

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Redlands

App Ref: 221869/HOU

Address: 5 Victoria Street, Reading, RG1 4NQ

Proposals: New roof to the existing ground floor bathroom (to replace the existing asbestos) and swapping of rear window and side facing door (amended)

Case Officer: Beatrice Malama

Applicant: Ms Amy Washington

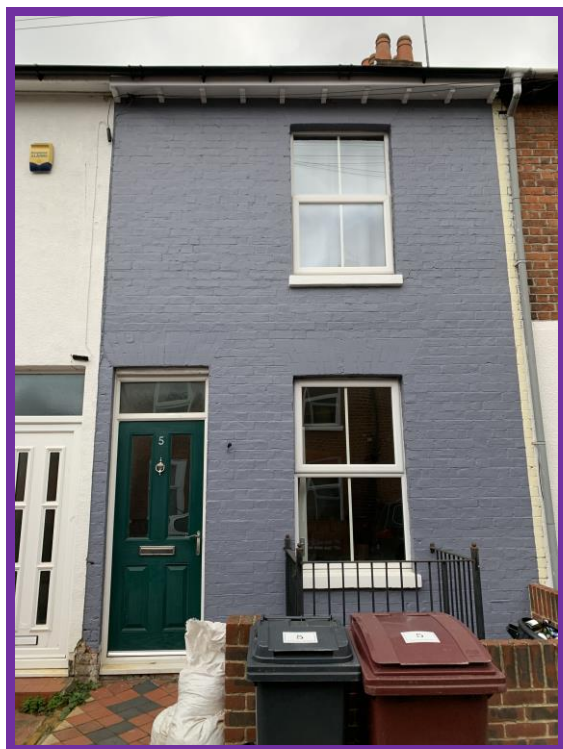
Date received (valid from): 13 December 2022 **Agreed Decision date:** 9 May 2023

Site visit date: 28 February 2023

1. SITE DESCRIPTION

Victoria Street is one of the residential streets within the Eldon Square Conservation Area. The wider area presents a mixed use character comprising of residential, commercial and educational facilities among others. Extensions to dwelling houses form part of the character of the area.

The application site is a two storey early 19th century Victorian mid terraced property built of brick with a pitched roof. The property has an existing single storey rear extension. The property is not a listed building however it is classified a building of townscape merit and falls within the Eldon Square Conservation Area and within an Air Quality Management Area. The images below show the front and rear sides of the property respectively.



2. PROPOSAL AND SUPPORTING INFORMATION

The initial proposal was for a single storey rear infill extension with rooflights and internal alterations. Revised plans were received from the agent on 2 May 2023 and the following changes have been proposed:

- Single storey rear infill omitted
- New roof to the existing ground floor bathroom
- Swapping of existing rear window and side facing door

Plans considered:

Drawing No. 22094.S.PP-03 - Existing Elevations dated September 2022, received 14 December 2022

Drawing No. 2022 22094.S.PP-02 - Existing First Floor Plan dated September 2022, received 14 December 2022

Drawing No. 22094.S.PP-01 - Existing Ground Floor Plan dated September 2022, received 14 December 2022

Drawing No. 22094.S.PP-08 AB - Proposed Block Plan dated December 2022, received 4 May 2023

Drawing No. 22094.S.PP-01 KC - Proposed Ground Floor Plan option G dated October 2022, received 2 May 2023

Drawing No. 22094.S.PP-02 KC - Proposed First Floor Plan option G dated October 2022, received 2 May 2023

Drawing No. 22094.S.PP-03 KC - Proposed Elevations option G dated October 2022, received 2 May 2023

3. RELEVANT PLANNING HISTORY

No planning history has been found within the council records however the property has an existing single storey rear extension.

4. CONSULTATIONS

The following addresses were consulted by letter.

8 Montague Street, Reading, RG1 4JH

3 Victoria Street, Reading, RG1 4NQ

10 Montague Street, Reading, Berkshire, RG1 4JH

7 Victoria Street, Reading, RG1 4NQ

No letters of representation have been received.

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)

SPG/SPD

A Design Guide to House Extensions SPG

Eldon Square 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 proposed development includes a replacement of the pitched roof on the existing single storey rear extension with a flat roof, converting the existing rear facing window to a door and the existing side facing door to a window. The proposed changes are not considered to materially alter the existing character and appearance of the building. Although the proposal introduces a flat roof which would be different from the main house, it is not considered to have a detrimental impact on the overall appearance of the original house. In addition, the proposal is not considered to have any adverse impact on the neighbouring properties as flat roofed extensions are common in the area and thus have become part of the character of the area. A number of houses in the area, including two of the adjoining properties, do have flat roofed extensions therefore this kind of development would not appear out of keeping with the existing character of the 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.

Given that the proposal would not significantly alter the size of the existing single storey rear extension and no new openings would be introduced, the development would not have any adverse impact on the living conditions of the neighbouring residents and the current and future occupants of the host dwelling house.

In light of the above, the proposal is considered to comply with the policies of the Reading Borough Local Plan 2019 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

GRANT

Recommended Conditions:

Time Limit (Standard)

Approved Plans

Materials (As Specified)

Use of Roof Restricted