

DELEGATED APPLICATION REPORT

Ward: Tilehurst Ward

App Ref: PL/24/1623 Householder planning permission

Address: 83 WESTWOOD ROAD, TILEHURST, READING, RG31 5PX

Proposal: Alterations to the existing loft conversion, including a hip-to-gable end, the creation of two rear dormers, one front dormer, and the installation of three pitched roof lights (amended).

Applicant: Mrs Sally Williams

Received date: 04/12/2024

Target Decision date: 27/02/2025 (EXT)

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site is a two-storey detached property with spacious front and rear gardens. One of the neighbouring properties, 85 Westwood Road, has three small rear dormers on the main roof. There are many large, detached properties in the surrounding area, which is predominantly residential.



Fig 1: View from the rear of the property, taken by the officer on 14/01/2025

2. PROPOSAL AND SUPPORTING INFORMATION

The original proposal was considered bulky in relation to the main roof. Following communications with the agent, the proposal has been scaled down by dividing the large rear dormer into two smaller gable roof dormers.

Therefore, the revised proposal is for alterations to the existing loft conversion, including a hip-to-gable end, the creation of two rear dormers, and one front dormer. The proposal also includes the installation of three pitched roof lights. All new dormers would be set within the main roof and would feature a gable roof. Three roof lights would be installed in the new hip-to-gable section of the main roof. The proposed space is intended to enlarge the existing bedroom in the loft.

As such, following plans are under consideration:

- 200-A-00-DR-00-0100-REV 01-Site location and existing block plan
- 200-A-XX-DR-01-0201-REV 01-Existing elevations
- 200-A-ZZ-DR-01-0100-REV 01-Existing ground and first floor plans
- 200-A-ZZ-DR-01-0101-REV 01-Existing second floor and roof plans
- 200-A-ZZ-DR-05-0100-REV 01-Proposed ground and first floor plans

Received on 4 December 2024.

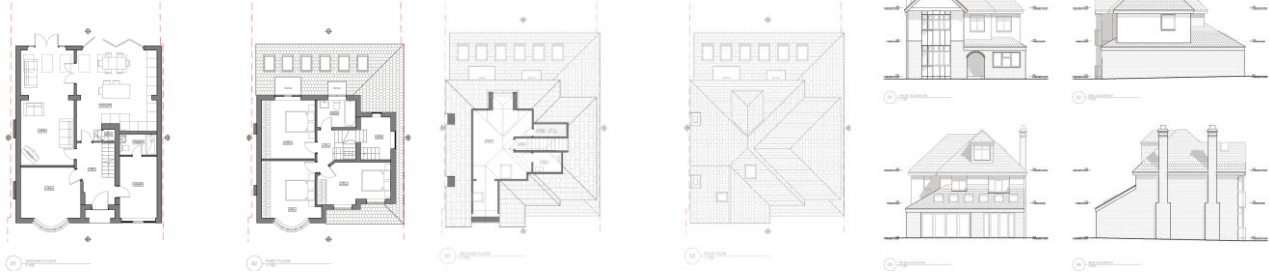
- 200-A-XX-DR-05-0201-REV 03- Proposed elevations
- 200-A-ZZ-DR-05-0101-REV 03- Proposed second floor and roof plans

Received on 18 February 2025.

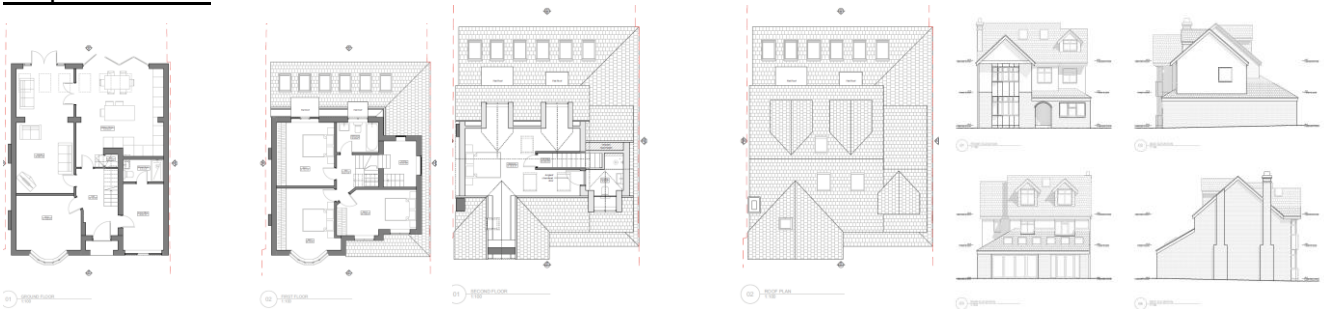
- 200-A-00-DR-00-0101-REV 02- Proposed block plan received on 26 February 2025.

& an email from the agent dated 18 February 2025 confirms that all proposed materials would be similar to those used in the existing house.

Existing Plans:



Proposed Plans:



Planning History:

- PL/19/1697 – Conversion of existing loft void to create 1no. bedroom and en-suite bathroom. Proposal for a hip-to-gable roof conversion, the erection of 3no. pitched roof dormers to the rear elevation and 2 no. roof lights to the front elevation. – Approved on 20/01/2020.
- PL/07/1082 – Convert existing garage into a family room with shower room. New first floor side extension and loft conversion with dormer to rear (Resubmission of 07/00648/FUL) – Approved on 28/12/2007.
- PL/07/0984 – Extend existing garage and convert to new family room with shower room, new first floor side extension and loft conversion with new dormer to rear. – Refused on 11/07/2007.

3. CONSULTATIONS

Site notice was displayed on 19th December 2024 in front of the application site. The 21-day consultation period end on 8th January 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 bulky and oversized in relation to the host dwelling. Following communications with the agent, the proposal has been scaled down by dividing the large proposed rear dormer into two appropriately designed smaller dormers, which are positioned to align vertically with the window openings below. The proposed front dormer is small in scale, and it is considered part of a group of the same design. As such, the revised proposal would cause minimal harm in terms of size and scale. All new dormers would feature gable roofs, and the roof lights would be proportionate to the main roof, matching the existing patterns. As confirmed with the agent, all proposed materials would match those of the existing dwelling. Additionally, the plot features a spacious front garden, which positions the property further away from the highway. Although the proposed change is quite significant in terms of its impact on the front of the property, the overall design appears to remain consistent with the group of properties of the same style. As such, it is not considered to detract from the character and appearance of the existing house or the wider street scene.



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

Residential Amenity



Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. Policy H10 states that dwellings will be provided with functional private or communal open space. 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 main 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:

Time limit

Approved plans

Materials (To Match)