

DELEGATED APPLICATION REPORT

Application No: 220050/HOU

Address: 30 Eldon Road, Reading, RG1 4DL

Proposal: Extension and part enclosure of existing rear parking bays and formation of partial bin enclosure

Case Officer: Nathalie Weekes

Applicant: Mr Felix

Valid from: 13/1/2022

Target Date: Extension of time on decision 28/03/2022

Application No: 220051/LBC

Address: 30 Eldon Road, Reading, RG1 4DL

Proposal: Extension and part enclosure of existing rear parking bays and formation of partial bin enclosure

Case Officer: Nathalie Weekes

Applicant: Mr Felix

Valid from: 13/1/2022

Target Date: Extension of time on decision 30/03/2022

Site Description

The application site is a Grade II Listed neoclassical semi-attached property located Eldon Road backing onto Eldon Place at the rear with vehicular access to the site. The property is located within the Eldon Road conservation area. The rear of 30 Eldon Road is located opposite the front of 26 Eldon Place.

The listing of the building is as follows:

ELDON ROAD 1. 5128 (West Side) Nos 28 and 30 SU 7273 7/465 II GV 2. Before 1840. Probably by Henry or Nathaniel Briant. 2½ storeys. Bath stone ashlar pair with hipped slate roofs and 2 central chimneys. Flat eaves, obscured in front by wide break with coved cornice in which are 2 small attic windows with marginal glazing; gulloche panels below. 2 ranges of glazing bar sash windows, tripartite arch-headed on ground floor with stone balcony and cast-iron rails. Band over ground floor. Ground floor of break channelled. Recessed round-headed porches on either side. Front garden walls project and have Eldon Square-type piers: polygonal with crested capping.

Listing NGR: SU7244873099

Site photos



Proposal

The proposed development seeks the following alterations to the rear of the Grade II Listed Building for the extension and part enclosure of existing rear parking bays and formation of partial bin enclosure. Metal gates have been removed from the both the householder application and listed building consent and the description amended to the 'extension and part enclosure of existing rear parking bays and formation of partial bin enclosure.'

No alterations are proposed to the main house. The brickwork and ashlar stone are proposed to match existing materials.

Plans/Documents Considered

The agent supplied the following plans for applications 220050 and 2220051:

- Location plan
- 1264/3/a Block Plan
- 1264 Rev January 2022 Supplementary statements, M D Howlett Associates Ltd

Received on 14/01/2022

- 1264/20 (no gates) Rear externals

Received on 17/03/2022

Relevant Planning History

200312 HOU / 200313 LBC Internal alterations to form 2nd floor wc and basement shower, single-storey rear extension and rear veranda. Both permitted 9/12/2020
80/TP/595 LBC to install window in recess GRANT 14/18/80

Internal Consultations

Reading Borough Council, Conservation & Urban Design Officer - Response received on 14.03.2022 to applications 220050 and 220051:

The subject building is within Eldon Square conservation area and at the rear of a listed Grade II mid-19th century residence. As Conservation officer I have previously visited the site and discussed the current proposal about a year ago with the owner and architect. The works are an enhancement and tidying up of existing facilities.

It is proposed to build:

- 1. a new storage structure for the garbage containers, and slightly move the rear masonry fence, to the east (approximately one-meter), then install a new metal parking grill on the western boundary. The wall will be a mix of stone and brickwork. There is an example of large metal gates, a few properties to the south in the rear lane,*
- 2. an enclosure for the bins is supported, as they are a problem in the rear laneway, and this is considered an enhancement.*

The proposed building works are generally supported subject to a materials condition to confirm the materials and colours chosen and is recommended for approval. The proposed works are considered to comply with conservation planning guidance and council's heritage policies.

Transport - Any gates would need to be set back into the site by a minimum of 5m to ensure vehicles do not obstruct any part of the carriageway whilst trying to park in the bays. The proposed gates would otherwise need to be removed as they are not existing provision.

External Consultees

The following neighbours were consulted on application 220050 only.

- Flat 1, 2 and 3, 28 Eldon Road

32, 26 Eldon Place

One response was received from 26 Eldon Place with concerns as to the accuracy of the existing plans provided and on the impact that the development which is 5.6m away from the front elevation windows. (Officer note: see assessment for response).

The site notices for applications 220050/HOU and 220051/LBC were displayed at the site. A press notice was published for 220050 on Thursday 31 January 2022 and for 220051 on Thursday 21 February 2022. No further responses have been received.

Communications with agent

Transport confirmed that the gates would need to be removed or the proposal would not be supported due to potential harm to pedestrians and other road users. Concerns regarding the impact of the metal gates were discussed with the agent, amended plan 1264/20 was submitted on 17 March 2022 with the proposed gates removed for application 220050 and agreement was provided for the plan to be used for 220051 on 28 March 2022 and the description was amended to the 'part enclosure' for both applications.

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

Application 220050

- 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 '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 Plan 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).

Application 220051

- 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
- H9: House Extensions and Ancillary Accommodation
- H10: Private and Communal Outdoor Space
- EN1: Protection and Enhancement of the Historic Environment
- EN3: Enhancement of Conservation Areas
- TR3: Access, traffic and highway-related matters
- TR5: Car and Cycle Parking and Electric Vehicle Charging

Design Guide to House Extensions SPD (March 2021)

Appraisal

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

Application 220050 Appraisal - Householder Planning Permission

- a) Impact of the design on the character of the area
- b) Safeguarding Amenity
- c) Transport and access
- d) Accessibility of site

a) Impact of the design on the character of the area

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.*

The proposed development seeks alterations to the rear boundary of the main house at 30 Eldon Road, to enclose the existing parking bays accessed from Eldon Place and to create a partial bin enclosure.

No new openings or enlargements to the existing dwelling are proposed.

Overall, the proposed development is considered very minor in scale and the design would not harm the character and appearance of the main house or the surrounding area. There are no objections to the siting of the proposed bin storage.

Neighbouring properties also have open parking areas to the rear of properties on Eldon Road, however there are other existing sites which have built out to their boundaries. Eldon Place is a narrow carriageway with a sense of openness towards the end of the lane which provides additional space for manoeuvring and would conflict with the open appearance of neighbouring parking areas. This sense of openness would potentially be at risk if the remaining spaces are enclosed to create a more restrictive and enclosed appearance. On balance the, proposed alterations are considered in accordance with

Policy H9 and EN1 of the Reading Borough Local Plan however there would be concerns as to any future cumulative impact on Eldon Place.

b) 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

One comment was received for application 220050 from 26 Eldon Place, raising concerns that the development may impact their property which looks directly onto the rear of 30 Eldon Road. The existing space to the rear of 30 Eldon Road is an 'open' area used for car parking. The proposed metal gates would be approximately 6m away from the front elevation of 26 Eldon Place and could be considered to provide a sense of enclosure, with an overbearing impact. The metal gates have been removed on revised plans and on balance due to the minor scale of works proposed, the part enclosure wall and bin store would be considered acceptable in accordance with Policy CC8.

c) Transport and access

The proposed gates were considered a danger to road pedestrians and other users and the access should conform to Highway specification. It is required that any gates should be set back by a minimum of 5m from the carriageway edge to ensure that vehicles do not obstruct the highway. Eldon Place is a narrow lane with limited pavement, the is at the end of the lane with limited room for manoeuvre. Amended plans removed the proposed gates from the householder application 220050, this has addressed prior concerns and is considered acceptable in relation to TR3 Access Traffic and highway related matters and TR5 Car and Cycle Parking and electric vehicle charging.

d) Accessibility of site

Due to the layout of the site and design of the listed building the accessibility is considered acceptable in this instance, maintaining the existing access.

Conclusion for 220050

The design and impact of the proposed parking part enclosure and bin store is considered acceptable, in relation to Policy CC8, TR3 and TR5 of the Reading Borough Local Plan (2019).

220050 Recommendation

Grant

220050 Conditions

Time limit

1) 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.

Plans

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

- Location plan
 - 1264/3/a Block Plan
 - 1264 Rev January 2022 Supplementary statements, M D Howlett Associates Ltd
- Received on 14/01/2022

- 1264/20 (no gates) Rear externals
- Received 17/03/2022

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.

Materials

3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing building.

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.

Parking

4) The dwelling(s)/building(s) hereby permitted shall not be occupied until all vehicle parking space(s) have been provided in accordance with the plans hereby approved. The space(s) shall be kept available for parking at all times with open access. No enclosure of the parking area is permitted unless it is demonstrated it can satisfactorily be provided on site and is submitted to and been approved in writing by the Local Planning Authority. The vehicle parking spaces shall be provided in full accordance with the approved details prior to first occupation and thereafter kept free of obstruction and retained in accordance with the approved details and shall remain available for the parking of vehicles at all times.

REASON: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking or obstruction of the road which could be a danger to other road users in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

220050 Informatives

1) Your attention is drawn to the terms and conditions of this 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.

2) Additional planning consents may be required. Application 220051 LBC is under consideration.

3) The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target or agreed extended timescale for the decision to be issued.

Application 220051 Appraisal - Listed Building Consent

a) Protection and Enhancement of the Historic Environment

Policy EN1 of the Reading Borough Local Plan requires development not to have an adverse impact on those elements which contribute to the special architecture, historic interest and setting of a Listed Building. The proposed development, with the metal gates removed, is considered minor in scale with proposed materials to match the existing materials which is not considered to harm the character and appearance of the Grade II Listed Building or impact the vicinity, with the reason for listing of 30 Eldon Road suitably retained, subject to a materials condition.

In accordance with policies EN1, the proposed development is considered to avoid harm to the character and appearance of the Grade II Listed Building.

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, subject to conditions.

220051 Recommendation

GRANT

220051 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:

- Location plan
- 1264/3/a Block Plan

Received on 14/01/2022

- 1264/20 (no gates) Rear externals

Received 17/03/2022

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.

MLB: Listed Building Materials (To Match)

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 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.

220051 Informatives

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 listed building control. If you are in any doubt please contact the Council.