

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Abbey

App Ref: 220950/FUL

Address: 10-12 The Forbury, Reading

Proposals: Retrospective minor external alterations to rear elevation and creation of external balcony for Flat 5 as approval Ref. 201870 and 210502

Case Officer: Nathalie Weekes

Applicant: Mera Real Estate Ltd

Date received (valid from): 29 June 2022

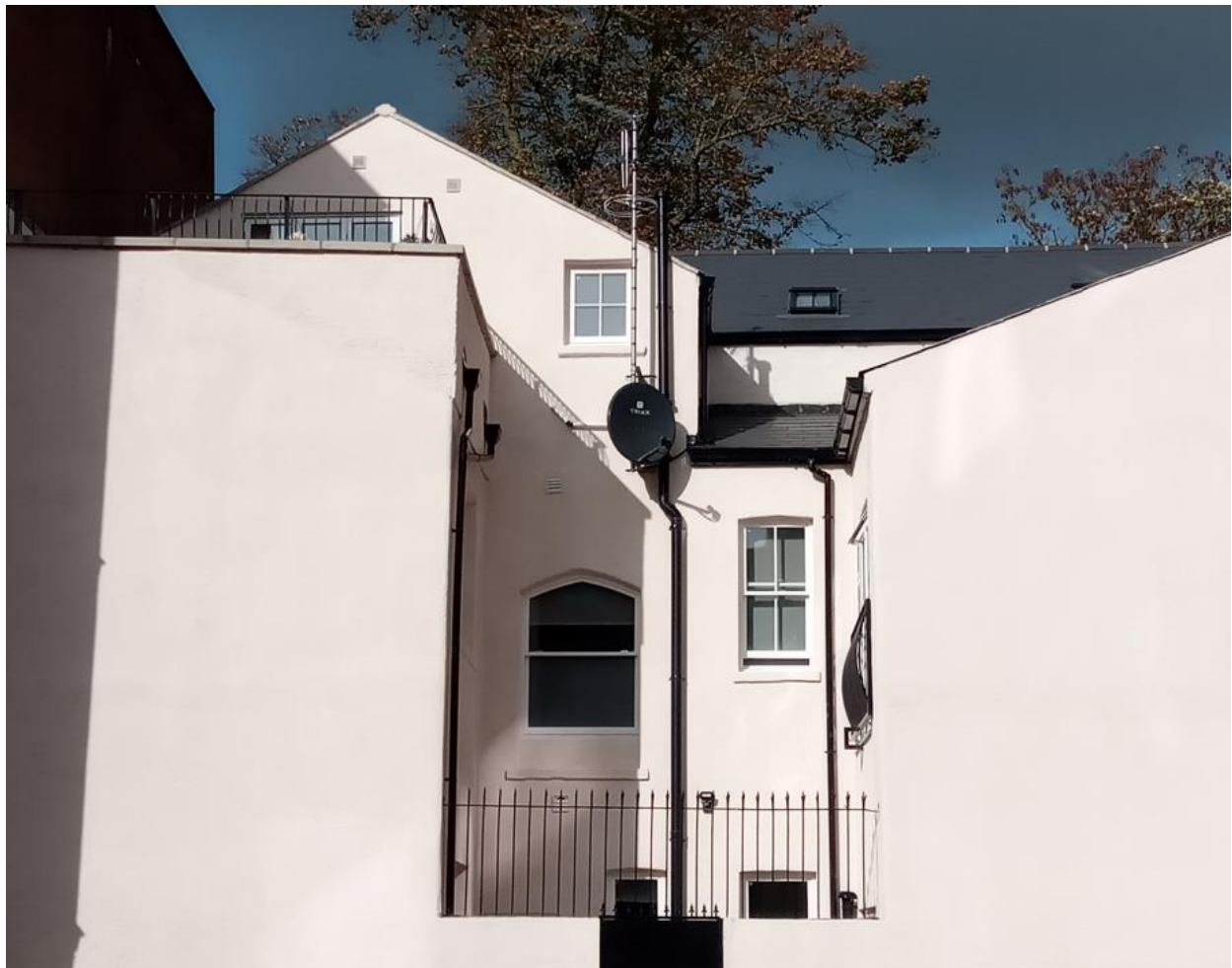
Extended Target Decision date: 13 September 2023

1. SITE DESCRIPTION

The application relates to a three storey building located on the southern side of the Forbury, opposite the Listed St Laurence's Church. Forbury Gardens is located over 60m to the east. The building has been granted permission under prior approval to be converted into 5 flats providing residential accommodation which is available to let.

It was clear, as confirmed by a site visit internally, that these are in current use as individual flats use as per the PA approval.

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





2. PROPOSAL AND SUPPORTING INFORMATION

The application is for part-retrospective works that have altered the rear mono pitch roof to create an external flat roof terrace balcony for flat 5, incorporating a dwarf brick wall/metal railing fence. The doors and windows are to be replaced, to provide access onto the balcony and a flat roof with amenity area.

It is also proposed that windows on the ground and first floors form a Juliet balcony and the windows within the courtyard to be replaced with French doors. All the external upvc joinery is to be replaced with timber painted flush (White) casement doors & windows.

Plans considered

Approved plan 210502

PL-07 Rev B Proposed Ground and First Floor Plans as received 25/05/2021

PL-09 Proposed elevations as received 25/05/2021

Approved plan 201870

PL-08 Proposed second and roof plans, as received 23rd December 2020

Plans for 220950

PL-01 Location Plan

Retrospective plans

PL-09 Rev F Proposed elevations

PL-08 Rev C Proposed second floor and roof plans

PL-07 Rev D Proposed Ground and First Floor plans (with French doors on ground and Juliette balcony on the first floor)

Email from agent on a Word document, chartered building surveyor on 28 April 2022 16:16 to confirm that the conversion had been completed to a high standard.

DE238257 Assent Building Control Final Certificate for the Conversion of offices to create 5 dwelling flats with all associated works 10-12 The Forbury, dated 21/04/2022

CIL

As received 29/06/2022

Planning and heritage statement, Keen

<https://paneurowindows.com/>

As received 09/09/2023

3. RELEVANT PLANNING HISTORY

201870 Change of use from Class E (g)(i) (formerly B1(a) (office) to Class C3 (dwelling houses) to provide 4 residential flats. Prior Notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (amended) Prior approval not required 11/02/2021

210502 Change of use of rear ground floor from Class B1(a) (offices) to C3 (dwelling houses) to comprise 1 flat. Prior Notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015. 25/05/2021 Permitted 25/05/2021

211088 To alter the rear mono pitched roof to a flat roof terrace for flat 5 as shown in the enclosed plans. Withdrawn 22/09/2021 because flats not in use at that point.

4. CONSULTATIONS

The following addresses were consulted by letter.

8 The Forbury, Reading, RG1 3EJ

A site notice was displayed at the site and the proposal was advertised in the local newspaper. 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 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.^a

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 historical environment

EN3 Enhancement of Conservation areas

SPG/SPD

Market Place/ London Street Conservation Area Appraisal

6. APPRAISAL

The works completed are on the rear elevation which is not visible within the public realm to the front and only from a private car park to the rear. The change in design to the roof is not out of keeping with the original building.

The changes to the fenestration, creation of a Juliette first floor and roof balcony do not harm the character of the Market Place/ London Street Conservation Area. Materials match the existing building and do not detract from its setting to the rear of the building.

The site is in a conservation area and a brief Heritage statement has been provided, as the development is situated within the Market Place/London Street Conservation Area and opposite the Grade I listed St Laurence's Church. However the changes proposed are to the rear elevation would not affect the setting of St Lawrence's 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.

The proposal would not harm and preserve the character of the Market Place/ London Street Conservation Area in accordance with Policy EN1. The Local Authority has therefore discharged their duties under the relevant section of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The proposed fenestration replaces existing windows within the building and the works do not result in any additional overlooking of neighbouring properties. The building is situated next to a car park and is currently surrounded by office blocks.

Other issues

Building Control

The proposal will require Building Regulations approval.

Recommendation

The development is not considered harmful to the character or appearance of the site or its surroundings and does not have a detrimental impact on the original building or neighbouring properties. The proposed development is considered to be in accordance with the Policies set out within the Local Development Plan, and as such planning permission is recommended for approval.

Grant planning permission