

DELEGATED APPLICATION REPORT

Application No: 220337/FUL

Ward: Coley

Address: Flat 2, 23 Coley Hill, Reading, RG1 6AE

Proposal: Erection of a front boundary wall, bin store and planters

Case Officer: Nathalie Weekes

Applicant: Mr Haines

Valid on: 10/03/2022

Extended Target Date: 14 June 2022

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PROPOSAL AND SUPPORTING INFORMATION

The application site is a grade II listed building located to the west of Reading's town centre. The listed building was converted into flats during the 1980s. The surrounding area is predominantly residential. The application site is also within the Castle Hill/Russell Street/Oxford Road Conservation Area and AQMA. The application is for the erection of a front boundary wall, bin store and planters. Materials will match and complement the existing building.

Front elevation as existing



Plans considered:

CIL

As submitted 10 March 2022

1027-PLA 006_A Location plan

1027-PLA 005_A Design statement

1027-PLA 003_A Existing plans

1027-PLA 002_A Site photos taken 25.09.22, October 2021

1027-PLA 004_A Front garden wall design as proposed

As submitted 27 April 2022

PLANNING HISTORY

9369/32980 alterations and additions. Granted 2/3/1962

88/TP/7 continuation of use as 4 flats, alterations for means of escape (section 32). Granted

88/TP/216 internal alterations related to fire precautions and means of escape works part rebuilding of rear boundary wall. Granted 29/4/1988

88/TP/253. Formation of new access and car parking area and rebuilding boundary wall. Granted. 29.04.1988

070528 Replacement of back door and glass panel. Refused 01/08/2007

061304 Retrospective application for replacement ceilings in bedroom and bathroom, replaster walls to kitchen and bedroom and new kitchen. Permitted 06/09/2006

140128 Works to stairs at rear of building permitted 19/05/2014.

CONSULTATIONS

Statutory or Internal consultations:

Reading Borough Council, Conservation & Urban Design Officer - No objections have been received, following email consultation.

It is recommended for **Approval**, with a material condition in regard to

- a. the new brick dwarf wall is to be painted off-white;
- b. and the top course, finished with bull-nosed bricks facing the street.

Reason: The proposal is considered to comply with Section 16(2) and Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as Council's Local Plan policies: EN1, EN3, EN4

Public consultations:

A site notice was emailed to the applicants and displayed at the property for comments by 2 Mat 2022. A press notice was published from Thursday 28th April 2022, expiring on Thursday 19th May 2022 for application 220338.

The following addresses were consulted by letter for application 220337:

Flat 1, 21 Coley Hill, Reading, RG1 6AE
Flat 2, 21 Coley Hill, Reading, RG1 6AE
Flat 3, 21 Coley Hill, Reading, RG1 6AE
Flat 4, 21 Coley Hill, Reading, RG1 6AE
25 Coley Hill, Reading, RG1 6AE
CAAC

A site notice was emailed to the applicants and displayed at the property. A press notice was published from Thursday 28th April 2022, expiring on Thursday 19th May 2022 for application 220338.

No letters of representation have been received.

Communication with agent

A material and a soft landscaping condition was agreed with the agent.

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.

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Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with policies in 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 current development plan is:

Reading Borough Local Plan (2019)

CC1: Presumption in favour of sustainable development
CC2: Sustainable design and construction
CC3: Adaption to climate change
CC5: Waste minimisation and storage
CC7: Design and the public realm
CC8: Safeguarding amenity
EN1: Protection and enhancement of the historic environment
EN3: Enhancement of conservation areas
EN6: New development in a historic context
EN15: Air quality
EN16: Pollution and water resources
H9: House extension and ancillary accommodation
H10: Private and communal outdoor space
TR3: Access, traffic and highway related matters

SPG/SPD

- A Design Guide to House Extensions SPG (2021)

Application 220338

- 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
- EN1: Protection and Enhancement of the Historic Environment

- EN3: Enhancement of Conservation Areas
- EN6: New Development in a Historic Context

Other documents:

Russell Street/Castle Hill Conservation area appraisal

- Historic England Good Practice Guide Note Number 2: managing significance in decision-taking.
- Principles of Conservation (Historic England, 2008)
- Guide to the Conservation of Historic Buildings (British Standards Publication BS 7913:2013, 2015)

APPRAISAL

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

Application 220337 Appraisal - Full Planning Permission

- a) Design considerations
- b) Amenity Impacts
- c) Heritage impact

Application 212028 Appraisal - Listed Building Consent

- a) Protection and Enhancement of the Historic Environment
- b) Safeguarding Amenity

Application 212027 Appraisal - Full Planning Permission

The main issues are considered to be:

- a) Design considerations
- b) Amenity impacts
- c) Heritage impact
- d) Natural environment

a) Design considerations

The Reading Borough Local Plan (2019) includes a number of new policies relating to buildings, areas, and monuments of historic significance. Specifically, policies EN1, EN3, and EN6, which cumulatively seek to ensure that all proposals which have the potential to affect elements of the historic environment, including listed buildings (including the setting of), conservation areas, scheduled monuments, historic parks and gardens, and other features of local or national significance must protect and where possible enhance the significance of heritage assets and their settings. In addition, Policy H9 states that development will only be acceptable where it: respects the character and appearance of the house; respects the pattern of neighbouring properties; does not present an overbearing impact on neighbours or large blank façade to public areas; and does not result in a loss of biodiversity within gardens.

The proposal is not considered to detrimentally affect the character and appearance of the Conservation Area (CA) and also the setting of the Listed Building. The proposed front wall will be a facing brickwork wall, with cast iron railings, painted black to match the existing property. Bins will be obscured by planting and a black timber composite timber enclosure set behind metal railings and the front wall.

b) Amenity impacts

Policy CC8 (Safeguarding Amenity) states that: *“Development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, in terms of: Privacy and overlooking; Access to sunlight and daylight; Visual dominance and overbearing effects of a development; Harm to outlook; Noise and disturbance; Artificial lighting; Vibration; Dust and fumes; Smell; Crime and safety..”* Note: Noise and disturbance will be covered in a separate section below.

It is not considered that the proposal would result in a significant loss of private amenity space for the existing dwelling and would be acceptable in this regard.

c) Heritage impact

Due to the scale of the proposal, use of materials and the situation of the proposal site in relation to the surrounding buildings, it is not considered that the proposed development would harm the character and appearance and setting of the neighbouring Grade II listed building or the conservation area to the point of refusal. The proposal is considered an enhancement to the conservation area and favourable against policies EN1, EN3 and EN6 of the Reading Borough Local Plan.

d) Natural Environment

A small scale landscaping condition is recommended to specify the number of shrubs to be planted and to ensure a maintenance schedule of the plants for a 5 year period.

7. CONCLUSION

In summary, the development is considered to be an acceptable design that would conserve and enhance the appearance of the conservation area, and the setting of the adjoining listed building.

The proposed development would not be harmful to the character or appearance of the site or its surroundings and would not have a detrimental impact on the amenities of the original building or those of neighbouring properties. As such the proposal is found to be in accordance with CC7 (Design and the Public Realm), CC8 (Safeguarding amenity) and H9 (House Extensions and Ancillary Accommodation), EN1 (Historic environment), EN3 (Conservation areas), EN12 (biodiversity) and EN14 (Trees) of the Reading Borough Local Plan (2019) and the Council's Supplementary Planning Guidance “A Design Guide to House Extensions” (2021).

Application 220338 Appraisal - Listed Building Consent

a) Protection and Enhancement of the Historic Environment

“COLEY HILL 1. 5128 (East Side) Nos 21 to 25 (odd) SU 7072 13/93 II GV 2. Early C19. (circa 1840). 3 storeys and basement. 2 windows, glazing bar sashes. Red brick terrace, Nos 21 and 23 painted, with 1st floor cill band. Slate roof with flat eaves. 6 panel doors with radiating fanlights and recessed windows with arched heads and ogee pattern glazing.”

The proposed development is not considered to significantly harm the character and

appearance of the conservation area, local vicinity or the neighbouring properties which are listed buildings.

A condition is recommended in order to protect the setting of the listed building and the conservation area:

- a. the new brick dwarf wall is to be painted off-white;
- b. and the top course, finished with bull-nosed bricks facing the street.

Due to the scale of the proposal, use of materials, material condition and the situation of the proposal site in relation to the surrounding buildings, it is not considered that the proposed development would harm the character and appearance and setting of the neighbouring Grade II listed building or the conservation area to the point of refusal. The existing bin provision is considered a negative element to the streetscape and the boundary fence is in a deteriorated condition. Therefore, the proposal is considered an enhancement to the conservation area and favourable against policies EN1, EN3 and EN6 of the Reading Borough Local Plan.

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.

220337 Recommendation

GRANT

220337 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 220337 only)

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

1027-PLA 006_A Location plan
1027-PLA 005_A Design statement
1027-PLA 004_A Front garden wall design as proposed
As submitted 27 April 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.

M3 MATERIALS (AS SPECIFIED)

The materials to be used in the construction of the external surfaces of this development shall match the existing building or be as specified on the plans and/or application forms unless otherwise agreed in writing with the Local Planning Authority.

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.

220337 Informatives

IF1: Positive and Proactive Working - approval

The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the agreed timescale for the decision to be issued.

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.

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.

220338 Recommendation

GRANT

220338 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:

1027-PLA 006_A Location plan

1027-PLA 005_A Design statement

1027-PLA 004_A Front garden wall design as proposed

As submitted 27 April 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.

Materials as specified

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 and application form 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.

220338 Informatives

IF1: Positive and Proactive Working - approval

The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow consent to be granted within the agreed timescale for the decision to be issued.

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 planning control. If you are in any doubt please contact the Council.