

DELEGATED FUL PLANNING APPLICATION REPORT

Ward: Katesgrove Ward

App Ref: PL/24/0765

Address: 78 Basingstoke Road Reading RG2 0E

Proposal: Roof enlargement to facilitate the insertion of 3 rear dormers, single storey rear extension, side/rear infill extension to the existing HMO and the erection of an outbuilding (amended description)

Case Officer: Louise Coveney-Fuller

Applicant: The Keen Partnership

Date received: 29/08/2024 **Decision date:** 24/10/2024

SITE DESCRIPTION

The application site consists of a 3-storey mid terrace Victorian style dwelling. Number 78 is set back from the main front road with a small open frontage. There are two main access points to the property one off Basingstoke Road itself and the other via a small alleyway off Client Road located to the rear of the property. The property is currently being used as a 9-bedroom HMO.

It is noted that the site does not lie within a conservation area. However, it is adjacent to 64-70 Basingstoke Road which are Grade II Listed Properties.

PROPOSAL

Application for the roof enlargement to facilitate the insertion of 3 rear dormers, single storey rear extension to the existing HMO and the erection of an outbuilding.

The case officer's assessment is based on the following submitted plans and other supporting information.

Drawing References:

9310-100 – Site Location Plan- (13/06/2024)

9310-101 – Existing & Proposed Site Plan – (11/06/2024)

9310-109- Proposed Floor Plans- (11/06/2024)

9310-112-Proposed Elevations – (31/05/2024)

Planning Statement (dated June 2024)

Received 13/06/2024 by the LPA.

Heritage Statement (dated August 2024)

Received 29/08/2024 by the LPA.

RELEVANT PLANNING HISTORY

78 Basingstoke Road has a Sui Genus HMO use in excess of 10 years and is currently a 9 bed HMO.

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.

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 2023 (as amended)
National Planning Practice Guidance 2014 onwards

Reading Borough Local Plan (2019)

CC1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
CC2: SUSTAINABLE DESIGN AND CONSTRUCTION
CC7: DESIGN AND THE PUBLIC REALM
CC8: SAFEGUARDING AMENITY
EN1: PROTECTION AND ENHANCEMENT OF THE HISTORIC ENVIRONMENT

PLANNING CONSIDERATIONS

Design & Character

Policy CC7: Design and the Public Realm is a strategic policy seeking high standards of design quality in new development. It sets out how various components of development including layout, urban structure and urban grain, and scale, make a positive contribution to their surroundings and respond positively to their local context.

Policy EN1: Protection and Enhancement of the Historic Environment sets out the LPA's requirements for the historic environment. The policy requires that all proposals protect, and where possible enhance the significance of heritage assets and their settings, historic character and local distinctiveness of the area in which they are located. This is echoed by the NPPF Para. 206 by stating *"Proposals should seek to avoid harm in the first instance. Any harm to or loss of heritage asset should require clear and convincing justification, usually in the form of public benefits"*.

This application seeks to obtain planning permission for the **application for the roof** enlargement to facilitate the insertion of 3 rear dormers, single storey rear extension, side/rear infil extension to the existing HMO and the erection of an outbuilding.

The submitted heritage statement does include an assessment of the site's historic background, significance and value, as required under NPPF para. 200. Given the location of the proposed works no harm is considered to occur to adjacent properties 64-70 Basingstoke

Road which are a group of Grade II Listed Properties. As such, no concerns are raised in this regard.

Nevertheless, the proposal involves a significant increase in built form to the rear of the already extended dwelling. The proposed development overall would not read as a subservient development and would negatively impact on the character and appearance of number 78 Basingstoke Road. This is exacerbated further by the proposed roof enlargements to facilitate the insertion of 3 rear dormers. Furthermore, the proposed roof enlargements will result in a disjointed roof which fails to harmonise with the existing roof form. In turn, this is deemed materially harmful to the character of the existing dwelling.

The combination of extensions, roof enlargements and the construction of an outbuilding fail to respect the design and character of the dwelling and the plot itself. In turn, meaning the proposal does not allow the design features of the existing Victorian terrace to be appreciated. Furthermore, the significant works to the roof would result in an incongruous enlargement of existing terrace forming a visually intrusive addition to the existing dwelling.

In addition to these concerns, it is noted that one of single storey rear extension would be constructed hard up to the common boundary with Number 80 Basingstoke Road. This would result in the loss of the characteristic gap between the terraces. It is noted that the characteristics gap has been retained within the immediate surroundings, the proposed development would therefore detract from the visual amenity of the surroundings.

Overall, it is therefore considered that the proposed development would detrimentally alter the character and appearance of the existing property and the wider street scene.

Accordingly, the development conflicts with the requirements contained within Chapter 12 of the NPPF (Dec 2023) and Policy CC7, of the Reading Borough Local Plan (2019).

Residential amenity

Policy CC8: Safeguarding Amenity sets out expectations to ensure that new development does not reduce the quality of the environment for others, particularly where it would affect residential properties.

The properties most likely to be affected by the proposed works are 80 Basingstoke Road and 76 Basingstoke Road which are located to the north and south of the application site respectively.

The proposed outbuilding given its location raises no concern in terms of its impact on the residential amenities of either property.

76 Basingstoke Road

The existing built form which is located hard up to the common boundary with the application site taken together with the established boundary treatment means that the proposed rear extensions would not result in an unacceptable overbearing affect or loss of light to No 76. With regards to privacy, no side facing windows are proposed. It is noted that the proposal does include dormers which would afford views on to the rear garden of this property, but these will be of the far end of the garden and would be at an oblique angle. As such, this would not result in any adverse overlooking/loss of privacy over and above the current situation.

80 Basingstoke Road

It is noted that the single storey rear/side infill extension would be constructed hard up to the common boundary with Number 80 Basingstoke Road. This would result in the loss of outlook to the occupants of this property given the height of the proposed extension even when taking into consideration the height of the existing boundary wall. No significant concerns are raised in relation to loss of privacy, overlooking or overbearing impact taking into consideration the existing relationship between the two properties.

It is acknowledged that there are neighbouring properties located to the rear of the site but these are set a sufficient distance away and well screened by established boundary treatments as to not be materially impacted by the proposal.

Conclusion

The proposal has been assessed against the adopted policies as outlined above and is considered to be contrary to policies CC7: Design and the Public Realm and CC8: Safeguarding Amenity, of the Reading Borough Local Plan (2019) . Officer recommendation is therefore made to refuse planning based on the reasons as set out below.

RECOMMENDATION

REFUSE PLANNING PERMISSION

Due to the following reasons for refusal:

1. The overall proposed development by virtue of its excessive scale, bulk and mass taken together with its unsympathetic design form and appearance, fails to harmonise with the existing design, character and appearance of the existing dwelling and the wider surrounding area. In addition, the rear dormers will appear add odds with the existing prevailing pattern of development along this section of Basingstoke Road resulting in incongruous additions to the existing terrace resulting in a disjointed appearance which is deemed harmful to the character and design of the existing dwelling and the wider surrounding area. As such the proposal is Contrary to Chapter 12 of the NPPF (Dec 2023) and Policies CC7, of the Reading Borough Local Plan (2019).
2. The proposed single storey rear/side infill extension by virtue of its scale, and siting would result in adverse harm to residential amenities of the occupants of Number 80 Basingstoke Road, contrary to Policy CC8 of the Reading Borough Local Plan (2019).

Informatives:

1. In reaching its decision, the Local Planning Authority received and assessed the following information submitted:

Drawing References:

- Site Location Plan

9310-101 - Existing & Proposed Site Plan - (11/06/2024)

9310-109- Proposed Floor Plans- (11/06/2024)

9310-112-Proposed Elevations - (31/05/2024)

2. Positive and proactive - refusal