

DELEGATED APPLICATION REPORT

Ward: Katesgrove Ward

App Ref: PL/24/1422 Householder planning permission

Address: 173 SOUTHAMPTON STREET, READING, RG1 2QZ

Proposal: Rear-facing dormer and two front-facing roof lights to facilitate a loft conversion. Alteration to fenestration. Internal alterations (amended).

Applicant: Mr Xiao Li

Received date: 24/10/2024

Target Decision date: 24/12/2024

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site is a three-storey, mid-terraced property currently used as a four-bedroom house. It is not listed, but the adjoining property at 175 Southampton Street is a Grade II listed building (List Entry Number: 1113581). The permitted development right to convert from C3 use to a C4 small HMO has been removed through an Article 4 direction. However, the permitted development right to develop a rear dormer has not been removed. The property is outside a conservation area but is close to the Kendrick Road Conservation Area. The surrounding area is predominantly residential.

Site visit date: 6/12/2024

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal seeks planning permission for a rear dormer and two front-facing roof lights. The proposed rear dormer would be located within the roof slope, set back 1m from the edge of the existing roof. It would measure 4.14m in depth, 2.57m in height, and 2.82m in length. The proposal also includes alterations to fenestration and internal modifications. All proposed materials would match those of the existing. All proposed windows, including the two roof lights, would be white uPVC double-glazed. The proposed front door would be black composite.

Plans/Documents considered:

- Location Plan received on 24/10/2024.
- Drawing No. SS173-02-1001 – Existing Plans and Elevations received on 24/10/2024.
- Drawing No. SS173-02-1002 – Proposed Plans and Elevations received on 24/10/2024.
- Site Photos received on 24/10/2024.

& An email from the agent, dated 20/12/2024, confirmed that all proposed windows would be white uPVC double-glazed, and the proposed front door would be black composite.

Existing and Proposed Floor Plans and Elevations:



Relevant Planning History:

PL/24/1134 - Certificate of lawfulness for proposed loft conversion and change of use from Class C3 dwelling house to Class C4 HMO for up to 6 persons. (undergoing)

3. CONSULTATIONS

The following addresses were consulted by letter:

- 171 Southampton Street, READING RG1 2QZ
- 175 Southampton Street, READING RG1 2QZ
- 22-24 Mount Pleasant, READING RG1 2TD

No letters of representation have been received.

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.

4. 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)

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.

The proposal is not considered acceptable in terms of size and scale, given that the proposed rear dormer is large and the arrangement of windows/door would not be proportionate in relation to the host dwelling. Therefore, the proposal would detract from the host dwelling and the street scene. However it is apparent that the works could be undertaken under permitted development, which is a substantial fallback position and in this instance there would be little benefit in refusing the application.

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. 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.

There are no identified risks in terms of overlooking, overbearing, or loss of sunlight or daylight, as the proposal primarily involves the addition of a rear dormer, which would be sited in the roof. This is in compliance with policies CC8 and H9 of the Reading Borough Local Plan 2019.

Additionally, the permitted development right for the erection of a rear dormer has not been removed from the application site; the current proposal complies with the conditions of Class B, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, which relate to 'additions etc to the roof'. Therefore, the applicant could obtain a Certificate of Lawfulness as well and this fallback position is a material consideration.

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 (As Specified)