

DELEGATED APPLICATION REPORT

Application No: 211675/HOU

Address: 217 Peppard Road, Caversham, Reading, RG4 8TS

Proposal: General renovation to include changes to fenestration and internal layout

Case Officer: David Brett

Applicant: Susie Booker

Received on: 11/10/2021

Valid from: 11/10/2021

Target Date: 13/12/2021, extension of time on decision agreed from 06/12/2021

Application No: 211676/LBC

Address: 217 Peppard Road, Caversham, Reading, RG4 8TS

Proposal: General renovation to include changes to fenestration and internal layout

Case Officer: David Brett

Applicant: Susie Booker

Received on: 11/10/2021

Valid from: 11/10/2021

Target Date: 13/12/2021, extension of time on decision agreed from 06/12/2021

Site Description and Surrounding Area

The proposal site is a Grade II listed building (list entry number 1113558) located on Peppard Road. The listing describes 207 and 217 Peppard Road as:

"PEPPARD ROAD 1. 5128 (North-West Side) Nos 207 to 217 (odd) SU 77 NW 15/549 II GV 2. Early C19. 2 storey terrace row in red brick, Nos 211-217 (odd) with grey brick headers. Brick block cornice. Hipped slate roof with brick ridge chimneys. 1 range of windows each, glazing bar sashes (No 211 modern casements) except Nos 215 and 217. No 215 double fronted with arched central recess for door. Painted inscription "Blenheim House". Separated from No 213 by an extra bay. No 217 ("West Cottage") is 2 bays with arched recess for door and 2 window return to west. Important survival on Emmer Green."

The main house at 217 Peppard Road is partially located within The Green Network, however, due to the size, scale and nature of the development it is not considered a requirement to consult Ecology on this application. No alterations to the roof or loft space are proposed to the main house.

Proposal

The proposed development seeks the following internal and external alterations to the Grade II Listed Building:

- Remodel modern entrance lobby - reface façade in brickwork to match existing historic; new single door and sash window in painted hardwood to match existing fenestration.
- Install new hardwood timber French doors to Family Room (existing single storey rear extension) to replace existing uPVC.
- Install new hardwood timber roof light to Family Room (existing single storey rear extension) to replace existing uPVC.
- Remove existing window to SE elevation (of existing single storey rear extension).
- Install new lead roof to Family Room and Lobby (existing single storey rear extension) in traditional batten roll design.
- Install new hardwood timber casement window to downstairs W.C (rear of main house) to replace existing uPVC.
- Fit new timber newel posts, handrail and balustrades to staircase.
- Internal alterations to convert Bedroom 3 into en-suite shower room to Bedroom 1.
- Form new fitted wardrobes to Bedroom 1 and 2.
- Install new hardwood timber sash window to Bathroom (first floor rear of main house) to replace existing uPVC.
- Generally carry out localised repairs to external historic brickwork as necessary.

Plans/Documents Considered

The agent supplied the following plans for applications 211675 and 211676:

- Location Plan
- Site Plan/Block Plan
- Measured Building Survey As Existing - MSB01-170921
- Proposed Plan - 13501-211
- Proposed Elevations - 13501-221
- ~~Design & Access Statement - 13501~~

Received on 11/10/2021

- Design & Access Statement - 13501

Received on 06/01/2022

Relevant Planning History

040680/FUL - Conversion of existing house into 1 3-bed and 1 2-bed duplex - Application Withdrawn on 23/07/2004

041422/FUL - Conversion of existing single storey extensions to 1 bed flat to include new roofover - Application Permitted on 18/11/2004

- *Officer Note: the 1 bed flat referred to in this application is 217a Peppard Road.*

041337/LBC - New pitched roof over existing flat roof extension with conversion of existing single storey extensions to separate flat - Application Permitted on 04/02/2005

Internal Consultations

Reading Borough Council, Conservation & Urban Design Officer - Response received on 06/12/2021 to applications 211675 and 211676

- *The proposed works are generally supported, as they replace unsympathetic modern UPVC windows with new timber framed windows and a modern brickwork entrance porch. As such the works are considered an enhancement to the host building.*
- *The is only one item to be made conditional and that is that new timber windows are to be protected with a suitable paint finish. Traditional oil-based paints are recommended.*

External Consultees

The following neighbours were consulted on both application 211675 only.

- 215 Peppard Road, Emmer Green, Reading, RG4 8TS - No response received.
- 217a Peppard Road, Emmer Green, Reading, RG4 8TS - Response received on 01/11/2021
 - Concerns as to the impact that the development would have on the roof of 217a Peppard Road (Officer note: see assessment for response).
- 1 The Crest, Emmer Green, Reading, RG4 8TE - No response received.

The site notices for applications 211675/HOU and 211676/LBC were displayed from Wednesday 27th October 2021, expiring on Wednesday 17th November 2021. A press notice was published from Thursday 21st October 2021, expiring on Thursday 11th November 2021. No further responses 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.

Relevant Planning Policy and Guidance

Application 211675

- 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 'National Planning Policy framework' ('NPPF') 2021 states clearly that its content is to be a material consideration in the determination of applications. The 'NPPF' states that due weight should be given to the adopted policies of the Local Plan according to their degree of consistency with the 'NPPF' (the closer the policies in the plan to the policies in the 'NPPF', the greater the weight that may be given).

Application 211676

- 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'.
- 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.

Relevant Policies

The application has been assessed against the following policies:

National

National Planning Policy Framework 2021;
National Planning Policy Guidance 2014 onwards;

Reading Borough Local Plan (November 2019)

- CC7: Design and the Public Realm
- CC8: Safeguarding Amenity
- H9: House Extensions and Ancillary Accommodation
- H10: Private and Communal Outdoor Space

- EN1: Protection and Enhancement of the Historic Environment

Design Guide to House Extensions SPD (March 2021)

Appraisal

The main issues considered for these two separate applications are as follows:

Application 211675 Appraisal - Householder Planning Permission

- a) House Extensions and Ancillary Accommodation
- b) Safeguarding Amenity

Application 211676 Appraisal - Listed Building Consent

- a) Protection and Enhancement of the Historic Environment

Application 211675 Appraisal - Householder Planning Permission

- a) House Extensions and Ancillary Accommodation

In accordance with Reading Borough Local Plan policy H9: House Extensions and Ancillary Accommodation, house extension proposals are acceptable where it:

- *Respects the character and appearance of the house in terms of scale and locations.*
- *Respects the character and pattern of neighbouring properties and appearance of the street as a whole in terms of scale, location, materials and design, the arrangement of doors, windows and other principal architectural features and any important existing building line.*

The proposed development seeks alterations to the existing fenestration of the main house at 217 Peppard Road, and the existing single storey rear extension. The development largely consists of the replacement of existing openings from uPVC to hardwood timber, a change that is considered welcome as this material is considered more appropriate given the Grade II Listed status of 217 Peppard Road. No new openings or enlargements to the existing dwelling are proposed.

Overall, the size and scale of the proposed development is considered very minor in scale and would not harm the character and appearance of the main house or the surrounding area. Therefore, the proposed alterations are considered in accordance with Policy H9 of the Reading Borough Local Plan. The development is in fact considered to enhance the character and appearance of the Grade II Listed Building in accordance with Policy EN1 of the Reading Borough Local Plan.

- b) Safeguarding Amenity

This proposal has also been assessed against Reading Borough Local Plan policy CC8: Safeguarding Amenity, which states that proposals are acceptable where they will not cause a detrimental impact on the living environment of existing residential properties with regard to:

- *Privacy and overlooking*
- *Access to sunlight and daylight*
- *Visual dominance and overbearing effects of a development*
- *Harm to outlook*

One comment was received for application 211675 from 217a Peppard Road, raising concerns that the development may impact their property. 217a Peppard is a single storey

dwelling, located to the south west of 217 Peppard Road. The side wall of the existing single storey rear extension at 217 Peppard Road is a shared wall with the side elevation of 217a Peppard Road. The neighbour at 217a Peppard Road has therefore asked what impact the changes to the roof of the existing ground floor rear extension at 217 Peppard Road would have on the roof of 217a Peppard Road. The alterations proposed to the existing single storey rear extension at 217 Peppard Road consist of the replacement of windows and doors to the rear elevation, the replacement of the roof, the removal of a side facing (west) window, and the replacement of the roof light. These works are not considered to harm the roof at 217a Peppard Road. Notwithstanding, it should also be noted that fears of damage to property is not a material planning consideration.

Due to the size, scale and nature of the proposed development no nearby occupier is considered to be significantly impinged by the proposed development in relation to any amenity consideration. For existing and future occupiers of the existing dwelling, the proposals would improve the standard of accommodation at the site.

Overall, the proposed alterations are not considered to harm the living conditions to neighbouring properties or the surrounding area. Therefore, the proposed development is considered in accordance with policies CC7 and CC8 of the Reading Borough Local Plan.

Application 211676 Appraisal - Listed Building Consent

a) Protection and Enhancement of the Historic Environment

Policy EN1 of the Reading Borough Local Plan requires development not to have an adverse impact on those elements which contribute to the special architecture, historic interest and setting of a Listed Building. The proposed alterations to the rear fenestration are considered minor in scale and an overall improvement to the rear of 217 Peppard Road. Where appropriate, the materials have been specified as changing from uPVC to timber hardwood. The change in materials is considered to enhance the character and appearance of the Grade II Listed Building, with the reason for listing of 207 to 217 Peppard Road suitably retained.

In accordance with policies EN1, the proposed development is considered to avoid harm to the character and appearance of the Grade II Listed Building. In fact, the proposed development is considered to enhance the character and appearance of the Grade II Listed Building through the removal of uPVC and replacement with timber hardwood materials.

Conclusion

The development has been assessed and the works are considered to be in accordance with the above relevant policies and Planning Permission and Listed Building Consent can be granted, subject to conditions.

211675 Recommendation

GRANT

211675 Conditions

TL1: Time Limit (Standard)

The development hereby permitted shall begin no later than three years from the date of this planning permission.

REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

AP1: Approved Plans (Application 211675 only)

The development hereby permitted shall ONLY be carried out in accordance with the following approved plans and documents:

- Location Plan
- Site Plan/Block Plan
- Proposed Plan - 13501-211
- Proposed Elevations - 13501-221

Received on 11/10/2021

- Design & Access Statement - 13501

Received on 06/01/2022

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

M1: Materials (To Match)

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing building.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7, H9 and EN3 of the Reading Borough Local Plan 2019.

211675 Informatives

IF5: Terms

Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.

IF6: Building Control

Your attention is drawn to the possible requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.

IF7: Complaints about construction

Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.

IF8: Encroachment

During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or

across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at: www.communities.gov.uk/publications/planningandbuilding/partywall

211676 Recommendation

GRANT

211676 Conditions

LB1: Time Limit Listed Building (Works)

The works hereby permitted shall begin no later than three years from the date of this consent.

REASON: In accordance with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

LB2: Listed Building (Works Specification)

The works to the Listed Building hereby permitted shall be carried out only in accordance with the following approved plans or specifications:

- Location Plan
- Site Plan/Block Plan
- Proposed Plan - 13501-211
- Proposed Elevations - 13501-221

Received on 11/10/2021

- Design & Access Statement - 13501

Received on 06/01/2022

REASON: For the avoidance of doubt and to ensure that the development is carried out in accordance with the Listed Building Consent hereby approved Policy EN1 of the Reading Local Plan 2019.

MLB: Listed Building Materials (To Match)

All new external and internal works and finishes, and any works of making good, shall match the existing original fabric in respect of using materials of a matching form, composition and consistency, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved.

REASON: In order that the special architectural and historic interest of this Listed Building is safeguarded in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

211676 Informatives

IF5: Terms

Your attention is drawn to the terms and conditions of this consent. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) attached to the consent may result in the Council taking action to remedy the breach of listed building control. If you are in any doubt please contact the Council.

