

DELEGATED APPLICATION REPORT

Target Date: 25/04/22

Application No: 220282/LBC

Address: 86a Southampton Street

Proposal: Various internal and external alterations including provision of rear dormer and replacement of staircase to third floor

Case Officer: Tom Hughes

Site Description and Surrounding Area

The application site comprises the first, second and third floors of a Grade II listed terraced building at the junction of Southampton Street and Pell Street. The site is in use as a house in multiple occupation. The ground floor of the building, vacant at the time of the application submission, has a retail use most recently as a second hand furniture shop with a salvage yard to the rear. The listing notes the group value of the terrace along Southampton Street.

Proposal

The proposal is for various internal and external alterations including the replacement of a roof light with a dormer window to the rear and the replacement of a staircase to the third floor. The proposals are identical to those consented under application 181356/LBC, now lapsed.

Plans Considered

The applicant supplied the following, received on 28/02/22:

Planning & Heritage Statement

Site Location

Drawing No: SSR:102 - Existing Floor Plans

Drawing No: SSR:103 - Proposed Floor Plans

Drawing No: SSR:104 - Existing Elevations

Drawing No: SSR:105 - Proposed Elevations

Relevant Planning History

960335/LBC - Internal works including provision of partition wall, installation of lavatory and new doorway - Consented 25/03/96

991073/LBC - Installation of fire proofing to ceilings - Withdrawn 30/11/00

151754/LBC - Construction of ensuite shower rooms to bedrooms and fitting of appliances - Permitted 18/01/16

162204/FUL - Conversion of building to 1 bed unit and erection of two storey building to comprise 2x1 bed units, with associated car parking and cycle storage, on land the rear of 86 Southampton Street - Refused 07/09/17

162205/LBC - Conversion of building to 1 bed unit and erection of two storey building to comprise 2x1 bed units, with associated car parking and cycle storage, on land the rear of 86 Southampton Street - Refused 07/09/17

180350/FUL - Conversion of building to 1 bed unit and erection of two storey building to comprise 2x1 bed units, with associated car parking and cycle storage, on land the rear of 86 Southampton Street (re-submission of 162204/FUL) - Permitted 07/11/18

180351/LBC - Conversion of building to 1 bed unit and erection of two storey building to comprise 2x1 bed units, with associated car parking and cycle storage, on land the rear of 86 Southampton Street (re-submission of 162205/LBC) - Consented 07/11/18

181356/LBC - Rear dormer window, new stair access and internal alterations including ensuite shower rooms and fitting of appliances - Consented 30/10/18

Consultation Responses

Neighbouring owners and occupiers were consulted by letter. A site notice was sent to the agent for display. No letters of representation were received.

Reading Borough Conservation and Urban Design Officer

No response received.

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 and Guidance

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.

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'.

Regulation 3 of The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 requires the Local Planning Authority to exercise its powers under these regulations in the interests of amenity and public safety taking into account the provisions of the development plan, so far as they are material; and any other relevant factors. Regulation 3 states that factors relevant to amenity include the general characteristics of

the locality, including the presence of any historic, architectural, cultural, or similar interest.

Factors relevant to public safety include highway safety and whether the advert would hinder security or surveillance devices, including speed cameras.

The following local and development plan policies and supplementary planning guidance are relevant to this application:

National Planning Policy Framework

Reading Borough Local Plan (2019)

Policy CC1 - Presumption in Favour of Sustainable Development

Policy CC2 - Sustainable Design and Construction

Policy CC3 - Adaption to Climate Change

Policy CC7 - Design and the Public Realm

Policy CC8 - Safeguarding Amenity

Policy EN1 - Protection and Enhancement of the Historic Environment

Policy EN3 - Enhancement of Conservation Areas

Policy EN6 - New Development in a Historic Context

Appraisal

The proposals are identical to those consented under application 181356/LBC, which has now lapsed.

The replacement of an existing roof light to the rear of the building with a dormer window would visibly improve the appearance of the building, by matching the existing adjacent dormer and balancing the pairs of dormers on adjacent buildings.

The replacement of the staircase would be intrusive, but would make the loft accommodation more accessible and useable as a space (the existing staircase is near-vertical which restricts access). Additionally, the replacement staircase is required in order to comply with current Building Regulations. A condition is recommended to secure full details of the dormer and staircase, including handrails, balusters and materials, prior to the commencement of the related works.

Conclusion

The proposals would enable the ongoing sustainable and viable use of the upper floors of the building, and are not considered to comprise the significance of the listed building or cause harm to the historic character of the area, in accordance with Policies CC7, EN1 and EN3 of the Local Plan.

RECOMMENDATION

GRANT Listed Building Consent subject to conditions.