

Delegated Application Report

Address: 25 The Mount, Reading, RG1 5HL
Application No: 211622/HOU & 211894/LBC
Proposal: Part garage conversion, single storey side/rear extension, incorporating existing brick garden stores and replacing existing flat roof with pitched roof. New rooflight on main roof.
Target Date: 17/01/2022
Case Officer: James Schofield

1. SITE DESCRIPTION AND SURROUNDING AREA:

The application site relates to a detached dwelling which is a Grade II listed building which lies within the Mount Conservation Area.

The listing for the building is as follows:

Row of 3 houses. Early C19. Brick with low pitched roof not seen. 3 storeys, 4-window range. Paired doorways with flanking 12-pane sash windows, and additional door with window to its right to left of elevation. 6-panelled doors with single ring cambered heads. 3 upper windows and one blind painted all 12-pane sashes with flat-arched gauged brick heads. Plain stepped brick eaves cornice. Gable and axial stacks. Listing NGR: SJ4839813037

The Mount Conservation Area Appraisal states that “23 and 25: A reflected pair of under-manager’s houses. These have matching turret roofs and are particularly prominent when viewed from Allcroft Road at the rear. The brickwork at number 25 was painted over at the time of their listing, which somewhat spoils the local ambience.” The Google streetview image below shows the view of no. 25 from the rear from Allcroft Road along Lower Mount.



The Appraisal also states “There is clearly therefore an architectural and historical unity to this part of Reading, not least in the use of gault and paler detailing bricks rather than the more usual “reds” that were prevalent in Reading at the time of building.” And “The properties in The Mount also demonstrate a richness of

detailing not often found in more artisan housing, for example chevron moulded 1st floor brick window arches; modillion eaves cornices; cogged capping to chimneys; bracket cills, cast iron flower guards and moulded lintels to windows; and the railings and standards at the front of the properties.” And “All the corner properties within The Mount [including the application site] represent key views within the conservation area as these tend to be the larger end-terrace, semi-detached and detached properties.”

The Appraisal also makes direct reference to the importance of changes to the rear of properties ensuring that they respect the setting of the individual buildings as well as enhance the character and appearance of the conservation area.

The dwelling has an existing attached single storey garage to the boundary with no. 23, which projects beyond the rear elevation, and there is also a single storey detached outbuilding also on the boundary with no. 23. These structures have no specific design merit. No. 23 (as can be seen in the Google Earth image below) has an existing hipped and pitched roof single storey structure to the boundary with the application site.





Existing

2. PROPOSALS:

The proposal consists of demolition of an existing outbuilding and erection of a rear single storey extension. The overall depth of the extension along the boundary would be within the footprint of the existing structures. An additional area of extension would wrap around the building as part of the proposed family area.

Existing

equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

7. RELEVANT PLANNING POLICY, GUIDANCE AND LEGAL 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. The Development Plan for Reading relevant to the application site comprises the *Reading Borough Local Plan (2019)*.

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.

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 Development Framework (LDF) (Reading Borough Local Plan 2019) 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). Accordingly, the ‘NPPF’ and the following development plan policies and supplementary planning guidance are relevant:

NPPF (2021)

16. Conserving and enhancing the historic environment

Reading Borough Local Plan (2019)

CC7	Design and the Public Realm
H9	House Extensions and Ancillary Accommodation
H10	Private and Communal Outdoor Space
CC8	Safeguarding Amenity
EN1	Protection and Enhancement of the Historic Environment
EN3	Enhancement of Conservation Areas

SPD

Design Guide to House Extensions (2021)

8. APPRAISAL

211894/LBC

The NPPF details that when considering the impact of a proposed development on the significance of a designated heritage asset great weight should be given to the assets conservation. The more important the asset the greater the weight should be and any harm or loss should require clear and convincing justification.

Policy EN1 states that the character and integrity of listed buildings will be preserved, and the Council will seek to enhance the settings of listed buildings wherever appropriate, by ensuring that new development in their vicinity is sympathetic.

Policy EN3 states that the special interest, character and architecture of Conservation Areas will be conserved and enhanced and that proposals must make a positive contribution to the local character and distinctiveness, and positive consideration will be given to proposals which take opportunities to enhance the character of conservation areas.

The proposed works are considered acceptable as they are unlikely to result in harm to the special interest of the listed building provided a condition requiring materials match the existing is included. This is due to the development not covering or altering any of the features mentioned or critical to the overall character of the listed building; for example no windows are changed and the development is largely in line with the attached garaged and in a style and location which does not detract from the historic character of the building as viewed from public places. The proposed scheme is considered to be an enhancement on the existing single storey structures and would not be visually prominent when viewed from public areas within the Conservation Area.

Overall, the proposal is not considered to adversely impact the heritage asset or the wider conservation area. Therefore, the proposal is considered to accord with Policies CC7, EN1, EN3.

211622/HOU

Principle of development

Residential extensions are supported in principle by Policy H9 (House Extensions and Ancillary Accommodation) of the Local Plan (2019) subject to a number of criteria ensuring the effects of such extensions and alterations respect its context and are not harmful. These considerations will be examined in more detail in the following sections.

Character and scale

Policy CC7 of the Local Plan states that, development must be of a high design quality that maintains and enhances the character and appearance of the area in Reading in which it is located. Policy H9 states that an extension will be acceptable where it: respects the character of the house, the pattern of neighbouring properties and building lines.

The proposed rear extension will not be very visible from the street and is considered to minimally touch or alter the original façade of the Listed Building. A condition requiring the use of historic bricks to match the existing materials is considered sufficient to ensure the development respects the character of the dwelling and wider area in practice.

For the reasons discussed above, the development is not considered to cause any harm to the character or appearance of either the dwelling or the wider area, and therefore, accords with the aims of Policy CC7, the design considerations of Policy H9 and the historic preservation considerations of EN1 and EN3.

Amenity

Policy CC8 requires development to refrain from causing a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for residents. Policy H9 complements these aims by indicating that acceptable development will not present an overbearing impact on neighbours or public areas. Policy H10 requires dwellings to have functional private space respecting the size and character of similar spaces not compromised by the relationship of buildings.

The proposal would not obstruct views for residents of neighbouring properties and would not detrimentally effect the neighbour's privacy, sunlight and would not be overbearing due to being single storey and largely adjacent to an existing extension at no. 23.

The site enjoys a reasonably large garden and the proposed development would leave over half the plot undeveloped.

The proposed development is deemed to accord with Policy CC8, H9 and H10.

10. CONCLUSION

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