

DELEGATED APPLICATION REPORT

Ward: Abbey

App Ref: 221153/FUL

Address: 26 Clifton Street, Reading, RG1 7YE

Proposals: Demolition of rear outbuildings to nos. 28 and 26 and construction of single storey extensions to the rear of each property (amended description).

Case Officer: Beatrice Malama

Applicant: Mr & Mrs S Gaze

Date received (valid from): 5 August 2022 **Agreed Decision date:** 2 December 2022

Site Visit date: 16 November 2022

1. SITE DESCRIPTION

The application site is a pair of two storey semidetached dwelling houses (26-28 Clifton Street) located within the Russel Street/Castle Hill Conservation Area. The two properties, like other properties west of Clifton Street, have long narrow back gardens with detached garages located at the end of the gardens on Goldsmid road. The site is not a listed building however there are a number of listed buildings located within 80m north and south of Clifton Street.

Site visit photos:



Figure 1: 26 & 28 Clifton Street - Existing front elevation (site visit 16/11/22)



Figure 2: 26 & 28 Clifton Street - Existing Rear (site visit 16/11/2022)

2. PROPOSAL AND SUPPORTING INFORMATION

Demolition of rear outbuildings and construction of single storey extensions to the rear of each property (one for each property). Each extension would measure approximately 6.3m deep by 5m wide.

Revised plans omitting the proposed garage extension were received by the Council on 24 November 2022.

Plans considered

3007-P01B Rev B Location and Proposed Block Plans with Tree Protection Ares dated April 2022, received 1 December 2022

3007-P02 Existing Ground Floor Plan dated May 2022, received 4 August 2022

3007-P03 Existing First Floor and Roof Plans dated May 2022, received 4 August 2022

3007-P04 Existing Rear Garden and garages dated May 2022, received 4 August 2022

3007-P06 Existing Elevations 2 of 2 dated May 2022, received 4 August 2022

3007-P07 Proposed Ground Floor Plan dated May 2022, received 4 August 2022

3007-P08 Proposed First Floor and Roof Plans dated May 2022, received 4 August 2022

3007-P10 Proposed Elevations 1 of 2 dated May 2022, received 4 August 2022

3007-P11 Proposed Elevations 2 of 2 dated May 2022, received 4 August 2022

3. RELEVANT PLANNING HISTORY

No relevant planning history about the properties has been found within the Council records however both properties have existing single storey rear extensions.

4. CONSULTATIONS

Internal consultation

Natural Environment - requested that a Tree Protection Plan be submitted to avoid a pre-commencement condition. A revised plan (ref 3007-P01B) illustrating the area of protection and the type of fencing was received by the Local Planning Authority on 1 December 2022. No objections were received from Natural Environment subject to a suggested condition ensuring that the approved Tree Protection Plan is adhered to during the demolition and construction stages of the development.

Public Consultation

The following addresses were consulted by letter.

62 Goldsmid Road, Reading, RG1 7YB -no comment received

24 Clifton Street, Reading, RG1 7YE - no comment received

30 Clifton Street, Reading, RG1 7YE - no comment received

CAAC - an objection was received and a summary and officer comment in bold response is as follows:

- Design and scale of proposed garages would cause harm to the conservation area setting - **plans have been revised omitting the garages.**
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- Site notice was only erected at no. 26 Clifton Street. Properties on Goldsmid Road should have been consulted - **in addition to a site notice, letters of consultation were sent to the adjoining properties including no 62 Goldsmid Road which is located directly opposite the site.**

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:

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.

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)

EN1 (Protection and Enhancement of the Historic Environment)

EN14 (Trees, Hedges and Woodlands)

SPG/SPD

A Design Guide to House Extensions SPG

Russel Street/Castle Hill Conservation Area Appraisal

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 site is a pair of two storey semidetached dwelling houses (26 & 28 Clifton Street) built of brick with pitched roofs. Both properties have existing flat roofed single storey rear extensions built of brick.

The proposed development would be of brick to match the main buildings however the roof would be flat to match the existing single storey extension. On top of each flat roof would be a pitched lantern and each extension would have glazed sliding bifolding doors within the rear elevations.

Given the scale and proposed exterior finishes, the proposed development is not considered to cause harm to the appearance of the host houses and neighbouring properties. In addition, considering the location of the proposal and that the new development would not extend beyond the established building line to the rear, the new extensions would barely be visible from both Clifton Street and Goldsmid road and such the development would unlikely cause harm to the street scene and the setting of the conservation area within which they are located. The proposal therefore is considered to comply with the Council's policies as identified above.

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 proposed semi-detached rear extensions would be single storey and would be set away from the boundaries with 24 and 30 Clifton Street and therefore the proposal would not give rise to any overlooking or loss of privacy concerns. In addition, given the size and design of the development and the separation gap between adjoining properties, it is considered unlikely that the proposal would have any overbearing effects on the neighbouring properties or cause loss of sunlight and daylight to the neighbouring properties. Furthermore, the proposal would not likely result in a significant reduction in the size of rear gardens as both properties have fair sized

back gardens. Overall, the proposed development is not considered harmful to the living conditions of existing and future occupants of the host houses and neighbouring properties.

In light of the above, the proposed development is considered to comply with the Reading Borough Local policies as identified above.

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

Recommended Conditions:

Time Limit (Standard)

Approved Plans

Materials (As Specified)

L7A ARBORICULTURAL METHOD STATEMENT (AS SPECIFIED)

Protective measures, including Heras or similar fencing, shall be erected prior to commencement and retained until completion of the demolition and construction works on site, in accordance with the Location & Block Plans Drg. No. 3007-P01B Rev B prepared by Richard Davey Design, dated April 2022. Any deviation from the works prescribed or methods agreed in the report will require prior written approval from the Local Planning Authority.

REASON: In order to ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself in accordance with Policy EN14 of the Reading Borough Local Plan 2019.