

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Whitley

App Ref: 230715/HOU

Address: 82 Longships Way, Reading, RG2 0FZ

Proposals: Loft conversion with Velux windows 1 x front and 2 x rear of roof.

Case Officer: Sian Hickey

Applicant: [REDACTED]

Date received (valid from): 24 May 2023 **Target Decision date:** 19 July 2023

1. SITE DESCRIPTION

The application site is a two storey mid-terrace dwelling with a pitched roof located on Longships Way within the Kennet Island development. The property is not a listed building, nor does it fall within a conservation area.

Site visit date: 08/06/2023

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a loft conversion with the provision of 1 Velux window in the existing forward roof slope and 2 Velux windows in the existing rearward roof slope. The proposal does not include enlarging the existing roof.

Plans considered:

Existing Floor Plans received 24th May 2023

Existing Elevation Plans received 24th May 2023

Proposed Floor Plans received 24th May 2023

Proposed Elevation Plans received 24th May 2023
Location and Block Plan received 24th May 2023

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

Ecology

The application site comprises a semidetached dwelling in a residential area of Reading where it is proposed to convert the loft.

Due to its relatively modern construction the building is unlikely to have many features potentially suitable for use by roosting bats.

As such it is considered unlikely that the proposals will impact upon bats or other protected species and there are no objections to this application on ecology grounds.

The following addresses were consulted by letter.

80 Longships way, Reading, RG2 0FZ
84 Longships Way, Reading, RG2 0FZ

Letters of representation have been received as follows: None

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 SPD 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.

Due to the nature of the proposal, the works will mostly be internal alterations utilising the existing loft space. The proposed Velux roof windows are considered acceptable in terms of size and positioning. The proposed materials will match with existing materials. Given that there are no significant exterior changes proposed, the proposed development would largely retain the character of the existing dwelling and thus the proposal is not considered to harm the character and appearance of the surrounding area.

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 converted roof space would retain the size and height of the existing roof and therefore would not result in any overshadowing or loss of natural light and would not have any overbearing impact on the adjoining neighbouring properties. In addition, there would be no loss of privacy suffered by the neighbouring properties as a result of the proposed front and rear facing Velux roof windows. The proposal therefore would not cause a detrimental impact on the living environment of neighbouring properties.

With regard to adequate amenity space, the area of amenity space would remain as existing and would not be affected by the proposal.

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