

Agenda Item 9.

Application Number	Expiry Date	Parish	Ward
210448	12 th July 2021	Earley	Bulmershe and Whitegates

Applicant	Mr M. Mand.
Site Address	57 Chiltern Crescent, Earley, RG6 1AL, Wokingham
Proposal	Householder application for the proposed loft conversion to create habitable accommodation with rear dormer extension, hip to gable conversion and the installation of 2no. roof lights.
Type	Householder
Officer	Benjamin Hindle
Reason for determination by committee	Listed by Councillor Shirley Boyt for the following reason: <ul style="list-style-type: none"> - Impacts to the character of the area from the introduction of a new roof form (gable end) to the application site. - Overbearing impacts as a result of the scale and position of the proposed.

FOR CONSIDERATION BY	Planning Committee on Wednesday, 9 th June 2021
REPORT PREPARED BY	Assistant Director of Place

SUMMARY

This planning application is a Householder application for the proposed loft conversion to create habitable accommodation with a rear dormer extension, hip to gable extension and the installation of 2no. roof lights and is before the planning committee as requested by Councillor Boyt, for the reasons set out above

The application site consists of a moderately sized three-bedroom, two storey dwelling located on Chiltern Crescent in Earley.

The proposed scheme is in keeping with the existing dwelling and would not be a prominent feature in the street scene. This would maintain the overall character and appearance of the area.

The proposed has no detrimental impact on the neighbouring amenities of the adjacent neighbours concerning overshadowing, overbearing or overlooking.

Parking provision is adequate with 3 spaces of 2.5x5 metres shown as existing to be retained for the development. This will effectively serve the proposed 4 bedrooms in line with the Local Authority's parking standards.

The garden depth is deemed acceptable to serve the residents of the dwelling at 225 metres squared and 25 metre length.

Paragraphs 1-28 provide further details to these material considerations. Subject to conditions 1-4, the application is recommended for approval.

PLANNING STATUS

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| <ul style="list-style-type: none">• Major development location |
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RECOMMENDATION:

That the committee authorise the **GRANT OF PLANNING PERMISSION** subject to the following Conditions and informatives:

Conditions:

1. Timescale - The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. Approved details - This permission is in respect of the submitted application plans and drawings numbered: 'CC-01R', 'CC-02R' and 'CC- 03R' received by the local planning authority on 22/02/2021. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. External materials - Except where stated otherwise on the approved drawings, the materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of similar appearance to those used in the existing building, unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: To ensure that the external appearance of the building is satisfactory. Relevant policy: Core Strategy policies CP1 and CP3.

4. Parking as approved - No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking space has been provided in accordance with the approved plans. The vehicle parking spaces as approved shall be permanently maintained and remain available for the parking of vehicles at all times.

Reason: To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

Informatives:

1. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, the granting of planning permission does not authorise you to gain access or carry out any works on, over or under your neighbour's land or property without first obtaining their consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.
2. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

PLANNING HISTORY

041561 – Application for a certificate of proposed lawful development for the conversion of an existing garage to study – Approved - 03/02/2005.

32250 – Proposed two storey side extension and single storey front extension to dwelling plus new open porch – Approved – 23/07/2003.

SUMMARY INFORMATION

For Residential

Site Area – 400.1 metres squared

Existing parking spaces – 3

Proposed parking spaces – 3

CONSULTATION RESPONSES

None

REPRESENTATIONS

Town/Parish Council:

Object on the following grounds:

- Impacts to the character of the area as a result of the proposed roof form not being in keeping with the character of the area
- Overbearing impacts as a result of the scale of the proposed.
- Design of the proposed not being in keeping with the character of the area, or adjoining dwellings.

Local Members:

- Impacts to the character of the area from the introduction of a new roof form (gable end) to the application site.
- Overbearing impacts as a result of the scale and position of the proposed.

Neighbours:

One comment concerning:

- No notification received on 03/03/2021 (Officer Note: The application was advised correctly and letters were sent to all adjoining properties on 03/03/202)

- Incorrect existing plans as an existing conservatory on the application site is not shown (*Officer Note: Amended plans have been provided depicting the existing conservatory*)
- Party Wall Agreement required (*Officer Note: this is not a material consideration and is a civil matter between the respective parties*)
- Limited hours of work (*Officer Note: due to the minimal relative scale of the proposed, this condition is not considered necessary*).

ACER (Whitegates Residential Association):

Object on the following grounds:

- Impacts to the character of the area from the introduction of a new roof form (gable end) as well as the addition of an uncharacteristic third storey.
- Overlooking Impacts into the rear amenity space of garden to the rear out from the proposed fenestration to the rear.
- Design of the proposed not being in keeping with the character of the area, or adjoining dwellings.

APPLICANTS POINTS

- Similar examples are seen along Chiltern Crescent (images provided with application)
- The proposed would have no detrimental impact on adjoining neighbour amenity.
- Parking provision as recommended by WBC have been met with a total provision of 3 parking spaces to serve 4 bedrooms.
- The proposed is located to the rear of the dwelling and would not be appreciable from the street scene.
- The application site contains large rear amenity space of over 225sqm. This will effectively serve the development.

PLANNING POLICY

National Policy	NPPF	National Planning Policy Framework
Adopted Core Strategy DPD 2010	CP1	Sustainable Development
	CP3	General Principles for Development
	CP4	Infrastructure Requirements
	CP6	Managing Travel Demand
	CP9	Scale and Location of Development Proposals
Adopted Managing Development Delivery Local Plan 2014	CC01	Presumption in Favour of Sustainable Development
	CC02	Development Limits
	CC03	Green Infrastructure, Trees and Landscaping
	CC04	Sustainable Design and Construction
	CC06	Noise
	CC07	Parking

		CC09	Development and Flood Risk (from all sources)
		CC10	Sustainable Drainage
Supplementary Documents (SPD)	Planning	BDG	Borough Design Guide – Section 4

PLANNING ISSUES

Site Description:

1. The application site consists of a moderately sized two storey semi-detached, three-bed dwelling located on Chiltern Crescent.
2. The current layout has a large open plan lounge and dining space, a kitchen, family room and en-suite bathroom. The First floor consists of three bedrooms, a bathroom and a study.
3. The existing rear amenity is large at over 225 metres squared, with a length of 25 metres.
4. The existing layout to the front of the dwelling is sufficient to serve 3 parking spaces of 2.5x5 metres. This is fully paved with hardstanding and utilises a shared drop kerb for access to the drive.
5. The site is located in an established residential area in the major development location of Earley. This is well built up and forms the appearance of a suburban estate.

Proposal Description:

6. This application seeks consent for a loft conversion to create habitable accommodation in the roof along with the erection of a rear dormer window extension, hip to gable extension and the installation of 2no. roof lights on the front roof slope.
7. The proposed rear dormer would be set down from the main ridgeline by 0.2 metres and in from the eaves by 0.3 and 0.2 metres respectively. Though the dormer is shown to be set in from the eave, this is facilitated by the hip to gable end conversion.

Principle of Development:

8. The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan (MDD) Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.

9. Policy CC02 of the MDD sets out the development limits for each settlement as defined on the policies map and therefore replaces the proposals map adopted through the Core Strategy, as per the requirement of policy CP9. Policy CP9 sets out that development proposals located within development limits will be acceptable in principle, having regard to the service provisions associated with the major, modest and limited categories. As the site is within a major development location, the proposal is acceptable in principle.
10. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high quality design without detriment to the amenities of adjoining land uses and occupiers.
11. The Borough Design Guide states that any alteration and extension to an existing building should be well-designed, respond positively to the original building, contribute positively to the local character and street scene, and relate well to the neighbouring properties. It also recommends that where there is a regular pattern to the built form, with a repeated building type on a consistent building line, then any alteration or extension that is visible from the street should not unbalance the rhythm of the frontage.
12. The Borough Design Guide states that side extensions should be set back from the building line by 1 metre, preferably with a lower roof line and should be at least 1 metre from the plot boundary.

Character of the Area:

13. The rear dormer extension complies with the Borough Design Guide in that it would be set down from the ridgeline by 0.2 metres and in from the eaves by 0.3 and 0.2 metres respectively. This is subservient to the extended dwelling and is in keeping with the character of the area when compared to various dormers along Chiltern Crescent, one of which features similar gable end (No.88). Though visible, the proposed dormer would not be appreciable from the street scene due to location at the rear. This would not detrimentally impact the character and appearance of the area.
14. The hip to gable end roof alteration would change the appearance of the principal elevation. Though part of the roof style is changing, it is to be noted that the actual end of No.57 (two storey side extension) will retain the hip style commonly seen along Chiltern Crescent. This will effectively match adjoining neighbours and be in keeping with the character of Chiltern Crescent.
15. The local character and roof styles are mixed (Chiltern Crescent contains examples of: cat slide, mono pitch end, gable end, flat roof, parapet end and hip end roof types), where very few of the existing semi-detached houses balance adjoining neighbours. Though there is only one gable end property along Chiltern Crescent (No.88) there are several along adjoining Bridges Grove and London Road within the directly local area to the application site. Therefore, with the existing mixture of style and design in

mind, the proposed roof alterations will not detrimentally impact this mixed character of the area.

16. The proposed loft conversion would facilitate use of the roof space as habitable accommodation. There is a wide variety of loft conversions along Chiltern Crescent and therefore this is not considered out of keeping to the character of the area.
17. Though the rear dormer is large in scale, the position away from the street scene and relative size when compared with the mass of the existing dwelling will not detrimentally impact the character of the area. Further, the flat roof style of the proposed dormer is a design shared with other existing dormers on Chiltern Crescent to which the proposed is in keeping with.
18. The additional fenestration present on the rear dormer would not be visible from the street scene, and therefore would not detrimentally impact the character of the area.
19. The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) permits extensions and alterations to the roof, including dormer windows and hip to gable enlargements, as permitted development i.e. without the requirement for a planning application. The existing street scene is testament to this permitted development fall-back, with a number of properties having undertaken various works to their roof's e.g. the flank dormer window to No. 88. With this in mind, and the potential for any neighbour or resident along Chiltern Crescent to do the same under permitted development, the proposed cannot be considered detrimental to the character of the area.
20. To conclude, though the proposed does minimally change the appearance from the street scene, this cannot be considered as an adequate reason for refusal due to the theoretical fall-back position of any resident along Chiltern Crescent constructing a more contrived dormer under permitted development, wide mixed character of the area (including existing gable end example) and minimal relative scale.

Neighbouring Amenity:

21. The rear dormer would contain a Juliet balcony and one window to the rear. This is located approximately 55 metres from the rear elevation of No.296 London Road (also situated offset with no direct line of vision) and therefore will provide no detrimental overlooking impact to neighbours. This further complies with the Borough Design Guide, which recommends minimum back-to-back separation of 30 metres for properties of three floors.
22. The outlook from the Juliet balcony at second floor level is orientated towards the rear garden of the application site. This is an orthodox relationship for all residential properties set out in a traditional linear layout. Peripheral views from the fenestration of the dormer would not detrimentally impact neighbouring amenity by reason of loss of privacy.
23. Due to location on the ridge of the dwelling, the proposed would not interact with any neighbouring habitable rooms, and therefore cannot be said to detrimentally overbear.

24. The proposal does not fail the 45 degree to any neighbouring windows, as set out in the Borough Design Guide SPD and there would be no detrimental loss of light to any neighbouring windows. The proposed extension does not project any further than the existing rear elevation and there would be no detrimental loss of light to the neighbouring rear garden.

25. A representation letter advised that a condition should be including restricting the hours for development. The application is for a domestic extension and it is considered that such a condition would be not necessary or reasonable for the size of development proposed. Noise nuisance is controlled under other Environmental Health Legislation.

26. For the reasons set out, the proposal would not detrimentally impact the amenities of neighbouring residents.

Access and Movement:

27. The proposed would increase the amount of bedrooms by 1, from 3 to 4. The 3 spaces of 2.5x5 metres shown as existing are to be retained for the development. This will effectively serve the proposed 4 bedrooms in line with the Local Authority's parking standards and therefore is acceptable. A condition has been attached to ensure this is retained as approved at all times.

CONCLUSION:

The scheme would be subservient to the host dwelling and in keeping with the mixed character of the area, whilst having an acceptable impact on the neighbouring amenities of the adjacent neighbours. Parking provision is in line with the Local Authority's parking standards. Subject to conditions 1-4 outlined above, the application is therefore recommended for approval.

The Public Sector Equality Duty (Equality Act 2010)

In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. 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 and there would be no significant adverse impacts upon protected groups as a result of the development.