

DELEGATED APPLICATION REPORT

Ward: Park Ward

App Ref: PL/24/1717 Householder planning permission

Address: 21 CULVER ROAD, READING, RG6 1QA

Proposal: Loft conversion, including a hip-to-gable conversion, erection of a rear dormer, erection of a front dormer, and installation of front roof lights (amended).

Applicant: Mr and Mrs Culasy

Received date: 23/12/2024

Target Decision date: 26/02/2025 (EXT)

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site is a two-storey semi-detached dwellinghouse located to the south of Culver Road, next to Telephone Exchange. Palmer Park is on the southeast of the application site, while Alfred Sutton Primary School and Maiden Erlegh School and UTC Reading are on the south. Apart from the above properties, the surrounding area is predominantly residential.



Fig 1. Site photo from the rear of the application site, captured by officer on 24/01/2025

2. PROPOSAL AND SUPPORTING INFORMATION

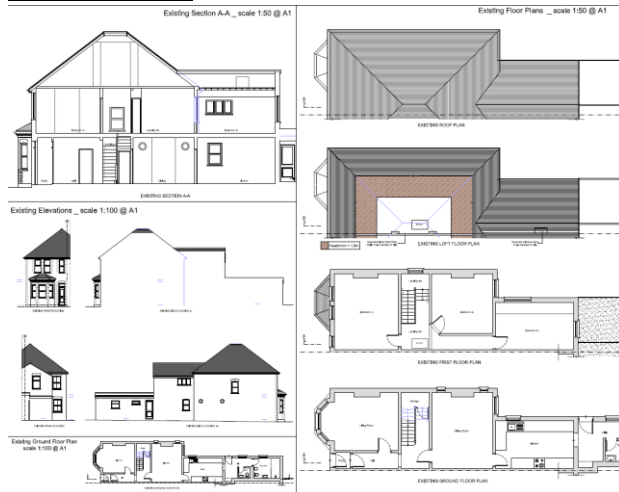
Following communications regarding the size of the loft conversion, the proposal has been scaled down by removing part of the loft conversion that was proposed over the existing two-storey rear extension. Therefore, the revised proposal involves a loft conversion, including a hip-to-gable conversion, erection of a rear dormer, erection of a front dormer, and installation of front roof lights.

Two roof lights would be installed in the front slope following the completion of the proposed hip-to-gable conversion. Regarding the proposed front dormer, it would be set down from the existing ridgeline of the host dwelling, with a total height of 1.725m and a depth of 2.266m, featuring a gable roof. The proposal would still include a rear dormer with a height of 2.578m and a total depth of 3.389m. The new rear dormer would be set away from the side elevation and would be positioned 548mm from the outer edge of the eaves, featuring a flat roof. Two rear windows and roof lights would be installed in the new dormer. As shown in the plans, all slates are to match those of the existing. All new windows would be white UPVC.

As such, following plans are under consideration:

- 21 Culver Road - Planning – Rev. D received on 13 February 2025.
 - Drawing No. LR_24_21CULVER_plan_01 Rev. D: Existing Plans, Section & Elevations
 - Drawing No. LR_24_21CULVER_plan_02 Rev. D: Proposed Plans, Section & Elevations
- 21 Culver Road - Site and Location Plan – Rev. B received on 26 February 2025.

Existing Plans:



Proposed Plans:



Relevant Planning Histories:

None.

3. CONSULTATIONS

A site notice has been displayed in front of the application site on 24/01/2025, 21-day consultation period expired on 14/02/2025. No letters of representation have been received.



Fig 2: Site Notice

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)

H10 (Private and Communal Outdoor Space)

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 original proposal was considered bulky and oversized in relation to the host dwelling, which would not comply with Policies H9 and CC7. Following communications with the agent, the overall size of the proposal was significantly scaled down. As such, there are no identified risks concerning size and scale. Although the proposed front dormer is prominent, it is not considered to detract from the existing house or the street scene in terms of character and appearance, given that it is subservient to the main roof and all slates would match the existing. Similar developments have already occurred in the vicinity of the application site, and it is adjacent to a commercial building, which already presents a different outlook. Therefore, the proposal is considered acceptable in terms of character and appearance.

Proposed Elevations _ scale 1:100 @ A1



Fig. 3 Original Proposed Elevations (L) VS Revised Proposed Elevations (R)

Amenity Impact

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 regarding privacy, overbearing or blocking light, considering the proposed developments are relation to the roof. In compliance with Policies H9 and CC8 of Reading Borough Local Plan 2019.

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 Plans

Time Limit

Materials (As Specified)