

DELEGATED PLANNING APPLICATION REPORT

Ward: Redlands

App Ref: 230951/HOU

Address: 20 The Mount, Reading, RG1 5HL

Proposals: Rebuilding of part of the rear extension

Case Officer: Mr Ryan Allen

Applicant: Ms Liz Tibbett

Date received (valid from): 7 July 2023 Target Decision date: 1 September 2023

DELEGATED PLANNING APPLICATION REPORT

Ward: Redlands

App Ref: 230955/LBC

Address: 20 The Mount, Reading, RG1 5HL

Proposals: Rebuilding of part of the rear extension

Case Officer: Mr Ryan Allen

Date received (valid from): 10 July 2023 Target Decision date: 4 September 2023

1. SITE DESCRIPTION

Site visit date: 25/07/2023

The application site is a terrace, two-storey dwellinghouse, located on The Mount, Reading. The surrounding streetscene is residential and comprises of properties that're similar in design and scale, with specific architectural merits. The building, alongside most neighbouring properties on the street are Grade II listed, list entry number: 1113439, & the site is situated within The Mount conservation area. The Historic England list entry describes '8-22 The Mount' as the following:

*'CHRISTCHURCH ROAD 1. 5128 (North Side) The Mount Nos 8 to 22 (even) SU 7272 9/434 II GV
2. Circa 1876. A 2 storey terrace for the clerks at Huntley and Palmer's Biscuit Factory with*

foremen's end terrace houses for foreman. Gault brick with white brick bands and chevron moulded 1st floor brick window arches. Modillion eaves cornice. Slate roof with 4 principal chimney stacks with coggled capping. Marginally glazed sash windows with bracket cills cast iron flower basket guards. Nos 8 and 22 (end houses) have 2 storey bays capped by gables with moulded coping, these windows have stop moulded lintels. Entered from side which has 3 window elevation with projecting central porch with arched entrance. 4 panel doors with rectangular over-lights. No 22 has extra cantilevered 1st floor extension in angle adjacent to porch. Nos 10-20 (even) have 2 windows each, ground floor windows with white and yellow brick flat arches. Paired doorways with bracketed arched entrances and joint gable over with patterned brickwork. Railings and standards retained.'

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for the replacement of part of the existing rear extension at the property.

Plans considered:

Received 07/07/23

Cover Letter

Heritage & Design Statement - dated 07/23

Drawing No: TM 6 - Floor Plans - dated 07/23

Drawing No: TM 7 - Existing Elevations - dated 07/23

Drawing No: TM 8 - Proposed Elevations - dated 07/23

Drawing No: TM 9 - Location & Block Plans - dated 07/23

3. RELEVANT PLANNING HISTORY

27/11/1995 - 950440/LBC - Installation of shower, provision of window to toilet enclosure. - Permitted

4. CONSULTATIONS

The following addresses were consulted by letter:

None. Although, a site notice was displayed.

Letters of representation have been received as follows:

None.

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:

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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.

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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.

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)

EN3 (Enhancement of Conservation Areas)

SPG/SPD

A Design Guide to House Extensions SPG

'The Mount' 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 replacement extension is considered to be far more complimentary addition to the property than the existing extension. Materials would match those of the hostdwelling, while incorporating solar panels to the sloped roof of the extension. Given these solar panels would be to the rear of the property and not visible to the public domain, any visual harm is mitigated due to their shielding. Many other properties in the area, protected by the same listed status of the application site have opted for similar re-building extension, rendering the proposal sympathetic to the wider conservation area. Overall, the proposal is compliant with policies CC7, EN1, EN3 & H9 of the Reading Borough Council Local Plan (2019).

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 relationship between adjacent neighbouring properties and the existing extension is already established and given the proposal's intention to not expand on the existing footprint at the site, no residential harm to neighbouring properties is considered. As such, the proposal is compliant with policies CC8 & H9 of the Reading Borough Council Local Plan (2019).

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:

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TL1

AP1

M1

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LB1

LB2

M3