

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Abbey

App Ref: 211470/HOU

Address: 17 St Johns Street, Reading, RG1 4EH

Proposals: The demolition and replacement of a single storey rear extension to the existing dwelling, associated internal layout, window and external door modifications, and a proposed rear dormer extension.

Case Officer: Nathalie Weekes

Applicant: Turner Property Ltd

Date received (valid from): 3 September 2021

Extended Target Decision date: 5 January 2022

1. INTRODUCTION

The application site contains a three storey terrace house on the eastern side of St Johns Street and is located within the Eldon Square Conservation Area. The property has a lean to rear single storey extension. The surrounding area is predominantly residential in nature and the surrounding dwellings are mainly terraced properties of a similar character. The property is in need of refurbishment.

Due to unforeseen circumstances a site visit cannot be undertaken however the applicant provided photographs of the site which have been verified and are considered acceptable in this instance.

Front of 17 St James Street



Rear of 17 St James Street



2. PROPOSAL AND SUPPORTING INFORMATION

The proposal involves the demolition and replacement of a single storey rear extension with hipped roof to the existing dwelling, associated internal layout, window and external door

modifications, and a proposed rear dormer extension. The proposed extension measures approximately 1.2m in width and 1.98m in length larger than the existing rear extension. It is approximately 2.55m to the eaves, with a hipped roof to match the existing length of extension and roof pitch at 19 St John's Street. Rear first floor windows will be remodelled with an additional window proposed and a new rear roof dormer with heritage style Velux windows on the front elevation and rear extension.

The materials are proposed to match the existing dwelling, with brickwork and roof slates to match the existing materials, first floor windows will be painted timber traditional casement windows and ground floor PPC aluminium glazed doors which are not considered out of keeping with the dwelling.

Plans considered

21006.9.1_21.09.03_DAS Design and Access statement, Turner Property Ltd, Weston + Co Architects

21006-PL-02 Existing site & floor plans

As received 6 September 2021

21006-PL-04 Rev C Proposed floor plans

21006-PL-05 Rev D Proposed elevations

As received 2 December 2021

21006-PL-01 Rev A Location & proposed block/roof plans

21006-PL-03 Rev A Existing elevations

As received 20 December 2021

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

The following addresses were consulted by letter.

19 St Johns Street, Reading, RG1 4EH

14 St Johns Hill, Reading, RG1 4EE

16 St Johns Hill, Reading, RG1 4EE

15 St Johns Street, Reading, RG1 4EH

A site notice was sent to the agent to be displayed at the site and an advert was placed in a local newspaper on 23 September 2021. Two letters of representation have been received. 15 St John's Street objected due to an impact on light to the kitchen and dining room. 16 St John's Street had no objections to the proposed development.

External consultee

Ecologist

The ecologist had no objections:

The application site comprises a mid-terrace house where it is proposed to add a single storey rear extension and add a dormer at the rear of the property. Due to the building's location, it is considered unlikely to host roosting bats and there are therefore no objections to this application on ecology grounds.

Conservation officer

Conservation officer had no objections following revisions made by the agent to the design to be more subservient and in keeping with the character of the existing dwelling and the inclusion of heritage Velux windows. The development is not considered to have any harmful impact on the Eldon Square Conservation Area. Verbal feedback was provided.

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 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.

Recent legal cases have established that under section 70(3) the general power to grant planning permission under section 70(1) is expressly subject to section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 72(1) provides that the local authority has a statutory duty that:

‘with respect of any building or other land in a conservation area.....special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.’

Reading Borough Council Planning Policy

Reading Borough Council Local Plan (2019) EN1: Protection and Enhancement of the Historic Environment states:

Historic features and areas of historic importance and other elements of the historic environment, including their settings, will be protected and where appropriate enhanced. This will include:

- Listed Buildings;
- Conservation Areas;
- Other features with local or national designation, such as sites and features of archaeological importance, and historic parks and gardens.

Planning permission will only be granted where development has no adverse impact on historic assets and their settings. All proposals will be expected to protect and where appropriate enhance the character and appearance of the area in which they are located.

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 (2019)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

H9 (House Extensions and Ancillary Accommodation)

EN1: (Protection and Enhancement of the Historic Environment)

EN3: (Enhancement of Conservation Areas)

EN12: (Biodiversity and the green network)

SPG/SPD

- A Design Guide to House Extensions SPG
- Eldon Square Conservation Area Appraisal

6. APPRAISAL

H9 states: An extension to a house will be acceptable where it:

A. Respects the character of the house in terms of scale, location, materials and design;

To assess this, the following has been considered - would the proposal:

- detract from the appearance of the original building through the use of ill-matching materials and by not fitting in with the design, scale and proportions of the original building; ***NO, the materials are proposed to match and complement the existing dwelling.***
- reduce the amount of usable amenity space for the property to an unacceptable degree; ***NO***
- require the loss of trees in the garden or put significant trees at risk; ***NO***

B. 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; Respects neighbour's amenities and does not present a large blank façade to public areas.

To assess this, the following has been considered - would the proposal:

- significantly reduce the amount of daylight and sunlight enjoyed by neighbouring properties; ***NO, the proposed design has been amended to have a hipped roof and be set back from the boundary with 15 St John's Street to reduce any significant reduction to daylight or sunlight.***
- invade the privacy of neighbouring properties through overlooking from windows or balconies; ***NO, window are proposed to the rear ground floor elevations to reduce any impact on 15 St John's Street. The proposed changes to fenestration at the rear***

first floor and roof level are not considered to result in any additional harm to neighbours at the rear on St John's Hill.

- detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; ***NO The proposed rear extension will match the depth and height of the existing extension at 19 St John's Street and will be shorter than the existing rear extension at 15 ST John's Street.***
- detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; ***NO The majority of the works are proposed at the rear and will not be seen from the public realm. The materials proposed are to match the existing dwelling and would not detract from the appearance of the Eldon Square Conservation Area.***

CC8: Safeguarding Amenity 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.

To assess this, the following has been considered - would the proposal cause a significant detrimental impact to the living environment of existing or new residential properties in terms of:

Privacy and overlooking; ***NO, see comments above***

Access to sunlight and daylight; ***NO, see comments above***

Visual dominance and overbearing effects of a development; ***NO***

Noise and disturbance; ***NO***

Artificial lighting; ***NO***

Vibration; ***NO***

Dust and fumes; ***NO***

Smell; ***NO***

Crime and safety. ***NO***

Heritage impact of the development

The proposed extension will not be visible within the public realm and is not considered to detract from the character of the Eldon Square Conservation Area. The Conservation officer had no objections to the proposal subject to material conditions. The proposal would not harm and preserve the character of the Eldon Square Conservation Area in accordance with Policy EN1. The Local Authority has therefore discharged their duties under the relevant section of the Planning (Listed Buildings and Conservation Areas) Act 1990.

7. 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.

8. RECOMMENDATION

Application Permitted