

Ward: Redlands

App Ref: 221313/HOU and 221314/LBC

Address: 38 The Mount, Reading, RG1 5HL

Proposals: Removal of existing rear conservatory, addition of a single storey rear extension and internal alterations.

Case Officer: Sian Hickey

Applicant: Mr David Honour

Date received (valid from): 6 September 2022

Target Decision date: 1 November 2022

1. SITE DESCRIPTION

The proposal site is a Grade II listed building (list entry number 1321967) and the site lies within The Mount Conservation Area. The property is a two storey semi-detached dwelling with a hipped roof. It has an existing single storey rear extension believed to date from 1990s.

Site visit date: 20/09/2022

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is to remove the existing rear conservatory and erect a single storey rear extension on the same footprint as the conservatory. The proposed extension would have a width of 3.975m and a depth of 2.97m. The proposed extension would have a maximum height of 3.4m and a pitched roof with two conservation roof windows. An

additional conservation roof window would also be located in the roof slope of the existing single storey rear projection. A non-original side window to the kitchen is to be replaced, and the existing side door is to be infilled with matching brickwork.

The proposed internal works consist of moving the first floor modern bathroom from the front of the property to the room at the rear. On the ground floor, a new WC is to be created in part of the existing hallway. The door from the hall to the dining area would be repositioned. It is also proposed to remove the modern arched tops between the kitchen and dining area and produce rectangular openings.

Listing Description:

“Circa 1876. 2 storey pair, similar position to Nos 2 and 4. Gault brick with paler bands at cill and lintel levels. Modillion eaves cornice to hipped slate roof, 4 end chimneys. 4 windows on 1st floor with moulded brick chevron arches, outer canted bays on ground floor with cogged brick cornice and stone stop-moulded lintels. Marginally glazed sash windows. Paired central 4 panel half glazed doors with rectangular overlights and arched entrances in heavy bracketed hood with cogged brick cornice. Linked to No.57A by garden entrances - a pair of gables breaking short length of wall with moulded cope. Railings, standards retained.”

Numbers 38 and 40 The Mount are described as:

‘A matching pair of semi-detached houses. The most notable features are; the hipped slate roof, projecting ground floor bay windows, the hoped arch entrances and the round headed first floor windows. A short length of wall with moulded coping and garden entrance links to 57A Christchurch Road.’

Plans considered:

Drawing No. HN.001 - Existing Elevations
Drawing No. HN.002 - Proposed Elevations
Drawing No. HN.003 - Existing Floor Plans
Drawing No. HN.004 - Proposed Floor Plans
Drawing No. HN.005 - Proposed Block Plan
Drawing No. HN.006 - Location Plan

Received 06/09/2022

3. RELEVANT PLANNING HISTORY

920631 - Demolition of garage. New conservatory and WC conversion. Re- opening existing door to first floor. - Permitted

020456 - Re slating roof with welsh slate to include 1 velux window on rear pitch. - Withdrawn

061281 - Replacement windows, door, roof and glass to existing conservatory. - Permitted

220474/PREAPP - Conversion of a conservatory to a single storey kitchen and moveupstairs bathroom - Observations 23/5/22

4. CONSULTATIONS

RBC Conservation and Urban Design Officer (CUDO) - No objections subject to conditions

The following addresses were consulted by letter.

4 The Mount, Reading, RG1 5HL
40 The Mount, Reading, RG1 5HL

No letters of representation have been received.

A site notice was emailed to the applicant to be displayed at the property. A press notice was published on Thursday 22nd September 2022.

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.

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

H10: Private and Communal Outdoor Space

EN1: Protection and Enhancement of the Historic Environment

EN3: Enhancement of Conservation Areas

EN6: New Development in a Historic Context

EN14: Trees, Hedges and Woodlands

SPD

Design Guide to House Extensions (2021)

Relevant Conservation Area Appraisal

6. APPRAISAL

Character and Appearance & Protection and Enhancement of the Historic Environment

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.

Policy EN1 states that all proposals will be expected to protect and where possible enhance the significance of heritage assets and their settings, the historic character and local distinctiveness of the area in which they are located. Policy EN6 also states new development will make a contribution to the historic character of the area by respecting and enhancing its architectural and visual qualities.

The proposed extension would be of modest scale to replace an existing extension, and subservient to the main dwelling, and only partially visible from the roadside, and is therefore considered acceptable in terms of size and scale. The proposed design, although more modern in appearance, would complement the existing dwelling and the proposed materials would be to match existing materials. Conditions are included with regard to materials including the use of timber framed windows.

The ground floor window in the side elevation is to be replaced with a new double glazed timber window, and the side door in this elevation is to be infilled with matching brickwork (the small window at the top of the door will remain), the location of these works are behind the curtilage wall and considered acceptable.

The present conservatory appears to have been built in the 1990s and its finish is of relatively poor construction, featuring mismatching bricks, softwood timber and a plexiglass roof. It is considered that the proposals overall would not be harmful to the character of the house or neighbouring properties and would improve the appearance of the building by removing this existing conservatory.

There are no objections to the internal changes proposed, and accord with advice given as part of the pre-application and as confirmed as acceptable by the Council's CUDO. It is not considered that these changes would cause any significant harm to the notable features of its listing as described above.

Overall, it is not considered that the proposal would significantly harm the character and appearance of the Listed Building or the Conservation Area to the point of refusal. Therefore, the proposal is considered favourable against policies CC&, H9, EN1, EN3 and EN6 of the Reading Borough Local Plan.

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 proposed development would not have a significant detrimental impact on the amenity of the adjoining properties. The proposed extension replaces an existing conservatory and its depth will remain the same as existing. Although the proposed development will be more noticeable to the residents of neighbouring property due to its increase in height, roof form, and materials, it is not considered to be harmful in respect of privacy and overlooking, overbearing effects, visual dominance or loss of sunlight and daylight.

With regard to the garden amenity space, as the proposed extension would have the same footprint as the existing conservatory, the amount of useable amenity space available to the occupants would remain the same. The proposal therefore accords with the requirements of the above identified policies.

Trees

To ensure protection of trees, the applicant is advised through an informative to erect a protective fencing prior to commencement of any construction and/or demolition works.

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 and Informatives:

Time limit
Approved Plans
Materials

All new windows and doors to be timber framed.
Advice to use tree protection