

DELEGATED APPLICATION REPORT

App Ref: 230192/FUL & 230114/LBC

Address: 41-41A Eastern Avenue, Reading RG1 5RX

Proposal: Erection of new boundary wall at rear of back garden

Case Officer: Marcie Rejwerska

Agreed Target Decision date: 28 April 2023 (ext.)

1. INTRODUCTION

The application site is a semi-detached, Grade II Listed Property located on the east side of Eastern Avenue.

The Listing for the building is as follows:

“READING EASTERN AVENUE SU 77 SW (East Side) 17/610 Nos 39 and 41 (White House chiropractic surgery) Pair of semi-detached houses, no. 41 now surgery with flat above. 1845 (deeds) with C20 additions. Stuccoed brick, Welsh slate roof - 2 storeys, 6 bays with lower, set- back, side bays and an added lower bay to either end; rear range added 1923. Main range: narrow vertical recess divides properties; sashes with glazing bars in raised surrounds with ends of cills breaking forward on brackets; entrances at either end have internal porches with pilasters supporting entablature, narrow round-arched openings in return walls (no. 41's with Art Nouveau glazing) and, inside, 2 steps up to door of 4 flush panels under overlight with glazing bars (porch of no. 39 has black and white marbled floor); hipped oversailing roof with central, brick, cross- ridge stack. Side wings have a sash on each floor, of 12 panes to ground floor and 9 unequally-hung panes to 1st floor; roofs have hipped ends and brick stacks to rear. Additions to either side have monoclinical roofs, the left one blind the right one with C20 1st floor oculus. Interior: no.39 has panelled double-door between front and rear ground-floor rooms and open-string stair with moulding below treads, decorative newel and curtail to handrail.”

The surrounding area is residential. The property is located within the South Park conservation area. An identified green link runs along the rear of the plot, and there are 3 trees on site protected by TPO.

2. PROPOSAL AND SUPPORTING INFORMATION

Permission is sought for listed building consent for the erection of a boundary wall at the rear of the plot. The proposed wall would be built with bricks to match the existing boundary walls on either sides and measure 2m in height.

Both Listed Building Consent and Planning Permission have been applied for.

Plans considered:

LBC

Heritage Statement, dated 1 February 2023, received 1 February 2023

SU7372NW Location plan, dated 7 July 2022, received 1 February 2023

AA.13 Rev A Proposed wall layout and elevation, dated January 26 2023, received 3 April 2023

AA.12 Rev A Proposed layout plan, dated January 25 2023, received 3 April 2023

AA.11 Existing site layout, dated January 25 2023, received 1 February 2023
AA.10 Site/block plan, dated January 31 2023, received 1 February 2023
41 Eastern Avenue TPP 06008/2023 Tree Protection plan, dated March 2023, received 16 March 2023
SCD 06008/2023 Arboricultural Method Statement, dated March 2023, received 16 March 2023

FUL

Heritage Statement, dated 1 February 2023, received 17 February 2023
SU7372NW Location plan, dated 7 July 2022, received 17 February 2023
AA.13 Rev A Proposed wall layout and elevation, dated January 26 2023, received 3 April 2023
AA.12 Rev A Proposed layout plan, dated January 25 2023, received 3 April 2023
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3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

Internal Consultation

Heritage - No objections subject to conditions.

Trees - No objections subject to conditions.

CAAC - No comments received.

External Consultation

The following addresses were consulted by letter on 8/3/2023 (for FUL application) and 15/2/2023 (for LBC application):

80 Hamilton Road
82 Hamilton Road
84 Hamilton Road
86 Hamilton Road
88 Hamilton Road
43 Eastern Avenue
39 Eastern Avenue

2 objection letters received, citing the following concerns:

- Loss of vegetation at the rear of the garden
- Would prefer a soft boundary treatment
- Potential damage to trees on site
- The proposed wall should be constructed in original bricks with appropriate mortar

- The new wall should be an extension of the existing walls at the side
- Concern of potential removal of iron fencing currently at the rear of neighbouring properties on Hamilton Road

Officer note - the above comments are addressed within the report.

In addition, a site notice was sent to the applicant to be displayed on site.

5. 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.

6. 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'.

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving a listed building or its setting or any features of special interest which it possesses.

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in the exercise of its functions to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

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 (Adopted November 2019)

CC7 Design and the Public Realm
CC8 Safeguarding Amenity
EN1 Protection and Enhancement of the Historic Environment

7. APPRAISAL

7.1 Protection and Enhancement of the Historic Environment

In accordance with Reading Borough Local Plan policy EN1: Protection and Enhancement of the Historic Environment, proposals affecting Listed Buildings are acceptable where it will not:

- *Have an adverse impact on those elements which contribute to their special architectural or historic interest including, where appropriate, their setting.*

The proposal includes erection of a brick wall at the rear of the plot which currently lacks a boundary treatment with the rear of the properties on Hamilton Road. A number of properties on Hamilton Road have iron railings at the rear of their plots which the agent has confirmed will not be impacted by this proposal.

The conservation officer has confirmed that it's suspected that there was originally a brick wall in place at this location and therefore this proposal is considered a positive contribution to this site.

The design of the proposal wall is sympathetic to the existing side boundary walls with buttress detail and matching brickwork, as well as appropriate mortar finish.

The proposal is considered in accordance with policies CC7 and EN1 of the Reading Borough Local Plan (2019).

7.2 Impact on neighbouring properties

Policy CC8 states that proposals will be acceptable where they would not result in harm to the outlook of the property itself as well as its surrounding area.

The proposal will improve the outlook of this site, securing the rear garden. The design has been considerate of the features of the existing original boundary treatment. The South Park Conservation Area Appraisal (2008) identifies retention of original boundary treatments as a positive contribution of the conservation area, and their loss and replacement with modern boundary treatments as a negative aspect. The proposal is therefore considered acceptable, posing no harm to the outlook of the property nor the wider area.

The proposal is not considered harmful to the existing iron railings which may be original features of the abutting properties on Hamilton Road.

There are minimal concerns of risk of harm to neighbouring properties.

The proposal is therefore considered acceptable under policy CC8 of the Reading Borough Local Plan (2019).

7.3 Biodiversity, trees, and hedges

Policy EN14 states that individual trees, groups of trees, hedges and woodlands will be protected from damage or removal where they are of importance, and Reading's vegetation cover will be extended.

Special consideration is given to trees in conservation areas.

There are 3 trees on site protected by TPO 92/06; those being a Lime and conifer in the front garden and Cedar in the rear garden. One of the main concerns is the Oak in the rear garden

closest to the proposed wall. An arboricultural method statement has been submitted demonstrating how the tree will be protected during construction. This is considered acceptable.

There is also a green link running along the rear of the plot.

Policy EN12 states that the identified Green Network, the key elements of which are shown on the Proposals Map, shall be maintained, protected, consolidated, extended, and enhanced. Permission will not be granted for development that negatively affects the sites with identified interest or fragments the overall network.

The Ecology team have raised no objections to the proposed development nor concerns regarding the existing green link.

8. CONCLUSION

The proposed works have been assessed and the proposed works are considered to be in accordance with the above relevant policies.

9. RECOMMENDATION

GRANT LISTED BUILDING CONSENT and GRANT PLANNING PERMISSION

CONDITIONS for LBC application

1) The works hereby permitted shall begin no later than three years from the date of this consent.

REASON: In accordance with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

2) The works to the Listed Building hereby permitted shall be carried out only in accordance with the following approved plans and specifications:

REASON: For the avoidance of doubt and to ensure that the works are carried out in accordance with the Listed Building Consent hereby approved Policy EN1 of the Reading Local Plan 2019.

3) All new external and internal works and finishes, and any works of making good, shall match the existing original fabric in respect of using materials of a matching form, composition and consistency, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved.

REASON: In order that the special architectural and historic interest of this Listed Building is safeguarded in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

INFORMATIVES

1. Terms
2. Building Control
3. Complaints about Construction
4. Encroachment
5. Positive and Proactive working

CONDITIONS FOR FUL application

- 1) Time Limit
- 2) Approved Plans
- 3) Materials to match

Informatives

- 1) Terms
- 2) Building Control
- 3) Complaints about construction
- 4) Encroachment
- 5) Positive and Proactive