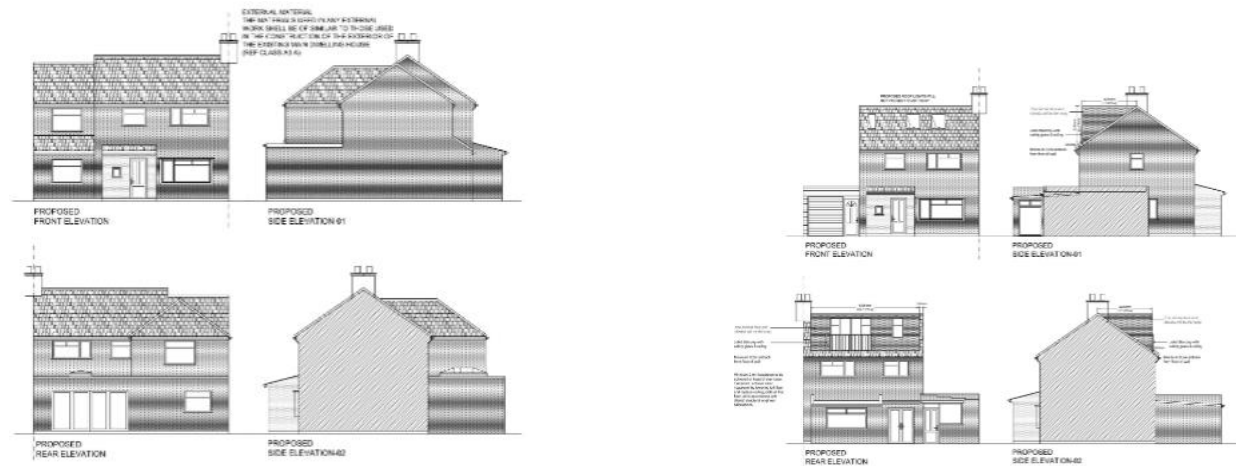
Drawing No. 02 rev V3 – As Approved Block Plan (combined)

Drawing No. 04 rev V3 – As Approved Floor Plans (combined)

Drawing No. 06 rev V3 – As Approved Elevation Plans (combined)

As received 11th November 2024

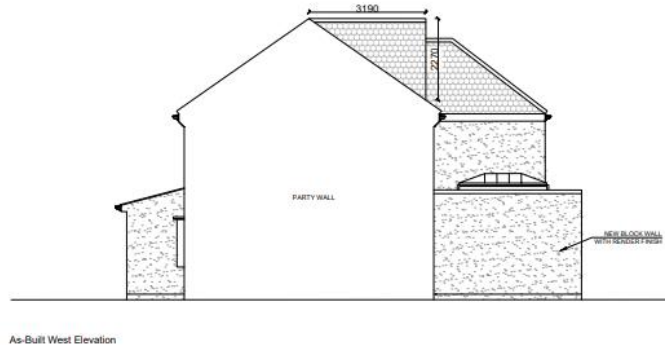
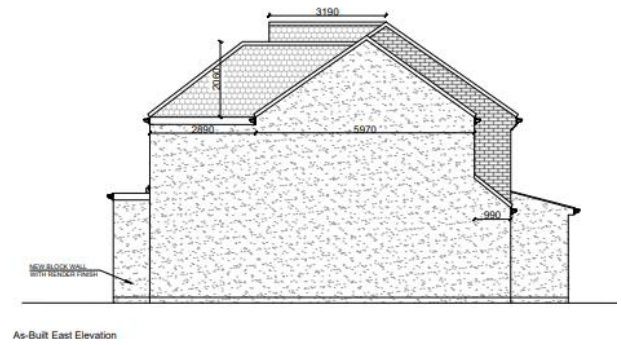
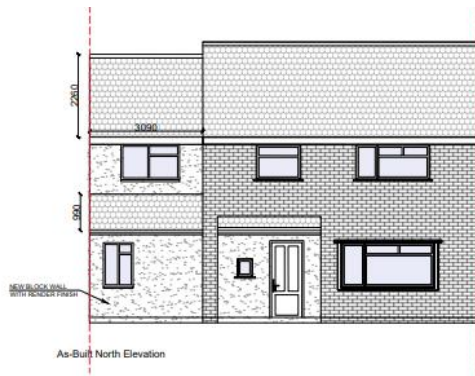
Previously approved plans under householder planning application 230736 and certificate of lawfulness application 230737:



Combined proposals (as approved):



Proposed plans (as built):



3. RELEVANT PLANNING HISTORY

230737 - Loft conversion with rear dormer and three front rooflights – Granted 24/7/23

4. CONSULTATIONS

The following addresses were consulted by letter.

24 Ashampstead Road, Reading, RG30 3LA
 185 Southcote Lane, Reading, RG30 3AX
 181 Southcote Lane, Reading, RG30 3AX
 26 Ashampstead Road, Reading, RG30 3LA

Three letters of representation have been received. The objections are with regards to over-development, complaints about construction works, loss of privacy, materials, drains, discrepancies with plans/documents.

Officer note: material considerations are explored in more depth below.

Details regarding the method of construction for the external walls are noted, however, this doesn't alter the assessment of the development.

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)
TR5 (Car and Cycle Parking)
EN12 (Biodiversity and the Green Network)

SPD

Design Guide to House Extensions SPD 2021
Revised Parking Standards and Design SPD 2011

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.

In terms of design, the development is considered suitable. There are other single storey and two storey extensions in the surrounding area, including a two storey side and rear extension at the attached neighbouring property. Therefore, this development is not considered uncharacteristic for its location. The ridge line of the roofs over the second storey elements of the development are set down from the main roof ridge line. The second storey element of the side extension is set back from the front elevation of the host dwelling. The development is considered subservient to the existing dwelling, thus, the development is not considered to cause harm to the character and appearance of the host dwelling or the wider area.

With regards to the rear dormer, although large in scale, the dormer is not considerably larger than the dormer granted under the lawful development certificate. The dormer does not exceed the height of the existing ridgeline and is set back from the existing eaves. The dormer is not visible from the street scene, and the dormer is largely screened from the east elevation by the two storey rear extension. The windows located within the dormer are considered acceptable in terms of scale and placement and are considered less harmful than the doors with Juliette balcony illustrated on the previous design. There are many other examples of rear box dormers in the surrounding area.

With regards to the materials used, matching bricks would have been preferable, however, the render used is not considered significantly harmful to the character and appearance of the dwelling or the wider area. From the street scene, the majority of the existing front elevation remains brick, the side extension and porch will be rendered. Although the other houses within the street have all retained brick, the block of flats nearby to the site has white render, therefore, it is not considered completely out of character in this area.

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.

With regards to the single storey element of the rear extension, this element is not considered to cause any additional harm than that of the previous single storey extension. The 4m depth does not extend past the neighbouring conservatory at no.185 Southcote Lane and does not extend further than the garage/outbuilding at no 181 Southcote Lane. Furthermore, the depth complies with the guidance on rear extensions with the SPD.

With regard to the first floor elements of the development, the additional form at this level is noticeable to neighbouring properties, however, the development is not considered to cause significant harm in relation to overbearing effects. The first floor extension projects beyond the rear wall of the existing dwelling by 3m and it has been designed to ensure it complies with the 45 degree rule for sunlight and daylight impact assessment. A sufficient distance remains between the side extension and the first floor side facing window at no.181 Southcote Lane, furthermore this is not considered to be a habitable room. There are no side facing windows in the extensions and therefore there are no identified risks in relation to privacy and overlooking.

The rear dormer is considered to impact the amenity of neighbouring sites slightly with regards to its appearance and new views being created. However, with regards to the neighbouring property at no.181 Southcote Lane, this part of the proposal is only partially visible to this neighbour as it is shielded by the roof of the two storey rear extension. Furthermore, there is a sufficient distance between the dormer and this neighbour. The dormer does not impinge any sight lines or cause overshadowing issues to the attached neighbour at no.185 Southcote Lane. Although the dormer windows create new views into neighbouring gardens, these are not to a significantly detrimental degree, and not considered significantly different to that of the existing first floor windows.

The development does not result in a loss of biodiversity within the garden, and the amount of remaining amenity space is considered acceptable.

Other matters

The bat survey submitted for the previous planning application in 2023 concluded that the risk of bats being affected by the proposals is minimal and there were no objections to the application on ecology grounds.

It was noted from the site visit that there is sufficient space at the front of the property for 2 parking spaces which complies with the Council's Parking Standards SPD.

A condition is attached to this planning permission to ensure that the proposed extension remain ancillary to the residential use of the main dwelling.

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 - GRANT

Recommended Conditions:

AP1 - Approved plans

M3 – Materials

PD5 – Use of roof restricted

PD6 - Ancillary condition