

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Katesgrove Ward

App Ref: PL/25/0490

Address: 25 ELGAR ROAD, READING, RG2 0DQ

Proposals: Proposal for addition of a rear dormer window, roof lights to front elevation and first floor side window and internal reconfigurations.

Case Officer: Mishga Marshall

Applicant: Mr Ruairidh Cox

Date received (valid from): 27/03/2025

Target Decision date: 22/05/2025

EOT Agreed date: 27/05/2025

1. SITE DESCRIPTION

The application site is a two-storey end of terrace property with pitched roof, located on the eastern side of Elgar Road. It is not a listed building, nor does it fall within a conservation area. The surrounding area is residential mostly comprised of terraced properties dwellings.

Site visit date: 16/04/2025

2. PROPOSAL AND SUPPORTING INFORMATION

This application is for a rear dormer, roof lights to front elevation and first floor side window along with internal reconfiguration. The materials to match the existing dwelling.

Plans submitted:

1022 01 Rev A Proposed Floor Plans Revised 30.04.2025

1022 02 REV A Proposed Elevations Revised 30.04.2025

1022 03 REV A Proposed Elevations Revised 30.04.2025

[Received by the LPA on 13 February 2025]

1022 04 Existing Elevations 27.03.2025

1022 02 Existing Floor Plans 27.03.2025

1022 06 Proposed Floor Plans 27.03.2025

1022 01 Location & Block Plan 27.03.2025

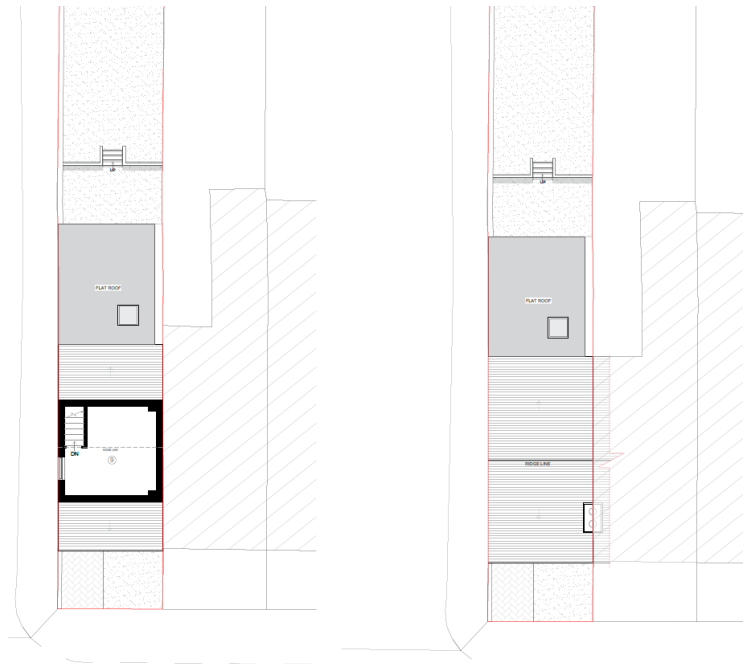
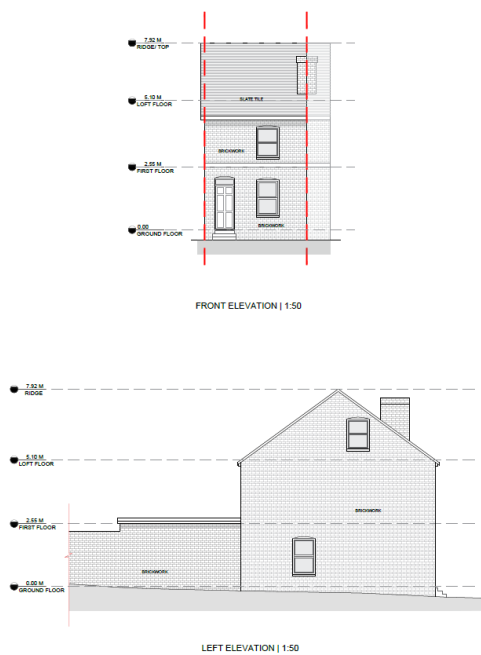
1022 05 Existing Elevations 27.03.2025

1022 03 Existing Floor Plans 27.03.2025

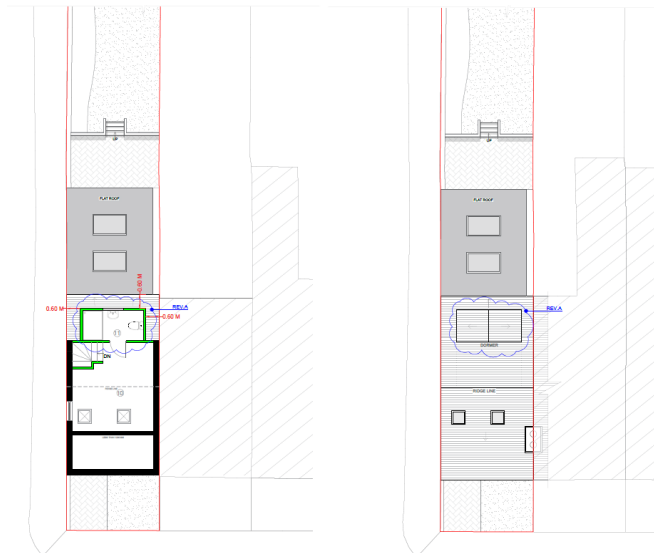
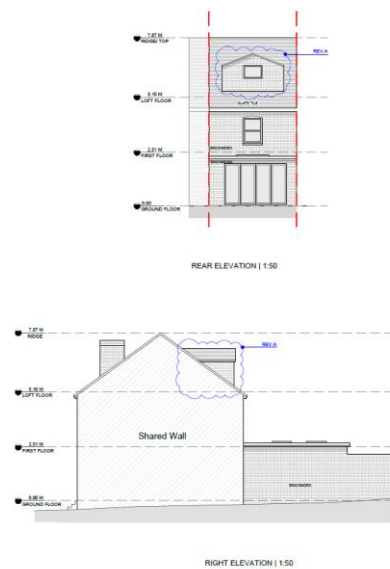
Design & Access Statement 27.04.2025

[Received by the LPA on 27 March 2025]

Existing Elevations and Floor Plans:



Proposed Elevations and Floor Plans:



3. RELEVANT PLANNING HISTORY

PL/24/1656 - The proposed works include a rear extension above the existing ground floor extension, internal reconfiguration of the house and the addition of roof lights. - Refused on 05/02/2025

4. CONSULTATIONS

Site notice exhibited on 16/04/2025

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.

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 2024

National Planning Practice Guidance 2014 onwards

Reading Borough Local Plan (2019)

CC1 (Presumption in favour of sustainable development)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

H9 (House Extensions and Ancillary Accommodation)

SPD

Design Guide to House Extensions SPG 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 rear dormer window as originally proposed was not considered to be sympathetic to the character of the existing property due to its bulky flat roof appearance. Revised plans were received reducing the size (width) of the dormer window and incorporating a pitched roof. The proposed dormer window is now considered to be sympathetic enough to the character and appearance of the existing dwelling and the surrounding area. It is proportionate in scale, set down from the ridge, and set in from the sides to ensure it reads as a subordinate addition to the roof. The choice of materials are proposed to match those of the existing dwelling, maintaining visual continuity. Overall, the design is considered to be appropriate in both form and finish, respecting the architectural integrity of the application dwelling while providing additional functional space.

In addition, a new first floor window is proposed on the side elevation facing Alpine Street. This is considered to be in keeping with the existing window arrangement and architectural style of the property. Its design, scale, and positioning are considered appropriate and do not detract from the overall appearance of the dwelling or the street scene. Overall, the proposal is considered to be well-integrated and respectful of the host building and its context

As such, the development is considered acceptable, and in compliance with Policies H9 and CC7 nor the Design Guide to House Extensions SPD.

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.

Given the nature and positioning of the dwelling, along with the location of the proposed rear dormer, there are no concerns regarding any undue loss of neighbouring residential amenity. The development does not result in any unacceptable levels of overlooking, loss of privacy, or overbearing impact to adjacent properties. The rear dormer is confined to the rear roof slope and does not project beyond the existing building line, which ensures it remains discreet in its relationship to neighbouring dwellings.

Additionally, the proposed first floor window would be located on the side elevation, facing the street. As it does not face directly onto any private residential amenity space and overlooks the public realm, there are no concerns in relation to overlooking or loss of privacy.

Therefore, the development is considered to have an acceptable impact on the amenity of adjoining neighbours, and not in compliance with Policies CC8 and H9 nor the Design Guide to House Extensions SPD.

7. CONCLUSION

The proposed development has been assessed as set out above and is considered to be acceptable on that basis and is recommend for approval.

8. RECOMMENDATION

APPROVE