

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Park

App Ref: 201848/HOU

Address: 72 Hamilton Road, Reading, RG1 5RD

Proposals: Replacement of roof to existing rear extension. Rendering of external walls to existing rear extension. Alterations to fenestration. (Amended Description).

Case Officer: Mr David Brett

Applicant: Mr & Mrs Baderin

Date received (valid from): 19/12/2020

Target Decision date: Originally 13/02/2021; extension agreed until 12/03/2021

1. INTRODUCTION

The proposal site is two storey semi-detached dwelling on Hamilton Road. The surrounding area is predominantly residential, with largely similarly designed semi-detached Victorian houses on the west side of Hamilton Road. The proposal site is located within the South Park Conservation Area. The building is within South Park conservation area. Below is an extract from the description of 72 Hamilton Road within Appendix 1 of the South Park Conservation Area Appraisal:

- *66-102 Hamilton Road: Unbroken group of mainly semi-detached Victorian villas, showing extensive use of contrasting string courses, ornate brickwork and decorative features, showing subtle differences in detailed design, e.g. decorative treatments over doorways of 66/68 and 70/72. Little adverse alteration or improvement.*



1. Rear of 72 Hamilton Road. Photo provided by applicant on 06/01/2021.

A site visit for this application was not possible due to the Coronavirus lockdown. The applicant supplied site photos on 06/01/2021. These photos were used for the purpose of determining this application.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks to render the walls of the existing rear extension, re-roof the existing rear extension with grey slate roof tiles, as well as alterations to the fenestration of the existing rear extension and side elevation of the main house.

At the outset of the application the proposal sought alternative materials to those now proposed, originally proposing modern metallic walls and roof (see paragraph 7.3 for more details). This was altered following officer advice.

Plans considered:

- Location and Block Plan - PL 010 Rev B
- Existing Floor and Roof Plan - SU 001 Rev A
- Existing Rear and SE Side Elevations - SU 002 Rev A
- Existing NW Side Elevation - SU 003 Rev A
- ~~Proposed Rear and SE Side Elevations - PL 020 Rev B~~
- ~~Proposed NW Elevation - PL 021 Rev B~~
- ~~Proposed Plans - PL 011 Rev B~~

Received on 19/12/2021

- Proposed Plans - PL 011 Rev C
- Proposed Elevations - PL 020 Rev C

Received on 05/03/2021

3. RELEVANT PLANNING HISTORY

110246 - Replacement roof to single storey rear extension - Application Permitted on 13/04/2011

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

47 Hamilton Road, Reading, RG1 5RA - No response received.

70 Hamilton Road, Reading, RG1 5RD - Response received on 25/01/2021

- The proposed standing seam metal cladding and roofing is out of keeping with the traditional brick and tile materials of the Victorian houses in this conservation area.

74 Hamilton Road, Reading, RG1 5RD - No response received.

1 Treyarnon Court, Eastern Avenue, Reading, RG1 5RX - No response received.

2 Treyarnon Court, Eastern Avenue, Reading, RG1 5RX - No response received.

3 Treyarnon Court, Eastern Avenue, Reading, RG1 5RX - No response received.

4 Treyarnon Court, Eastern Avenue, Reading, RG1 5RX - No response received.

5 Treyarnon Court, Eastern Avenue, Reading, RG1 5RX - No response received.

6 Treyarnon Court, Eastern Avenue, Reading, RG1 5RX - No response received.

7 Treyarnon Court, Eastern Avenue, Reading, RG1 5RX - No response received.

8 Treyarnon Court, Eastern Avenue, Reading, RG1 5RX - No response received.

9 Treyarnon Court, Eastern Avenue, Reading, RG1 5RX - No response received.

Reading Borough Council, Conservation & Urban Design Officer - Consultation response received on 09/02/2021

- In principle there are no issues with the conception of the proposed works at the rear, but the main issue is the materials and design details chosen being wrong for the tradition character and significance of the conservation area. The modern metallic walls and roof are too modern an addition for the special conservation precinct (see the notes from the conservation area appraisal above).
- The proposed materials are not considered acceptable as they do not make a positive contribution or enhancement to the local character and distinctiveness of South Park Conservation Area.
- In its present for the proposal is not in accordance with the aims and objectives of policy EN3 of the Reading Borough Local Plan and would be harmful to the character and significance of the conservation area in relation to Section 16 of the NPPF terms.
- The proposal is not supported and considered a visually, physically inappropriate alteration to the row of buildings identified from 66-102 Hamilton Street. It is recommended that the applicant should consider alternative materials that respect the character and appearance of the main house and conservation area.

Reading Borough Council, Conservation & Urban Design Officer - Consultation response received on 12/03/2021 upon review of revised plans.

- A revised scheme has now been submitted with white painted rendered walls and a slate roof.
- No objections to the revised scheme with rendered exterior wall and slate roof.

5. 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.

6. 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:

National Policy

National Planning Policy Framework

National Planning Practice Guidance

Reading Borough Local Plan (Adopted November 2019)

CC7 Design and the Public Realm

CC8 Safeguarding Amenity

EN3 Enhancement of Conservation Areas

H9 House Extensions and Ancillary Accommodation

SPG/SPD

A Design Guide to House Extensions SPG

South Park Conservation Area Appraisal (March 2008)

7. APPRAISAL

7.1 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.*

As existing, 72 Hamilton Road is a two-storey semi-detached dwelling. The main house features an existing single storey rear extension, which as existing consists of red brickwork and tiles.

The revised plans seek to render the exterior walls of the existing rear extension to white, replace the existing roof with grey slate roof tiles, and rearrange the fenestration to the rear extension and main house. The existing window to the rear elevation of the rear extension is to be replaced with a new aluminium glazed double casement door, while the existing smaller window serving the proposed utility room will be replaced with a new aluminium window. The existing side elevation window to the main house serving the dining room will be replaced with a new glazed casement door.

The materials proposed (as revised) in the development are considered to complement the character and appearance of the main house and surrounding Conservation Area. The arrangement of windows is considered acceptable. The proposed works are considered minor in scale, with only a very slight increase in the footprint of the existing rear extension. Therefore, the proposed development is considered in accordance with policy H9 of the Reading Borough Local Plan.

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

- *Does not result in a loss of biodiversity within gardens.*

The proposed extensions are considered not to result in a loss of biodiversity within the garden due to the size, scale and nature of the proposed works.

7.2 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*

The proposed development is not considered to harm neighbouring properties 70 or 74 Hamilton Road due to the size, scale and nature of the proposed development. The proposed development is not considered to harm the living conditions at number 70 or 74 with regards to loss of privacy, overbearing development, or any of the other reasons listed under policy CC8.

In terms of current and future occupiers, the proposals will improve the quality of accommodation at the property.

With regards to the wider surrounding area, the proposed development is not considered to harm the living conditions at any other properties or harm the outlook. Therefore, the proposed development is considered in accordance with policy CC8 of the Reading Borough Local Plan.

7.3 Enhancement of Conservation Areas

In accordance with policy EN3 of the Reading Borough Local Plan, the development as revised is considered to respect the character and appearance of the South Park Conservation Area. The proposed works will be largely obscured from the street scene along Hamilton Road, and would not harm the key design features of number 72 with respect to the description of number 72 within the South Park Conservation Area Appraisal.

The proposed development has been revised to more suitable materials given the context of the Conservation Area. The materials originally proposed consisted of an insulated metal roof, with metal cladding to the walls of the existing rear extension. These materials were not considered acceptable in terms of impact on character and appearance on the main house and surrounding area by officers and the Conservation & Urban Design Officer given the Conservation Area context in accordance with policy EN3. The materials proposed were revised by the applicant, with the revised materials now considered acceptable and in accordance with policy EN3.

8. CONCLUSION

The proposed development has been assessed and the proposed works are considered to be in accordance with the above relevant policies and planning permission can be granted.

9. RECOMMENDATION

GRANT

10. 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

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

Plans considered:

- Location and Block Plan - PL 010 Rev B

Received on 19/12/2021

- Proposed Plans - PL 011 Rev C
- Proposed Elevations - PL 020 Rev C

Received on 05/03/2021

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 be as specified on the approved plans 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.

11. INFORMATIVES

Standard Informatives