

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Heights

App Ref: PL/24/1241

Address: 1 ALBANY GARDENS, EMMER GREEN, READING, RG4 8PZ

Proposals: Alterations to the roof involving hip to gable and increase in ridge height, with rear roof dormer extension. Also the addition of two rooflights to the front roof slope.

Case Officer: Sian Hickey

Applicant: Philip Purser

Date received (valid from): 20/09/2024

Agreed decision date (ext): 04/12/20

1. SITE DESCRIPTION

The application site contains a detached dwelling on the south side of Albany Gardens. The surrounding area is predominantly residential and characterised by properties of similar scale and design.

Site visit date: 02/10/2024

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a proposed hip-to-gable roof alteration with a rear dormer, including an increase in the ridge height of the proposed side gable. Two rooflights would be located in the front elevation of the dwelling.



Plans/documents submitted:

Design and Access Statement

Flood Risk Assessment

Location Plan

Drawing No. PP-06 – Proposed Ground Floor Plan

Drawing No. PP-07 – Proposed First Floor Plan

Drawing No. PP-03 – Existing Loft Floor Plan

Drawing No. PP-04 – Existing Roof Top Plan

Drawing No. PP-08 – Proposed Loft Floor Plan

Drawing No. PP-12 – Proposed Site Block Plan

Drawing No. PP-02 – Existing First Floor Plan

Drawing No. PP-05 – Existing Section and Elevations

Drawing No. PP-11 – Existing Site Block Plan

Drawing No. PP-09 – Proposed Roof Top Plan

Drawing No. PP-01 – Existing Ground Floor Plan

Drawing No. PP-10 – Proposed Section and Elevations

As received 20th September 2024

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

The following addresses were consulted by letter.

1 Gravel Hill Emmer Green Reading RG4 8QN

3 Gravel Hill Emmer Green Reading RG4 8QN

5 Gravel Hill Emmer Green Reading RG4 8QN

7 Gravel Hill Emmer Green Reading RG4 8QN

9 Gravel Hill Emmer Green Reading RG4 8QN

13 Gravel Hill Emmer Green Reading RG4 8QN

8 Highdown Hill Road Emmer Green Reading RG4 8QP

10 Highdown Hill Road Emmer Green Reading RG4 8QP

2 Albany Gardens Emmer Green Reading RG4 8PZ

3 Albany Gardens Emmer Green Reading RG4 8PZ

4 Albany Gardens Emmer Green Reading RG4 8PZ

Letters of representation have been received as follows: **None**

Ecology

The application site is a detached dwelling located in north Caversham where the proposals include the extension of the loft space at the rear of the house. The house is located in habitat that is suitable for use by foraging bats including open space with tree lines associated with the golf course 180m to the east, and woodland (Furz Plat Local Wildlife Site) 160m to the south west. The works will significantly affect the roof of the house and as the proposals may affect roosting bats, a bat survey report will need to be provided before this application can be determined.

Further to the initial comments above, a bat survey was submitted on 15 November 2024 and forwarded to Ecology for review. Please see updated comments below.

The bat survey report (ROAVR Group, August 2024, ref: 24_PRA_10_23) has been undertaken to an appropriate standard and concludes that the risk of bats being affected by the proposals is minimal.

There are therefore no objections to this application on ecology grounds.

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)
EN12 (Biodiversity and the Green Network)

SPD

Design Guide to House Extensions 2021

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.

The proposed additions to the roof are considered subservient to the host dwelling. Although a section of the roof ridge would be raised, it would not exceed the highest part of the existing roof. In terms of design, at the front of the property, the proposed hip-to-gable roof alteration, raised roof height, and rooflights are not considered to cause harm to the appearance of the dwelling. Although hipped roofs are a feature in the street, not all of the roofs in the street are identical as they vary slightly in terms of design and size. When entering the street, the property is not immediately visible, and the amendments to the front of the dwelling are considered fairly minor. Furthermore, rooflights are not uncommon in the surrounding area. At the rear, the proposed dormer is unlikely to impact the

character of the dwelling due to its scale and siting to the rear of the dwelling. The dormer would be significantly set back from the eaves, and set down from the new ridge height. The proposed roof tiles would match those of the existing, and the proposed openings are considered appropriate in terms of size and placement.

Further to the above analysis the proposal accords with the aims of policies CC7 and H9 of the 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 only parts of the proposal deemed likely to impact the amenity of neighbouring sites is the rear dormer. However, with regards to the closest neighbouring property at no.3 Albany Gardens, this part of the proposal would not be visible to this neighbour as it would be shielded by the existing prominent pitched roof element of the main roof. There is a significant distance between the proposed rear dormer and all other neighbouring properties. Therefore, the proposal would not impinge any sight lines or cause overshadowing issues or overbearing effects. It is likely that the rear dormer might create new views into neighbouring gardens, however, these would not be to a significantly detrimental degree, and not considered significantly different to that of the existing arrangement.

Other Matters

The proposal would not increase the footprint of the existing building, therefore, the amount of amenity space for the occupants of the property to enjoy would remain the same and any nearby tree roots would not be affected by the proposals.

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:

Time limit
Approved plans
Materials