

DELEGATED APPLICATION REPORT

Application No: 212027/HOU

Ward: Caversham

Address: 43a Church Road, Caversham, Reading, RG4 7AG

Proposal: Proposed 2 storey rear extension, single storey link, replacement garage, fenestration alterations to listed building, conservation roof lights and internal amendments.

Case Officer: Nathalie Weekes

Applicant: Mr & Mrs Pagella

Valid on: 20/12/2021

Extended Target Date: 17/05/2022

Application No: 212028/LBC

Ward: Caversham

Address: 43a Church Road, Caversham, Reading, RG4 7AG

Proposal: Proposed 2 storey rear extension, single storey link, replacement garage, fenestration alterations to listed building, conservation roof lights and internal amendments.

Case Officer: Nathalie Weekes

Applicant: Mr & Mrs Pagella

Valid on: 20/12/2021

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SITE DESCRIPTION AND SURROUNDING AREA

The 0.07 ha site is formed of a triangular shape with a frontage to Church Road, a main route West from the District Centre of Caversham. The existing building, is a part single storey, part two-storey colourwashed brick building with a detached single storey garage structure to the side. The building is linked with, and connected to the adjacent Grade II listed building (43 Church Road) and is within the St Peters Conservation Area, it is also opposite Caversham Court Registered park and garden.

Rear of site from above Google Earth



View of front of 43a Church Road



Rear elevation





PROPOSAL AND SUPPORTING INFORMATION

The proposal consists of the demolition of the existing detached garage, followed by the construction of a two-storey rear extension, attached to the main dwelling by a single storey linking structure, alterations to fenestration, internal amendments and a replacement garage.

Plans considered

The agent supplied the following plans for applications 212027 and 212028

32971A_02_PES Existing Plans, Elevations and Sections

Combined Design, Access & Planning Statement, Jeff Lowe, December 2021

Heritage statement, JP Heritage, December 2021

200276 PREAPP response letter dated 28 May 2020

9548: 43a CHURCH ROAD, CAVERSHAM, BERKSHIRE BRIEFING NOTE: BAT BUILDING ASSESSMENT

Received on 16 December 2022

Drawing no 1a

Drawing no 2

Received on 11 May 2022

Additional plans were also submitted for application 212027

CIL

Received on 16 December 2022

9548.BatReport.vf, Bat survey report, June 2021

Received 14 February 2022

Full arboricultural method statement - V1, Heritage Tree Services Ltd, March 2022

HTS-TPP-01B, Tree Protection Plan, 15/03/2022

Received 16 March 2022

PLANNING HISTORY

200276/PREAPP - Pre-application advice for 34A Church Road - Two storey rear extension, internal and external alterations and replacement garage. OBSERVATIONS SENT 28/05/2020

92-00513-LBC (920386) - To change external colour scheme from white walls/white windows and blue window frames to 'cream' walls or white windows and frames. CONSENT GRANTED 1/10/1992

120645/PREAPP - Removal of plywood debris plate and replacement with the fire retardant alternative and installation of new wood burning stove together with flexible stainless steel line. Reinstatement of chimney pot externally. OBSERVATIONS SENT 26/2/2013

170503/LBC - Removal of cement render to first floors level and impermeable masonry paint to all external elevations and replacement with lime render and mineral paint finish. CONSENT GRANTED 23/5/2017

181784/TPO - Twin stem Sycamore located on the bank to rear of garage The tree has attained approximately 25-30% of its full growth potential and appears to be impacting on the side wall of the existing garage to the extent where it's distorting it. There is also extensive squirrel damage in upper canopy. To dismantle in sections to ground level and treat stump to inhibit regeneration, Sycamore located to the rear of the house, on the bank Tree has attained 25-30% of its growth potential, and given that it's on the side of the bank, very close to the rear of the property, permission is requested to remove it. To dismantle in sections to ground level and treat stump to APPROVED 28/11/2018

CONSULTATIONS

Statutory or Internal consultations:

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

Ecology

The bat survey report has been undertaken to an appropriate standard and concludes that the risk of bats being affected by the proposals is minimal. There are therefore no objections to this application on ecology grounds.

Natural Environment

Natural Environment had no objections and provided the following comments:

Previous natural environment comments supported the application on condition of a number of amendments to the AMS and TPP.

With reference to the Full Arboricultural Method Statement - V1 by Heritage Tree Services Ltd dated March 2022 and the Tree Protection Plan Drg. No. HTS-TPP-01B Rev B (15/03/2022), the following are noted:

The suggestion to extend the CEZ is addressed by the TPP and a tree works schedule is included in the Section 11 of the AMS, as such, both documents are now agreeable.

In conclusion, the application is supported in terms of trees and landscaping. Please add conditions L1 and L7A to your decision to secure landscaping details and tree protection measures implementation. Please also add informative I23.

L1 LANDSCAPING SMALL SCALE (TO BE APPROVED)

Prior to first occupation/use of the building hereby approved, a scheme of hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority.

This scheme shall specify means of treatment for hard surfaced areas, means of enclosure including mammal gaps where appropriate, specify species, planting sizes, spacing and numbers of trees/shrubs to be planted (including replacement trees and tree pit specifications where appropriate, and must include a maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s) or in accordance with a timetable agreed in writing with the Local Planning Authority. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

REASON: In the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

L7A ARBORICULTURAL METHOD STATEMENT (AS SPECIFIED)

Protective measures, including fencing, ground protection, supervision and working procedures shall be carried out in accordance with the Full Arboricultural Method Statement - V1 prepared by Heritage Tree Services dated March 2022. Any deviation from the works prescribed or methods agreed in the report will require prior written approval from the Local Planning Authority.

REASON: In order to ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

I23 Advice to adhere to approved Arboricultural Methods Statement

You are advised that only tree works included within the approved Tree Survey/Arboricultural Method Statement are approved by virtue of this consent. Any other works to trees subject to a Tree Preservation Order or to Conservation Area status will require submission of a tree works application or Section 211 Notice respectively.

Transport

There are no Transport objections to this application as the proposed works do not result in the loss of any on-site car parking, or increase the intensity of the use of the property.

Public consultations:

A site notice was emailed to the applicants and displayed at the property. A press notice was published from Thursday 13th January 2022, expiring on Thursday 3rd February 2022.

The following addresses were consulted by letter for application 212027:

11 Clifton Park Road, Caversham, Reading, Berkshire, RG4 7PD
43 Church Road, Caversham, Reading, Berkshire, RG4 7AG
16 Sandcroft Road, Caversham, Reading, RG4 7NP
47 Church Road, Caversham, Reading, RG4 7AG

A site notice was emailed to the applicants and displayed at the property. A press notice was published from Thursday 10th February 2022, expiring on Thursday 3rd March 2022 for application 212028

A letter of representation was received from CADRA in support of application 212027, stating 'This is a carefully thought-out enlargement of the house, on a difficult site, without overwhelming it or attempting pastiche. We commend the care taken by the architect and the planning officer.'

Communications with the applicant

The impact of the design, its impact on neighbouring amenity and landscaping considerations were discussed with the applicant. Drawing 2 was submitted illustrating the impact of the development on the street scene and confirmation was provided regarding the difference in land levels at the site.

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 & GUIDANCE

Application 212027

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
EN12: Biodiversity and the green network
EN14: Trees, hedges and woodland
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
TR5: Car and cycle parking and electric vehicle charging

SPG/SPD

- A Design Guide to House Extensions SPG (2021)

Application 212028

- 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
- EN15: Air Quality

Other documents:

St Peter's Conservation area appraisal

APPRAISAL

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

Application 212027 Appraisal - Full Planning Permission

- a) Design considerations
- b) Amenity Impacts
- c) Environmental protection
- d) Transport matters
- e) Sustainability

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) Environmental protection
- d) Transport matters
- e) Sustainability

a) Design Considerations

The recently adopted 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 an extension to a house 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 extensions would be partially visible from the roadside, but the change to the garage roof pitch should be an improvement in its appearance. The small link building with combination of the slate roof, zinc roof and living roof elements will be set down from the roof of the garage and is not considered to dominate the main dwelling. The living roof will make the proposed roof less visible from the public realm.

Overall, it is not considered that the proposal would significantly harm the LB setting or the CA.

The design, due to its location, would not introduce large blank facades to public areas, nor would it result in an overbearing impact to adjoining properties. It would also respect the character of the original house, giving a clear separation between historic elements and new to allow visual identification of characterful elements of the building. The 'living roof' could also result in a net increase in biodiversity of the site.

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.

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.

The proposed development has been sufficiently set-off the boundary to the adjoining property to negate any possible impacts in terms of outlook. In addition, the orientation would be unlikely to result in a significant loss of daylight/sunlight to the adjoining property.

As above, it is not considered that the extension would be overbearing to the adjoining property. The side facing doors for the bedroom at ground floor, would likely be screened from views from the rear garden of the adjoining property by fencing.

The proposed terrace to the rear of the first floor bedroom (as proposed) would also have the possibility to reduce privacy to adjoining properties, particularly the rear garden and rear facing windows, as well as the privacy of occupants of no.34a with regard to this sitting out area. The difference in elevations to the rear, retaining wall and siting of the rear extension are considered to reduce potential harm. On balance the terrace is considered acceptable in this instance.

c) Environmental protection

Natural Environment (trees)

An arboricultural and tree protection plan have been submitted to demonstrate how trees on site will be protected, which are supported by the natural environment team and have been made a condition of planning.

The property is also within the identified Air Quality Management Area (AQMA) where the preservation and retention of large canopy trees is of greater importance. A condition to agree small scale landscaping was recommended by the natural environment team but due to the nature and extent of this proposed development this was not considered necessary in this instance. If any trees are to be removed during the building works, agreement must be sought from the local authority for any works required that not included in the arboricultural report. Replacement planting would be required. The development should not result in a net loss of biodiversity on site.

Natural environment (Ecology)

Bat surveys were submitted to demonstrate that bats would not be affected by the proposed development and the ecologist had no objections to the proposal.

d) Transport matters

The proposed development does not result in the loss of any on-site carparking, nor does it increase the intensity of the use of the property. As such, the proposal is considered acceptable in this regard.

e) Sustainability

The proposed measures to address policy CC2 and CC3 are considered appropriate and would be acceptable.

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 Policies CC2 (Sustainable design), 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 212028 Appraisal - Listed Building Consent

a) Protection and Enhancement of the Historic Environment

CHURCH ROAD 1. 5128 (North Side) Caversham No 43 (Banksfoot) SU 7074 11/264 22.3.57. II GV 2. Early and mid C18. 2 storeys, right hand part taller with attic. (Colourwashed brick. Old tile roof. Road front - 2 casement windows and 2 glazing bar sashes (4 in all) on 1st floor). Left part has central ½ glazed door with rectangular fanlight and flat hood. Tall chimney to right and modern garage extension with re-used beams. Interior: inglenook in room on ground floor to right. Flint garden wall to street.

The proposed development is not considered to significantly harm the character and appearance of the conservation area, local vicinity of the area including the Caversham Court Registered Park and Gardens or the neighbouring property 43, Banksfoot which is a Grade II Listed Building.

Due to the scale of the proposal, separation distances, set down link building, 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. Therefore, the proposal is considered 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.

212027 Recommendation

GRANT

212027 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 212027 only)

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

Heritage statement, JP Heritage, December 2021

9548: 43a CHURCH ROAD, CAVERSHAM, BERKSHIRE BRIEFING NOTE: BAT BUILDING ASSESSMENT

Received on 16 December 2022

9548.BatReport.vf, Bat survey report, June 2021

Received 14 February 2022

Full arboricultural method statement - V1, Heritage Tree Services Ltd, March 2022

HTS-TPP-01B, Tree Protection Plan, 15/03/2022

Received 16 March 2022

Drawing no 1a

Drawing no 2

Received on 11 May 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 of the Reading Borough Local Plan 2019.

220087 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.

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.

212028 Recommendation

GRANT

212028 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:

Heritage statement, JP Heritage, December 2021

Received on 16 December 2022

Drawing no 1a
Drawing no 2
Received on 11 May 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.

212028 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.