

Planning statement supporting minor external alterations to rear elevation & creation of external balcony for Flat 5 as approval Ref. 201870 & 210502

Introduction

The application relates to a three-storey building which is located on the Southern side of The Forbury, opposite the Listed St Laurence's Church. Forbury Gardens is located 60m to the East. To the West is Sussex House, a former office which has been converted to residential accommodation. One Forbury Square, an existing office block is located to the East of the application site.

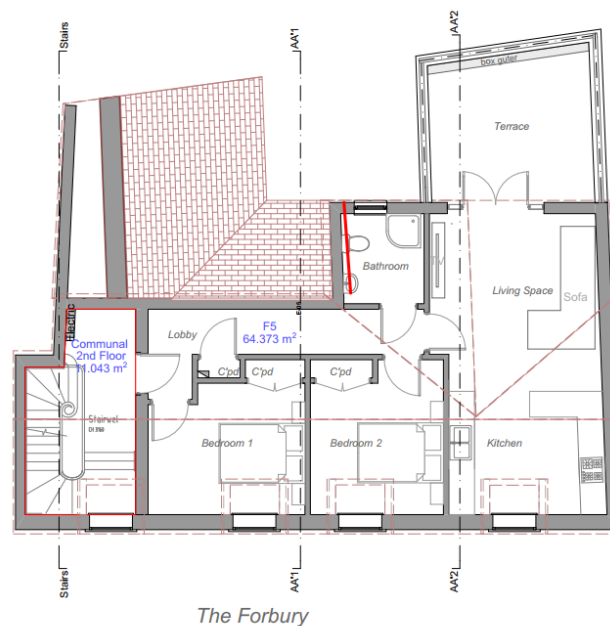
The site is located within the Market Place/London Street Conservation Area.

Consent has been obtained to change the use from Class E (g) to 5 self-contained flats Ref 201870 & 210502 under the Prior Notification process under Class O. The development was completed on 21/04/22 as confirmed by Assent Building control & E mails from them & myself to confirm it was built in accordance with the approved plans.

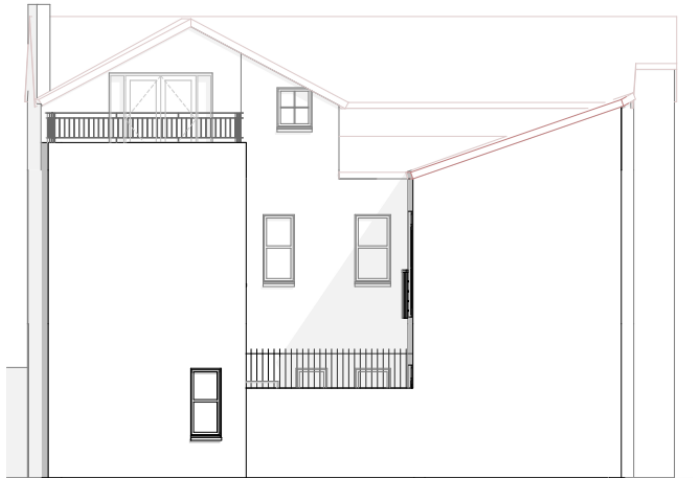
Proposal

The proposal is to provide outside space for flat 5 by removing the rear right mono pitch roof & replacing this with a flat roof & balcony enclosure incorporating a dwarf brick wall.

The internal arrangement of this flat has also been altered as shown below to provide direct access from the



living room to the outside space.



Proposed Rear Elevation



Elevations of this are shown above. There are no issues with overlooking.

On the ground & first floors to flats 1 & 3 we are proposing to replace the existing windows within the rear courtyard with French doors as shown above. The first floor will form a Juliet balcony.

All the external upvc joinery is to be replaced with timber painted flush (White) casement doors & windows apart from the existing front entrance doors which will provide a positive enhancement to the conservation area & to the application building. Details are enclosed from PanEuro Windows.

Relevant Policies

Reading Borough Local Plan 2019

CC8 Safeguarding amenity

EN16 Pollution & Water Resources

EN18 Flooding

TR3 Traffic access & Highways related matters

Heritage Statement

The development is situated within the Market Place/London Street Conservation Area and opposite the Grade I listed St Laurence Church. The changes proposed are to the rear elevation would not affect the character, appearance or setting of St Lawrences church. The works would not be visible from The Forbury or impact on the public realm and Conservation area. The works are considered to comply with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, national and local policy, EN1 and EN3 of the Reading Local Plan 2019.

Conclusion

These alterations will we believe provide a positive improvement to this building including the replacement joinery & trust this will be supported.

The work has already been undertaken as the contractors could not return for over 6 months which would have seriously affected the financial viability of the project.

Chris Keen MRICS MCABE

A handwritten signature in blue ink, appearing to be 'C. Keen', is written over a faint rectangular grid background.

