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COMMITTEE REPORT BY THE DIRECTOR OF ENVIRONMENT AND NEIGHBOURHOOD SERVICES READING BOROUGH COUNCIL PLANNING APPLICATIONS COMMITTEE: 26th April 2017	ITEM NO. 9
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Ward: Redlands
App No.: 162343 FUL and 162344 LBC
Address: 9 Eldon Square, Reading
Proposal: Demolition of existing range of four garages, car port and associated structures; and erection of one detached 2 bed single storey dwelling, including revised access and accommodation works.
Applicant: Messrs G D'Cruz & D Castro-Harman
Date valid: 20/01/2017
8-week target decision date: 17/03/2017
26-Week date: 21/07/2017

RECOMMENDATION :

Is to REFUSE planning permission 162343/FUL for the following reasons:

1. The proposed new dwelling by virtue of its design, appearance and materials is considered to result in harm to the setting of the Grade II listed building at No 9 Eldon Square and fails to protect and enhance the Eldon Square conservation area contrary Reading Borough Council's Core Strategy Policies CS7 (Design and the Public Realm) and CS33 (Protection and Enhancement of the Historic Environment).
2. Due to the siting, scale and length of the proposed western elevation immediately adjacent to the rear boundaries of Nos 7, 9 and 11 Eldon Road the proposal is considered to result in a significantly detrimental impact to the living environment of these dwellings due an overbearing and visually dominant impact and loss of light and aspect to the rear facing ground floor habitable rooms and rear amenity space. The proposal is therefore contrary to Policy DM4 (Safeguarding Amenity) and DM11 (Development of Private Residential rear Gardens) of the Council's Sites and Detailed Policies Document
3. Because of the proximity of the Ash trees at no 11 Eldon Square, there would be significant shading of the proposal site, reducing light and outlook to the proposed habitable rooms and limiting the area of useable amenity space. This would result in a significant detrimental impact on the living environment of future occupiers, contrary to policies DM4, DM10 and DM11 of the Sites and Detailed Policies Document
4. The application has failed demonstrate that the proposed siting and construction of the dwelling will not cause significant harm to prominent Ash trees (at No 11 Eldon Square) that provide amenity value and add to the verdant character of the Eldon Square conservation area. The proposal is therefore considered to be contrary to

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policy CS33 Protection and Enhancement of the Historic Environment), CS38 (Trees, Hedges and Woodlands) and DM11 (Development of Private Residential rear Gardens).

5. The proposed siting of primary windows and location of the majority of the amenity space under the canopy of the Ash trees (at No 11 Eldon Square) is considered to lead to undue pressure for works to the trees that provide amenity value and add to the verdant character of the Eldon Square conservation area. The proposal is therefore considered to be contrary to policy CS33 Protection and Enhancement of the Historic Environment), CS38 (Trees, Hedges and Woodlands) and DM11 (Development of Private Residential rear Gardens).
6. In the absence of a completed legal agreement to secure an appropriate mix of Affordable Housing, the proposal will not mitigate its impact on the social and economic infrastructure of the borough, contrary to Policies CS3 and CS9 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy DM3 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015) and the Council's Adopted Supplementary Planning Document on Planning Obligations under Section 106 (2015).

INFORMATIVES TO INCLUDE:

1. Plan / document numbers
2. Positive and Proactive working
3. Reason for refusal 6 can be overcome.

Is to REFUSE Listed Building Consent 162344/LBC for the following reason:

1. The proposed new dwelling by virtue of its design, appearance and materials is considered to result in harm to the setting of the Grade II listed building at No 9 Eldon Square Reading Borough Council's Core Strategy Policy CS33 (Protection and Enhancement of the Historic Environment).

INFORMATIVES TO INCLUDE:

1. Plan / document numbers
2. Positive and Proactive working

1. INTRODUCTION

- 1.1 The site, as illustrated on the location plan below, is formed by the subdivision of the plot at No 9 Eldon Square. The existing plot spans from Eldon Square, forming the southern boundary, to Eldon Terrace forming the northern boundary.
- 1.2 The property of No 9, fronting the Square, is a Grade II Listed building and the entire site and surrounding area is located within the Eldon Square conservation area. No 9 Eldon Square is a 3 storey building, the ground floor is in use as a

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medical surgery with residential accommodation above. The conservation area contains a mix of terraced, detached and semi-detached buildings, with the area surrounding the application site containing 3 storey semi-detached mixed use buildings on Eldon Square, a 3 storey terrace of dwellings on Eldon Road and smaller scale 2 storey terraced units on Eldon Terrace.

- 1.3 The application site is formed of the rear portion of the existing site with an area of 390sqm. The site contains an existing vehicular access from Eldon Terrace serving a row of 4 single storey garages and a more recent car port; and a section of lawn utilised by the residential occupants of No 9. As the garages form part of the curtilage of the Listed Building, a listed building consent application ref 162344/LBC has been submitted in conjunction with the planning application ref 162343/FUL.
- 1.4 The garage block within the site fronts Eldon Terrace and abuts the eastern boundary of the site. The garage structure is 2.5m high and approximately 10m wide, with an additional open car port (timber with a Perspex cover).
- 1.5 On the Eldon Terrace frontage the application site is bounded by a 2m high solid wall and metal security gates. The existing materials forming this boundary wall consists of two types of concrete block at mid-to-high level with the remainder of the wall built in bath stone. The site is bounded to the east by an existing 2m high solid stone wall running adjacent to the parking area formed for the newly built dwellings at 2-6 Eldon Terrace and the rear garden of No 11 Eldon Square. Directly adjacent to the application site boundary, within No 11 Eldon Square there are large Ash trees which are protected by virtue of their location with a Conservation Area.
- 1.6 To the west the site is bounded by the existing residential plots fronting Eldon Road. It should be noted that the rear amenity space of these dwellings is only 2 metres in depth from the rear of the dwelling to the solid stone wall that forms the site boundary. The submitted application plans show this wall at a height of 2m, this is contested by a neighbour who specifies that the height of the wall is 138cm. Measured by the officer within the application site (to the rear of No 5 Eldon Road) the height of the wall was 150cm but there is a difference in ground levels between the two sites
- 1.7 The proposal is to be determined at Planning Applications Committee; it has been called in by Councillor Gavin due to the concerns of local residents.

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Location Plan (not to scale)



Aerial photograph



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View from Eldon Terrace of site frontage showing walls to be 'made good'



View from inside the site looking towards the western boundary showing the rear of properties on Eldon Road

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2. PROPOSAL AND SUPPORTING INFORMATION

- 2.1 The proposal consists of the creation of a new residential plot by the demolition of the existing garages (and an attached car-port); and the erection of an L-shaped, single storey, detached dwelling. The proposed new dwelling is of a contemporary design with a 20° angled roof that creates a ridge height that ranges from 3.1m to 4.1m in height. The front elevation of the dwelling is orientated toward Eldon Terrace, and contains vertical windows both sides of the front door with a glazed pediment feature above. The proposal seeks to replicate the existing siting of the garage units in relation to the front elevation. The 'long' flank elevation set directly adjacent to the western boundary of the site, parallel to the existing boundary wall extending for a length of 18.5m would constitute new built form. There are no side windows proposed in the western elevation or the furthest rear elevation which abuts the rear boundary of the site with No 9 Eldon Square. The L shaped foot print 'wraps around' the proposed amenity spaces within the eastern section of the site with habitable rooms orientated south and east over this garden area. The roof would include four high-level velux roof windows to provide secondary light to habitable rooms and sun pipes provide light to non-habitable rooms.
- 2.2 The proposed materials consists of grey horizontal terracotta tiling with a mixed texture and graphite window frames on the front elevation visible in the street scene; with the remaining elevations graphite window frames within white render.
- 2.3 The proposals also include alterations to the existing front boundary wall to remove the concrete block sections opening up the road frontage and making good the Bath stone sections. A block work section of the eastern boundary wall adjacent to the parking area for No 2 Eldon Terrace will also be removed and replaced with a low stone wall and railings.

Supporting Information

- 2.4 The application is supported by the following documents and plans:
- Planning, Design & Access Statement
 - Heritage Statement
 - Bat Survey by Green Earth
 - Tree Appraisal by Green Earth
 - Topographical Survey by Warner Surveys
 - Plans:
 - ESQ15PL-100 Location, Existing Site, Proposed, Block and Street View Plans.
 - ESQ15PL-201 Proposed Floor and Roof Plans.
 - ESQ15PL-400 Proposed Elevations.
 - ESQ15PL-101 Existing Site Plan, Elevation and Street View (to show garage block).

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3. RELEVANT PLANNING HISTORY

No 9 Eldon Square

05482 Erection of 4 garages - Refused 6th December 1957
05514 Erection of a block of garages - Granted 20th December 1957
19164 'Examination and consulting rooms' -Granted 5th November
1971

As referenced within the applicant's Design and Access Statement Pre application advice under ref 151743 was given by officers in relation to a single storey structure on the site, however this was subject to no detrimental impact on character and appearance of the conservation area, residential amenity and the adjacent Ash tree with conservation area status.

Adjacent site

The site to the east at 2-6 Eldon Terrace (formally 8 Eldon Terrace) was subject to appeal (ref APP/E0345/A/05/1187196) permitted on 20th December 2005 for the erection of a terrace of 3 two storey residential dwellings. These have now been constructed (RBC refs:- 05/00490/FUL & 05/00489/CON).

4. CONSULTATIONS

Statutory

4.1 None

Non-statutory

- 4.2 RBC Archaeology - No objection. The site is located within an area of archaeological potential but is located some distance from known archaeological remains. Archaeological mitigation is not required in this instance.
- 4.3 RBC - Heritage Consultant - No built heritage objection to the removal of the existing garages, the proposed dwelling is considered to have a neutral impact on the conservation area and be subordinate to listed buildings.
- 4.4 RBC Environmental Protection - No objection subject to conditions to deal with possible land contamination from garage use; protection measures during the demolition and construction phase.
- 4.5 RBC Consultant Ecologist - No objection.
- 4.6 RBC Natural Environment - Object - due to lack to information to fully assess the impact of the proposed development on visually prominent Ash Trees; and

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concern regarding future pressure to carry out tree works due to the proximity of the development to the trees.

- 4.7 RBC Transport Strategy - No objection subject to conditions to ensure on site parking; and a Construction Method Statement.

5 PUBLIC CONSULTATION

The applications were advertised in the local press as the proposal is within a Conservation Area. Two site notices were posted by the officer - one on Eldon Square and one on Eldon Terrace; and the adjoining properties were consulted by letter.

15 responses objecting to the scheme were received including from the Conservation Area Advisory Committee on the following grounds:

- Other 'back garden developments' in a Conservation Area have been refused at 52 Russel Street and 23 Eldon Square.
- The proposal has an unduly cramped layout to the rear of the existing residential properties along Eldon Road and therefore fails to provide a design that is subservient to the curtilage of these properties within a Conservation Area.
- The use of modern materials and modern bungalow design results in an 'alien' appearance in the street scene.
- The proposed building would be sited 2 metres from the rear of 9 Eldon Square resulting in an unacceptable relationship to this period property and loss of natural light. There is natural sunlight gained to the back of No 9 above the existing permanent wall measuring 138cm in height (and trellis) that would be lost.
- There was limited consultation with neighbouring residents by the applicant and objections raised prior to the submission of the application have not been addressed within this application.
- The proposal would cause harm to the setting of the heritage asset by substantially reducing the original garden.
- The height and footprint of the proposed building is larger than the existing garages and sited directly to the rear of existing residential dwellings.
- The application site forms a 'green lung' mitigating pollution for residents and wild life, in particular birds.
- Concern in relation to the protected Ash tree which stands at the bottom of the garden at 11 Eldon Square and the damage that any building could cause to its roots.
- The rear facing kitchen/dining room of No 7 is situated less than 2 m from the boundary and the sitting room is lit by rear facing French windows - the daylight for these rooms would be reduced.
- Would appear that some of the architect drawings are misleading-particularly the street scene view of the West Elevation appears incorrectly

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drawn/positioned suggesting a bigger gap between the proposed bungalow and the houses of Eldon Road (the aerial plans in fact demonstrate virtually no gap at all).

- The drawings are not to scale and do not accurately state the height of the current boundary wall or extreme proximity to the rear boundary of existing residential dwellings.
- The design, materials, bulk and mass of the proposed property are completely out of keeping with the primary Bath stone residence, the Conservation Area setting and the properties on Eldon Road of red brick and Bath stone.
- Loss of the existing garages removes any off-road parking for the current / future residents of 9 Eldon Square increasing the pressure on being able to park in Eldon Square and generally in the area.

6 RELEVANT PLANNING POLICY AND GUIDANCE

National and Local Policy

- National Planning Policy Guidance (NPPG)
- National Planning Policy Framework (2012)

Reading Borough Local Development Framework Core Strategy Document, 2008

- Policy CS1 (Sustainable Construction and Design)
- Policy CS2 (Waste Minimisation)
- Policy CS3 (Social Inclusion and Diversity)
- Policy CS4 (Accessibility and the Intensity of Development)
- Policy CS5 (Inclusive Access)
- Policy CS7 (Design and the Public Realm)
- Policy CS9 (Infrastructure, Services, Resources and Amenities)
- Policy CS20 (Implementation of the Reading Transport Strategy)
- Policy CS22 (Transport Assessments)
- Policy CS24 (Car/Cycle Parking)
- Policy CS33 (Protection of the Historic Environment)
- Policy CS34 (Pollution and Water Resources)
- Policy CS36 (Biodiversity and Geology)
- Policy CS38 (Trees, Hedges and Woodlands)

Sites and Detailed Policies Document, (SDPD), Adopted 2012 Revised 2015

- Policy DM1 (Adaption to Climate Change)
- Policy DM2 (Decentralised Energy)
- Policy DM3 (Infrastructure Planning)
- Policy DM4 (Safeguarding Amenity)
- Policy DM11 (Development in Private Residential Rear Gardens)
- Policy DM12 (Access, Traffic and Highway-Related Matters)

Relevant Supplementary Planning Guidance/Documents

- Revised Parking Standards and Design (2011)
- Sustainable Design and Construction (2011)
- Planning Obligations under Section 106 of the Town and Country Planning Act 1990, (Revised 1/4/2015).

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The Council introduced the Community Infrastructure Levy (CIL), on planning decisions made on or after 1 April 2015. This partially replaced the Section 106 system, under which tariff-based payments were sought, often subject to a process of negotiation. CIL has no such scope for negotiation and is a levy per sq m of floorspace with the Council's CIL Charges approved at Council on 27 January 2015. The role of Section 106 is now restricted to securing affordable housing (dealt with in the Council's adopted Affordable Housing SPD) and dealing with site-specific infrastructure requirements.

7 APPRAISAL

The main issues in consideration of this application are:

- Principle of development
- Design and Appearance / Heritage Impact
- Residential Amenity of existing residents and future occupiers
- Protected Trees and ecology
- Highways and Parking
- Other matters

Principle of the Development

- 7.1 The main policies to be considered in relation to the principle of the siting of the development are CS7 'Design and the Public Realm', CS33 'Protection of the Historic Environment' and Policy DM11 'Development of Private Residential Gardens'. Policy CS33 sets out that planning permission will only be granted where development has no adverse impact on historic assets and their setting and enhances the character and appearance of the area. Policy DM11 also requires that residential development makes a positive contribution to the character of the area in respect of the layout and spacing of the development; the form, height and massing of buildings; materials and appearance; and landscaping and boundary treatments. The application site is also required to be of an adequate size and dimensions to accommodate the development proposed in terms of setting and spacing around buildings, amenity space, landscaping and space for access road and parking.
- 7.2 The application site is subject to specific constraints due to its location within the curtilage of a Listed building and a designated Conservation Area; the presence of large trees Ash trees that provide amenity value adjacent to the eastern boundary; and the close proximity of existing residential dwellings adjacent the western boundary. As set out below the proposal has failed to satisfactorily overcome these constraints and is recommended for refusal.

Heritage Impact / Design and Appearance

- 7.3 The site is located within the curtilage of a Grade II Listed 9 Eldon Square and the Eldon Square Conservation Area. Officers accept that the existing garage/car port structures within the application site are not considered to be of architectural or historic interest and the demolition of these buildings would therefore be considered to enhance the appearance of the conservation area and Listed Building. The repair of the wall, that forms the Eldon Terrace frontage, to remove the breeze block elements and make good the Bath

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stone sections is also seen to improve the visual appearance of the site. Officers would therefore have no objection to the removal of the garages and the proposed improvements to the existing boundary wall.

- 7.4 The proposed removal of these structures is to facilitate the subdivision of the site and the erection of a new dwelling. Due to the depth of the retained garden area to No 9 Eldon Square (of over 20m) and in the context of the surrounding Listed buildings plots there is no objection in principle to this subdivision of the site, subject to the acceptability of any new built form. Officers also have no objection in principle to a modern appearance subject to high quality design and one that is well related to the character of the Conservation Area.
- 7.5 In relation to the proposed new dwelling the comments of the Councils Heritage consultant have been carefully considered by officers. Although the proposed dwelling is a single storey structure, that would not compete with the scale of surrounding listed buildings, officers consider for the reasons set out below that the design and materials proposed are out of keeping with and harmful to the adjacent listed buildings and character of the conservation area. The structure has an irregular shallow pitched roof clearly visible in the street scene which is not in keeping with the simple geometric form of surrounding dwellings. The limited fenestration and lack of habitable rooms within the front elevation is not considered to be in keeping with the residential character of the historic and newly built dwellings that border the application site. The proposed materials are also not considered to be in keeping with the vernacular of the area and are not considered to be high enough quality to be acceptable within the heritage context of the site. The appearance of the proposed front elevation with sections of horizontal grey terracotta cladding and minimal glazing is considered to be akin to the appearance of the existing garage blocks, which are not considered to be of architectural or historic interest, and detrimental to the Conservation Area. The proposal is considered to fail to provide replacement built forms of a high quality design and therefore cannot be considered to enhance the character and appearance of the conservation area or protect the setting of the listed buildings.
- 7.6 The Design and Access Statement references Tamarisk Gardens, Southampton as prototype for the current application however this site is set in a modern suburban context and appears only to be comparable to the application site in relation to seeking to minimise the impact on adjoining residential dwellings.
- 7.7 In conclusion taking into account consultee comments the proposed new dwelling within the site although lower and subordinate in scale to the adjacent listed buildings is not considered to be acceptable. The positive benefits of the removal of the garages and the repair of the Bath stone elements of the front wall are not considered to outweigh the harm caused by the proposed development. The proposal is therefore considered to result in a detrimental impact on the character and appearance of the conservation area and the setting of the adjacent listed building of No 9 Eldon Square. The development is therefore considered to be contrary to the requirements of the Planning (Listed Building and Conservation Area Act) 1990 and Reading Borough Council's Core Strategy Policies CS7 (Design and the Public Realm) and CS33 (Protection and Enhancement of the Historic Environment).

Residential amenity of existing residents and future occupiers

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- 7.8 SDPD DM4 'Safeguarding Amenity' seeks that development will not cause a significantly detrimental impact to the living environment of existing and new residential properties. DM11 'Development of Private Residential Gardens' also requires that proposals do not cause a significant detrimental impact to the amenity of adjacent and nearby occupants.
- 7.9 Due to the separation distance retained to No 9 Eldon Square there is not considered to be a detrimental impact on the residential amenity of this property, and sufficient usable amenity space is retained to serve the existing residential use of the upper floors. In relation to No 2 Eldon Terrace, this unit would have a side to side relationship with the proposed dwelling, there is a parking court that separates this dwelling from the application site and there are no side facing windows in the flank elevation directly adjacent to the boundary. The proposal is therefore considered to result in an acceptable relationship in terms of overlooking and overbearing with 2 Eldon Terrace. There are windows proposed to serve to habitable rooms in the main eastern elevation, however these are set 9m from the shared boundary with No 11 Eldon Terrace (formed of an existing solid wall) and therefore undue overlooking of the rear garden area of No 11 Eldon Terrace is not considered to occur.
- 7.10 With regard to the Eldon Road properties that border the site, due to the original layout of these plots to the rear facing habitable room windows are sited only 2 meters from the shared boundary; and the sole amenity space for these properties is in the form of patio areas to the rear of the dwellings. The existing boundary is formed of a solid bath stone wall that measured from within the application site by the officer was approximately 150cm high. It is noted the height of the wall has been increased by residents in the form of lattice work, fencing and vegetation however these have are not considered to be permanent structures and retain light and aspect through and around them to the rear of 5-11 Eldon Road.
- 7.11 The western elevation of the proposal is 18.5m long and sited directly adjacent to the rear boundary of 7, 9 and 11 Eldon Road. The proposed elevation is 2.5m high to eaves level which exceeds the height of the existing boundary wall. The proposed roof form has a low pitch (at 20 degrees) but this does result in an angled roof that is staggered in height. The highest point of the ridge is 4.2m and runs for a length of 7m, which covers plot width of No 7 Eldon Road and a section of No 9 Eldon Road.
- 7.12 Policy DM4 seeks that development will not cause a significantly detrimental impact to the living environment of existing (or new residential properties) in terms of access to sunlight and daylight and visual dominance and overbearing of development. Numbers 7, 9 and 11 Eldon Road are mid terrace dwellings with the primary light source from rear facing windows. At ground floor these properties contain sitting rooms and kitchen diners lit by rear facing glazed doors/ windows, with the kitchen diners set less than 2m from the western boundary of the application site. This 2m separation distance forms the sole amenity space for these units and outlook is gained from the east and south.
- 7.13 The applicant has sought to contend that the proposed flank elevation will have no worse impact when compared to the existing boundary wall. However the eaves height of the proposed new dwelling is up to 1m higher than the existing wall and the roof form of the proposed dwelling will also be visible from the existing dwellings. Therefore due to the close proximity, scale and length of the proposed development that extends the entire width of the rear boundaries of Nos 7, 9 and

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11 Eldon Road the proposal would have an overbearing and visually dominant impact and would result in loss of light and aspect to rear facing ground floor habitable rooms and amenity space. The proposal is therefore contrary to Policy DM4 and DM11 and is recommended for refusal.

- 7.14 In relation to No 5 Eldon Road, this dwelling forms an end of terrace property with existing side facing windows which allow the kitchen/diner to be dual aspect and has amenity space to the rear and side. On balance the impact on this dwelling is therefore not considered to warrant a reason for refusal.
- 7.15 In relation to the amenity provided to occupiers of the proposed dwelling undue overlooking or overbearing is not caused by neighbouring dwellings. However due to the constraints of the site the proposed habitable rooms are single aspect and principle light and outlook are gained from patio windows oriented towards the rear amenity space. The size of the amenity space is considered to be acceptable, however the garden area is sited due north and largely under the canopy of the existing large Ash trees with Conservation Area status, considered to be of amenity value and sought to be retained. Due to the proximity of these trees immediately adjacent to the site, and the extent of garden area under the canopy of the trees, this would cause significant shading that reduces light and outlook to the proposed habitable rooms, and limits the area of useable amenity space. The impact of the trees is considered to result in a significantly detrimental impact on the living environment of new residents contrary to Policy DM4, DM10 and DM11 and forms a reason for refusal.

Protected Trees and Ecology

- 7.16 Trees in conservation areas are given protection based on their amenity value, and in relation to the application site the Ash trees directly adjacent to the eastern boundary are the most prominent trees affected by the proposal and is considered to be of amenity value. The retention and protection of these existing trees is a material consideration in relation to the proposed development.
- 7.17 It is noted that the foundations for the existing boundary wall may have deflected some tree root growth to an extent, however tree roots can thrive in damp conditions under many hard surfaced areas. The tree survey submitted with the current application was carried out in 2015 and fails to identify the location of tree roots. Further information in the form of hand dug exploratory trenches to provide a plan and site specific arboricultural impact assessment is required at this time and was sought by officers. Also information would be required specifying the location of soakaways and foul water runs to bathrooms and service trenching, to ensure these does not cause unacceptable root severance. All documents would need to be in accordance with BS:5837 2012 'Trees in relation to Design, Demolition and Construction'.
- 7.18 No further information has been submitted; and without the additional supporting arboricultural information the application fails to demonstrate that the proposed siting and construction of the dwelling will not cause considerable harm to the Ash trees sought to be retained within the Conservation Area. The proposal is therefore considered to be contrary to policy CS33 and CS38.
- 7.19 In addition future pressure for the trees to be removed or cut back following occupation of the proposed dwelling is considered to be a material consideration. This is due to the extent of shading from the trees canopy to the proposed garden

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area resulting in requests for tree pruning works to crown lift the lower branches; that the tree will shed copious amounts of seed, leaves and small scale debris which can be a nuisance for future occupants; and general anxiety can which arise particularly when living in a single storey dwelling directly adjacent to mature trees. The proposal is therefore considered to lead to undue pressure for works to the existing Ash trees which are visually significant trees that contribute to the amenity of the Conservation Area and the proposal is therefore contrary to Policies CS33, CS38 and DM11 and the proposal is basis.

- 7.20 In relation to matters of ecology, a bat survey has been carried out to an appropriate standard and concludes that the risk of bats being affected by the proposals is minimal. As such there are no objections to the application on ecology grounds in accordance with Policy CS36.

Highways and Parking

- 7.21 The application states that the existing garages, car port and hardstanding is used for the applicant's collection of unlicensed vehicles. The Council's Resident's Permit records indicate that no. 9 Eldon Square is included within resident's permit scheme and the property has been issued with parking permits since 2008. Therefore, it is considered that the development of this land will not increase the pressure for on-street parking in the area, as No. 9 Eldon Square already benefits from parking permits and the rules of the scheme restrict the number of permits issued to each household.
- 7.22 The site is located in parking Zone 2 that surrounds the Central Core Area and extends to walking distances of 2 kilometres from the centre of Reading. Typically this zone is well served by public transport. The development would therefore be required to provide a parking provision of 1no. space per 1 or 2 bedroom house or 2no. spaces per 3 or 4 bedroom house. The proposed dwelling is provided with a large permeable paved driveway capable of accommodating in excess of 2 parking spaces. The large breeze block wall adjoining the parking area to 2-6 Eldon Terrace will be replaced by a low wall surmounted by iron railings which will improve visibility for vehicles exiting the site.
- 7.23 Therefore no objection on parking grounds subject to the parking conditions and informative to prevent any future occupants of the new dwelling from obtaining a residents parking permit for the surrounding residential streets where parking is under considerable pressure. This will ensure that the development does not harm the existing amenities of the neighbouring residential properties by adding to the already high level of on street car parking in the area.
- 7.24 A 2 bed or larger house should be provided with 2 secure cycle storage spaces. The plans illustrate the cycle storage located on the driveway at the front of the site. This should be in the form of a covered store. The bin store is conveniently located at the front of the site which will provide easy access for refuse collection. The proposal is therefore considered to accord with Policy CS24.

Other matters

Sustainability

- 7.25 Whilst proposals previously needed to fully demonstrate how developments meet the requirements of policy CS1 in the adopted Core Strategy, policies DM1 and DM2, it should be noted that energy requirements for new developments have been

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recently streamlined by the Government. The application does not constitute a major development and these matters can be controlled by condition; as such the development is not considered to have an adverse effect on the environment and will take account of the effects of climate change.

Affordable Housing

- 6.26 Based on an average of two valuations for the future value of the building for residential use, the financial contribution (in line with the SPD formula) equates to £21,666. The applicant has agreed in principle to make a policy compliant financial contribution towards affordable housing elsewhere in the borough. This could be secured via s106 Legal Agreement but no agreement has been formalised with the applicant at this time.
- 6.27 It is considered that this obligation would comply with the National Planning Policy Framework and Community Infrastructure Levy (CIL) in that it would be: i) necessary to make the development acceptable in planning terms, ii) directly related to the development and iii) fairly and reasonably related in scale and kind to the development.

Community Infrastructure Levy (CIL)

- 6.28 The applicant duly completed a CIL liability form as part of the submission of this application and has specified that the development will be a 'Self Build Project', the proposal is therefore not CIL liable. The developer has also declared the required supporting documentation as set out in 'Self Build Exemption Claim Form Part 2' will be submitted within 6 months of completion of the property and that they understand failure to do this will result in CIL becoming payable.

Equality

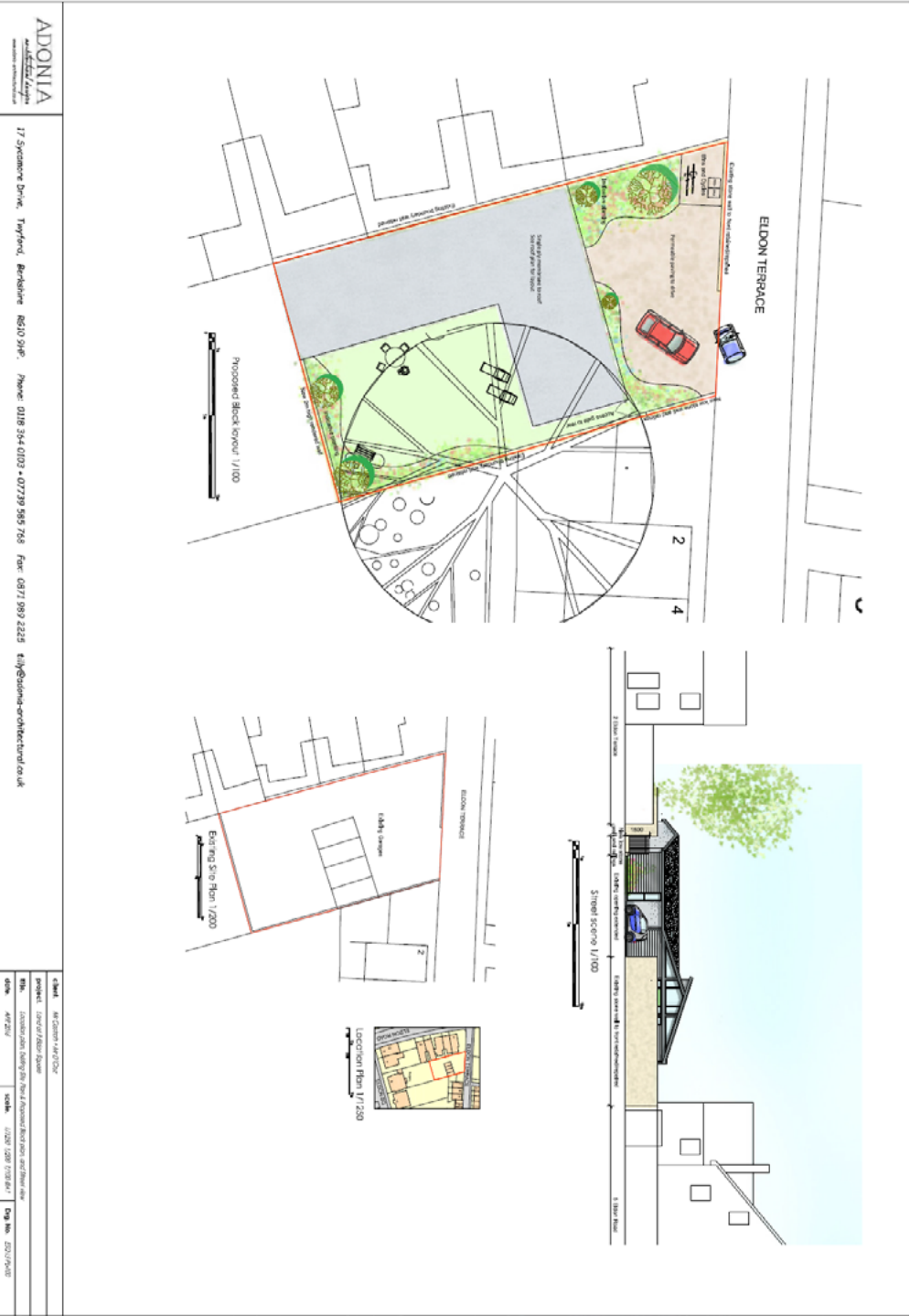
- 7.29 In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sexual orientation. There is no indication or evidence (including from consultation on the current application) that the protected groups have or will have different needs, experiences, issues and priorities in relation to this particular planning application.
- 7.30 In terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

8 CONCLUSION

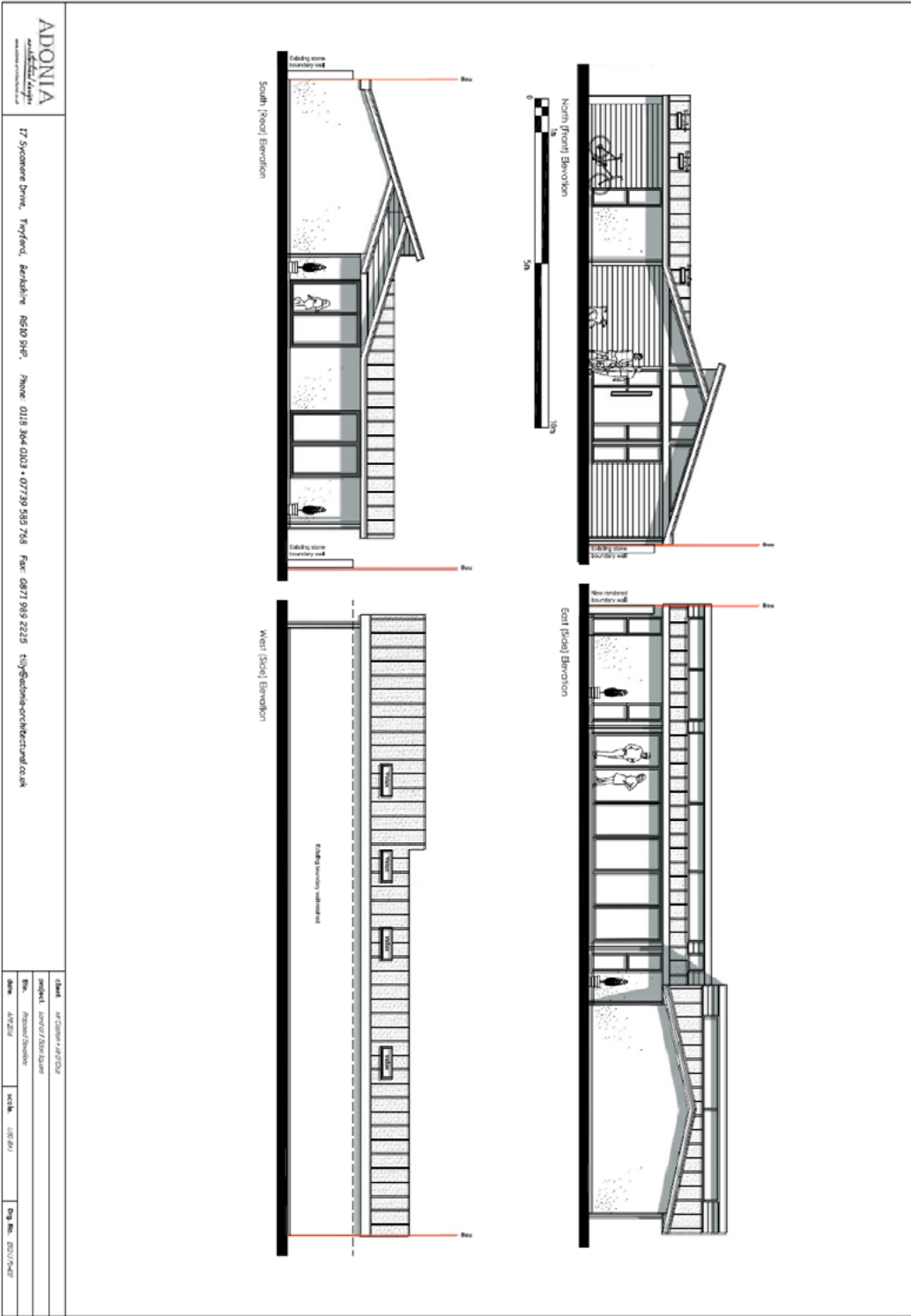
- 8.1 In conclusion the demolition of the existing garages within the application site and improvements to the existing bath stone wall are considered to be heritage benefits of the proposal; however these benefits are not considered to outweigh the harmful impact of the proposed new development as set out above. The proposal is therefore recommend for refusal.

Case Officer: Susanna Bedford

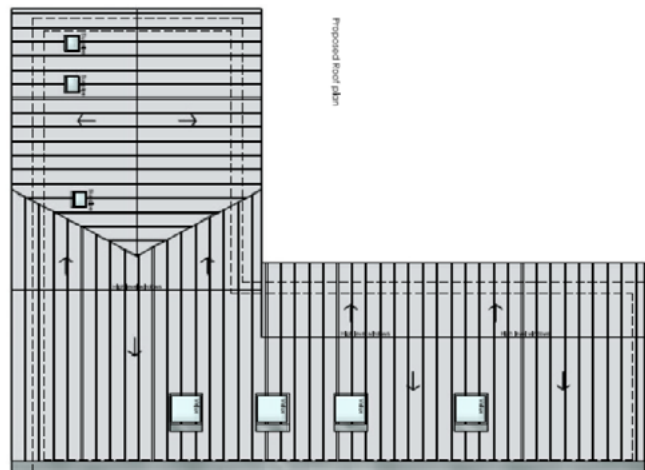
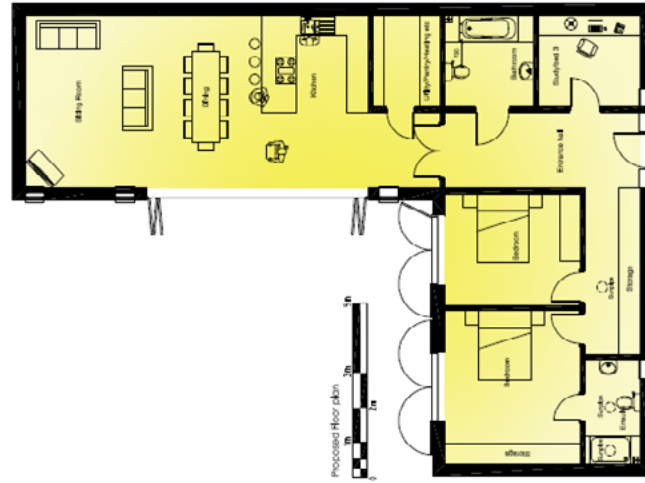
APPENDIX A:



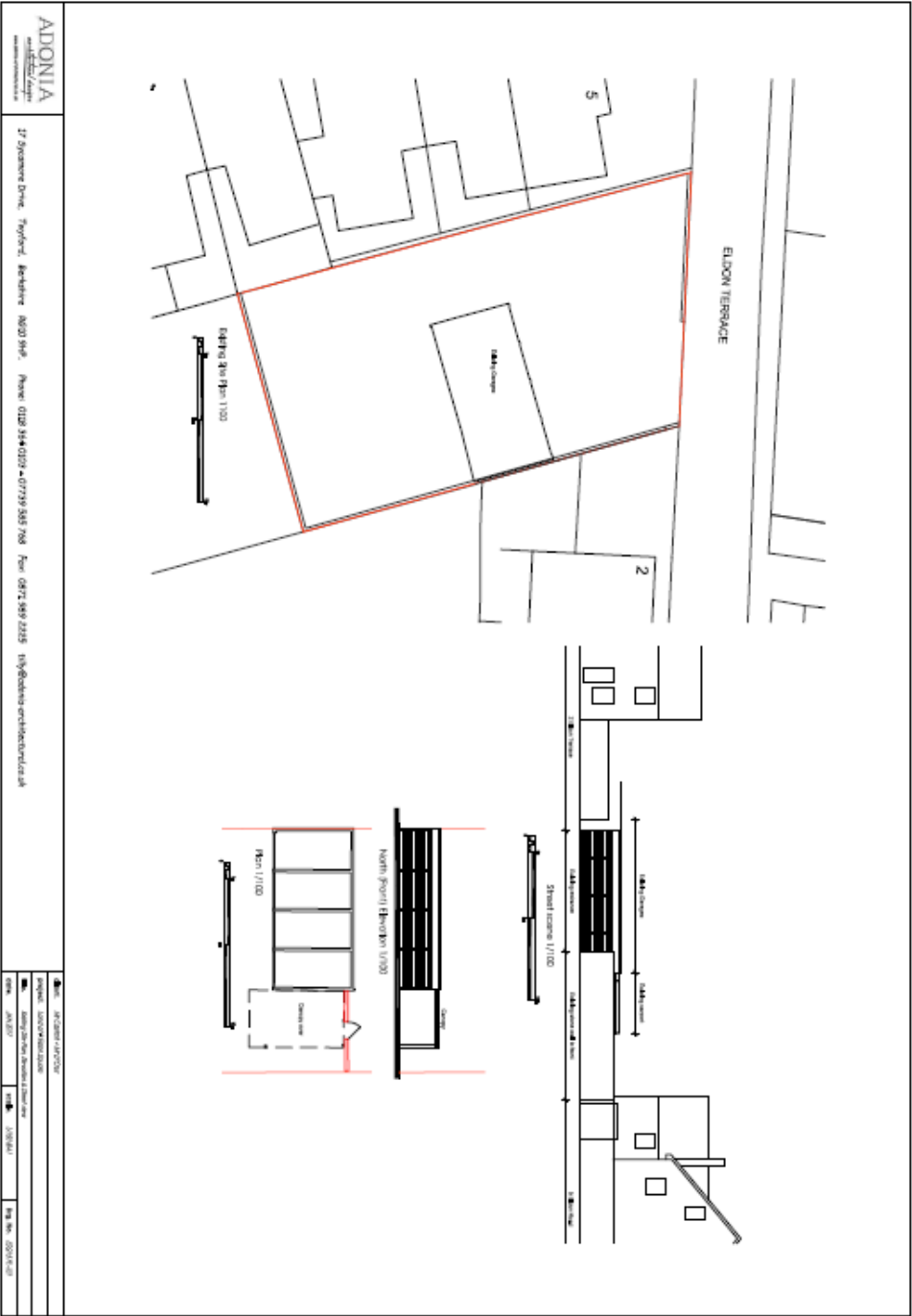
APPENDIX A:



APPENDIX A:



APPENDIX A:



APPENDIX B:

Re: Planning Application Number 162344 and Listed Building Application 162343 for 9 Eldon Square - Demolition of garages and erection of bungalow on Grade II listed site

Comment type: Objection

Attention: Susanna Bedford- Planning Officer

24 February, 2017

Dear Ms. Bedford,

The Conservation Area Advisory Committee would like to register an objection to the Planning Application Number 162344 and 162343 Listed Building Application in regards to the current 9 Eldon Square proposed development.

We will detail this decision by reporting on an informal survey conducted, our observations, the need for solid design guidance, and finally in comparing this to two similar developments and the policy cited in their refusal.

INFORMAL SURVEY and GENERAL OBSERVATION:

This application has received a good bit of press in the social and regular media outlets. It has also received the understandable objections of many near- by residents (most stridently registered from along Eldon Road) along with objections from people that simply enjoy the Eldon Square Conservation Area. In short, it appears that the neighbours, residents and people that use the area have some issue with the proposal.

In light of this the CAAC undertook a few hours to get out briefly to the site to engage with appx.10 local passers-by in their opinion of the new development. (Residents along Eldon Road were not engaged with in this survey, feeling that they had sufficiently submitted their concerns.) No one in this informal survey was averse to the height/scale of the proposal, although a few perceived the layout on the property itself to be "odd" and averse to the houses along Eldon Road. Those interviewed also were comfortable perhaps with the "idea" of a modern design, although no one could specify what that would "idea" would be and likewise none, when shown the front elevation, cited that as being "the ideal answer". Whilst their responses indicated openness to the idea, we did get frequent initial "wow!" raised eyebrow. All were quite happy with the restoration of the Bath stone wall and felt that was perhaps the biggest positive of the development- along with a cleaned-up site.

The most negative responses were several comments that the materials seemed alien and perhaps not in fitting with the area. It was suggested perhaps that more familiar materials ("red brick, slate, Bath stone" suggested) were part of a way to make it "fit" best into the area.

Additionally, in coming to our determination on the current proposal, we examined this site visually observing its immediate surroundings. This is something we feel the developer and RBC Pre-App advising should have done more thoroughly in the implementation of a Design Guidance exercise. A study, we feel if properly applied, would have led the developer to a different proposal.

We also measured the development against policy, which you will find noted particularly in our examinations of two conservation area back garden developments (at 52 Russell Street and at 23 Eldon Square) that had been denied in the past largely for reasons of design and footprint.

It is also our serious concern that this application with the entire west wall and roof of the proposed structure a mere 2 metres from the back buildings of the properties along Eldon Road shows an unduly cramped layout with respect to those properties. The layout of the proposed structure does seem to be a slap in the face of those houses - despite advising that states that these residents were "consulted".

By so dominating the back gardens along Eldon Road, the development fails to provide a design which is subservient to the curtilage of the properties along Eldon Road and fails sec 11.9,11.10

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and 11.11 of CS33 (Protection and Enhancement of the Historic Environment) of the Reading Borough Local Development Framework Core Strategy.

Sadly, this application has gone through the pre-app process, but it is the CAAC's position that parts of that advising were not entirely suitable. It is unfortunate in this case, that we have at a situation where in we feel the LPA is going to have to admit that not all this advising was appropriate for the site. Proper pre-app advising should have advised a build that would protect and enhance the conservation area. Clearly there are numerous local residents of the conservation area that feel as if this goal has not been achieved. Fault where it needs to fall, but the approval of a development that does protect and enhance the CA is the charge of the LPA to deliver upon at the end result.

To summarise our issues for our opinion, lie primarily with:

- a.) The use of the space in the layout of the proposed build and its alignment to the street and to its neighbouring conservation area properties.
- b.) The use of modern materials to execute the building, when we feel these materials are not advised.
- c.) The rather alien-like appearance of a modern bungalow design on a street made up historically and entirely of low lying stable/mews structures and small terraces of 2up/2 down cottages.

Despite what we see possibly as its most egregious error with the proposed building butted up against the back gardens of the terrace of noted buildings along Eldon Road in the conservation area, **the CAAC is not taking a view that a building cannot or should not go up on the site, but the proposed footprint layout and design is not, we feel, the correct answer.**

In turning to the D&AS point 3.05 for the 9 Eldon Square development this is stated:

The new building will be a subordinate structure separated from the principal listed building and will be visually decoupled from it. The setting of the rear of the listed building will be improved by the demolition of the existing range of unsympathetic utilitarian buildings and their replacement by a building of outstanding modern design which pays special regard to the desirability of preserving the setting of the listed building and boundary features of historic interest.

Sadly, we find holes in this entire statement:

- Firstly, decoupling a portion of the curtilage of the listed building, either visually or by later selling a portion on, is not preserving or enhancing the conservation area nor the listed building. It is cutting a portion in half, but it is not protecting the original curtilage.
- Then once "decoupled," the placement of modern design whilst perhaps superior to rundown garages in the CA, is not robustly verified.
- Finally, it is entirely impossible to find on what level a *borrowed* design from Tamarisk Gardens in Southampton is contributing to or paying "special regard to the desirability of preserving the setting of the listed building" except by the commendable preservation and restoration of the Bath stone wall to the rear of the property. Although it is advised that the design underwent additional "tweaking" to it is virtually impossible to find any other single way this is borrowed design is "paying special regard".
D&AS 1.09 Therefore the design before you is based on the Tamarisk Gardens design which our architect has further adapted and improved to enhance the listed building and conservation area setting of the site.

DESIGN GUIDANCE:

It is the opinion of the CAAC that to "pay special regard" within a Conservation Area, a "Design Guidance" study of the area and the street which would advise best what types of structures

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might be best suited should have been undertaken. This should have been answered better with the Heritage Statement which would have advised the Design and Access Statement, but we see little evidence of such an exercise being undertaken.

A properly thought out Design Guidance would have likely advised:

- a.) the importance of the back gardens to the houses along Eldon Road,
- b.) the appearance of the buildings on Eldon Terrace and the historically typical or common structures of that street.

Except for the brief stand of terraced housing on the north side reflected sympathetically in the new-build terraced houses at 2-6 Eldon Terrace, the remainder of the south side of Eldon Terrace is a string of left- over garages and mews like/former low lying stable structures for the grander villas of Eldon Square. Observing that presents an advised and decided clue as to the massing, materials and type of structure that were the original units along this street and advises us how to proceed today if the goal is to protect and enhance the Conservation Area reasonably.



(typical older/possibly original stable/mews-like garage structure along Eldon Terrace)

In observing what is already and has traditionally been on the site, this knowledge should have advised the developer that, modern or not, referencing a similar idea of a low height stables/mews structure would be perhaps a suitable alternative.

The other option would be to refer to the next- door two story terraced properties, but given the size of the site, and the even greater possible amount of light blocking that would be given to the neighbours of Eldon Road, this does not seem to be the answer unless an entire reworking of the site, siting such a house along the eastern wall directly would bear the answer. This may be worth exploring.

Massing and orientation: The garages/stable –sized Eldon Terrace buildings along with the sites existing units, advise a low single story structure. The developer has stuck to this, by and large, although the wall separating the property from the Eldon Road properties and the backing up of the long run of the proposed house with a blank roofline for these neighbours is not optimal and shows egregious use of the layout of the site.

This butting up against these back gardens is also possibly detrimental to the resale value on those properties in the future. It would surely also challenge the current “openness of that area” (a concern cited below in the 52 Russell Street refusal), by massing a larger more permanent structure than what is currently there against the only bit of green the properties along Eldon Road enjoy. The height of the wall abutting the Eldon Road properties will entirely shade the “sliver” back gardens of these properties. Having no “front garden” to speak of, this would cause significant detriment to any green space these properties enjoy.

The buildings along Eldon Road are significant contributors to the protected appearance of the Conservation Area and they must be valued. To de- value them with a high permanent back wall and harsh roofline, puts these buildings at risk in the future by making a string of buildings within the conservation area that would be likely less desirable than others in the Eldon Square Conservation Area in the future and would have a long-term negative effect on the conservation area as a whole.

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It is the CAAC's opinion, that a second examination of the site's potential area for a building be examined. Whilst the site is small, there is indeed room for a building, if well situated and the east wall towards the parking area of 2-6 Eldon Terrace should be looked at more critically as a potential side wall for the property, thus allowing distance from the backs of the properties at Eldon Road.

Materials: Eldon Terrace also advises traditional simple materials of red brick, slate roofs, flint rock walls and the occasional bit of Bath stone (seen obviously along the original wall of the proposed site.) It is indeed how this street "reads" in terms of materials that would best set in with the area.

It is therefore why we find the statement in the D&AS (sec. 1.10) regarding materials to be one we cannot concur with. The LPA commended the use of *"grey horizontal terracotta tiling with a mixed texture which together with graphite window frames and the remainder in white render would appear clean and contemporary."* It was considered by Mr. Amery before he left the Council, that the combination of the low elevation design and the materials were fine:
"He considered that the proposal before you would have very little additional visual impact on the character and appearance of the existing frontage and thus preserve and enhance the character of the Conservation Area." Sec. 1.09, D&AS)

It was noted in our informal survey that restoration of the Bath stone wall would be highly desirable to which we concur:
The site frontage will undoubtedly benefit from the restoration of the Bath Stone boundary wall to the road frontage, the removal of the ugly modern breeze blocks..... D&AS 1.11)

Mews style/stable- styling properties: As was ultimately the answer at 52 Russell Street (see following), it does seem that this sort of styling prevalent on the street could perhaps be the best suited to preserve the historic legibility of the street and many modern designs can easily draw subtly from such detailing.

Eldon Terrace's history as a street of such "mews/stable" structures at the back of the grander villas of Eldon Square is part of the history of the conservation area and Eldon Terrace needs to remain "readable" as such. It is that factor that is the most essential to "protect" and or "enhance" for the conservation area.

It is true that sometimes modern contemporary design can work quite successfully in CAs, but when this is successful, it is almost always a bold or even outrageous design, unique of its own statement that oddly enough fits into an historical setting, and can be appreciated in and of itself- and on its own merit. This is not to say that this house design is without merit- but its attractive, "traditional contemporary" look which whilst beautifully suited for a suburban housing area, fails to be brave, bold or unique here and sticks out more because, as we are familiar with the styling, that it would always appear as a modern suburban house "picked up and plonked down" in the midst of a conservation area noted for its Georgian Bath stone villas.

REVIEW OF FORMERLY REJECTED BACK GARDEN DEVELOPMENTS highlighting where proposals failed to meet policy requirements in the past: Two cases of developments in back gardens of listed buildings in Reading that were turned down- at least initially -for reasons relevant to this case over recent years:

52 Russell Street in the Russell Street/ Castle Hill Conservation Area: Whilst a distance away, this application mirrors 9 Eldon Square very closely in it having been a back garden development for a listed Bath stone villa (50 Russell Street) designed by the same architects that built the villas of Eldon Square. It took the developer three times before they "got it right" with a design for the property. In the end, what was approved was a semi- modern mews-like development advised from a Design Guidance review, with cues taken from the traditional mews-like structures common at the back of these types of villas.

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We refer to the recommendation for refusal of Committee Report of 25 April ,2012 for applications 12/00497/CON and 12/00499/FUL.

a.) *The development was initially turned down for appearing "unduly cramped" within the given area. Similarly, this application at 9 Eldon Square is "cramped," as discussed earlier, a serious concern, and one with large implications of detriment to the conservation area with its effect on the houses of Eldon Road. As sited with 52 Russell, this cramped situation, fails (the current) sec 11.9,11.10 and 11.11 of CS33 -Reading Borough Local Development Framework Core Strategy.*

b.) At the time what was in accordance with Saved Policy CUD7 (New Development in Conservation Areas), which now relates to the same goals as CS 33, the development at 52 Russell Street was found that it should "be developed to preserve or enhance the character and appearance of the conservation area". They drew on the CUD7 which translates into CS 33 sec.11.10 today which states:

"As such, new development in Conservation Areas will be expected to make a contribution to the area by respecting and enhancing its architectural and visual qualities, and achieving a high standard of design. The Council will therefore have regard to both the quality of the townscape and the quality and interest of the area, rather than solely that of the individual building."

In the case of the design proposal put forward first at 52 Russell Street, it was turned down partially based on the fact that "the highest design was not put forward" and this seems relevant here. In their decision, they alluded to a building that was not respectful of the historical Georgians that it was near.

The proposed building at 9 Eldon Square seems very much an "individual building" – commendable in its design in certain settings – but seemingly out-of-place here. Indeed, the concept was borrowed from a building in Tamarisk Garden in Southampton, and despite statements in the D&AS to the contrary- it seems to have been re—worked with little regard for the fact that it indeed might look like an alien in the setting of the near-by Georgians.

c.) Additionally, this refusal drew on the advising of the NPPF para 58 and stated:
*"Paragraph 58 of the NPPF includes six general guiding principles for development and advises that developments should add to the overall quality of the area; **establish a strong sense of place**; optimise the potential of the site to accommodate development, **respond to local character and history**; create safe and accessible environments; and are **visually attractive**."*

We suggest the proposal at 9 Eldon Square fails this particularly as follows:

-*"The strong sense of place"* that it would create is one that will be seemingly alien to the Conservation Area and one of its own creation, indeed bearing no real "fit in" factor with the rest of the area, save the restored Bath stone wall.

-It's best *"response to local character and history"* seems to lie largely with the preservation of the Bath stone wall, and the height scale of the build.

-It's *"visual attractiveness"* is indeed in the eye of the beholder, and is always the most difficult to ascertain. Many places can be attractive in the right location (as this house would be in an area with similar surrounding it.) However, in this instance, we need to recall that what defines the Eldon Square Conservation Area is its sense of large (mostly Georgian) Bath stone properties that few would describe as anything other than beautiful or visually appealing. It is those properties that set the tone of the conservation area and define its standard for "local attractiveness and beauty" in the area. It is that standard that should advise this development in theory. In noting this, one comes to understand the initial reaction to its rather "out of place" appearance. If beauty is defined by the setting of this conservation area, then is it necessarily advising a modern contemporary suburban house.

23 Eldon Square:

APPENDIX B:

This proposed development which would have backed on to Eldon Terrace was turned down in 2008, citing the proposal's potential to negatively impact on the character and appearance of the area. Whilst there were many similarities to 52 Russell in its refusal we can learn a few other points as from the Delegated Application Report to application number 08/01316/FUL- which was the refusal of application.

In particular, there were the following issues which are entirely relevant to the application at 9 Eldon Square:

- a.) At 23 Eldon Square, the manner in which the developer was attempting to "squeeze in" a building along the Terrace caused the LPA to feel that the area would seem "cramped" along the streetscape. (as at 52 Russell)
- b.) The severing of a large listed building villa's curtilage along Eldon Square was of concern, as here, where the D&AS discusses how the area would be "de- coupled "from its associated villa at 9 Eldon Square.
- c.) The reasons given for the refusal at 23 Eldon Square were concerns as to how that development would affect the overall character of Eldon Terrace and the way in which the proposed building was aligned with other existing structures along the street. They noted the alignment to be at odds with the overall character, orientation and make-up of the street. The same must be said with this development at 9 Eldon Square, aligned so within the site that it is unlike the alignment of any other structures along the street and smack against the back gardens of Eldon Road. It was stated: *"The proposal would interrupt the grain and pattern of development along the southern side of Eldon Terrace to the detriment of the character of the Eldon Square Conservation Area."*
- d.) Whilst not having an issue with the modern design of the site at 23 Eldon Square, it was noted that it would "be extremely difficult to design a building that would not compete or jar with" the buildings on Eldon Terrace or Eldon Square.
- e.) They also noted a roofline that would appear "rather bulky" – a situation of very real concern to the houses along Eldon Road.

In conclusion, in comparing the issues with these two sites with the current proposal, we see too many correlations to see how this current proposal can be allowed. Finally, seeking proper Design Guidance from the street- it is still possible to rise above "pastiche-ism" whilst utilising those cues, and arrive at something that meets the basic "story" or readability of the area/street in its historic context. In this case, by taking heed of what the street itself can give us a hint of we heartily encourage the use of these four dominant clues that should have better advised the design of the building:

- 1.) low profile massing- stables/mews of 1 to 1.5 stories – (achieved but in a poor footprint)
- 2.) traditional materials- red brick, traditional slate, Bath stone, flint
- 3.) the orientation and footprints of the fronts of these properties to the road
- 4.) stable/mews like doors, windows and opening ideas- double doors- arched windows, etc.

In heeding these advised elements from Eldon Terrace to create a building that is respectful and fits in with the history of the conservation area, we can best "preserve and enhance" the "readability" of the area's history for the future.

We therefore urge a re- design of the site utilising a more respectful footprint and paying better attention to the material and design cues we feel are advised from the setting of Eldon Terrace.

Respectfully submitted,

Karen Rowland

Chair

Reading Conservation Area Advisory Committee (CAAC)

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APPENDIX C:

Ref: 21002.9.1_21.05.25

25th May 2021

Pre-Application Consultation Invitation: Proposed new dwelling at the rear of 9 Eldon Square

Dear Neighbour,

We are writing to invite your comments in relation to the development proposal for a new three-bedroom family dwelling at the rear of 9 Eldon Square, Reading, RG1 4DP which would replace the existing garage buildings and car parking area.

Your comments will be considered to inform full planning and listed building consent applications seeking approval for the proposed dwelling located within the Eldon Square Conservation Area and curtilage of the grade II listed 9 Eldon Square (also known as Pembroke House).

The described and attached development proposal follows on from an unsuccessful planning application in 2017 (Reading Borough Council reference 162343).



Proposed Eldon Terrace street view sketch

APPENDIX C:

Previous Planning Application Development Proposals



Previous application proposed site plan (above) and street elevation (below)



APPENDIX C:

Previous Planning Application Development Proposals

The following significant comments and objections were raised against the previous unsuccessful planning application (illustrated on previous page):

Significant Public Comments

- Objections to height of proposed boundary wall
- Objection to division of no. 9's plot via a hard boundary
- Objections to proposed dwelling's long western elevation in close proximity to the western boundary

Significant Conservation Area Advisory Committee Comments

- Satisfied with the principle of a new dwelling development on the site
- Objection to the inappropriate proposed site layout
- Objection to the proposed external materials and the inappropriate design / building form proposed which are 'alien' to the Conservation Area context
- Suggestion to site the new dwelling along the eastern boundary
- A revised scheme should use a materials palette congruous with the conservation area
- A revised scheme should explore using a 1 - 1.5 storey massing which references stable / coach house / mews style building massing and fenestration
- A revised scheme should avoid 'pastiche-ism' and propose a building addressing the street in a positive manner to create an enhancement to the Conservation Area.

Significant Planning Officer Comments

- Design and appearance would be harmful to the setting of the listed building at 9 Eldon Square and the wider Conservation Area
- Siting and scale of building massing adjacent to the western boundary would have a detrimental impact on the living environment of 7, 9 and 11 Eldon Road
- Concerns on the relationship between the proposed dwelling and the mature Ash trees located in the rear garden of no. 11 Eldon Square

APPENDIX C:

Principles Underlying the Revised Development Proposals

Principles for Revised Scheme

The proposed scheme has been developed to address the matters listed above in the following ways:

- Propose a new dwelling which enhances the appearance of the Conservation Area and street scene using materials which are inherent to the area
- Propose a built form which references coach house / stable building types in a contemporary way
- Site the dwelling with appropriate separation away from the neighbouring dwellings on Eldon Road in order to suitably protect amenity
- Ensure the proposed dwelling considers the proximity to the Ash tree on the adjacent site to the rear of no. 11 Eldon Square
- Existing east and west boundary walls are proposed to have their height unaltered
- A shared rear garden amenity space is proposed between in order for the extent of the 9 Eldon Square curtilage to continue to be recognisable.

Existing / Forthcoming Development on Eldon Terrace

It is important to consider the proposals for the new dwelling in relation to the existing approved development involving the construction of 3no. new dwelling flats and 3no. new dwelling houses as a terrace extending from the western end of no. 6 Eldon Terrace.



Planning approved street elevation ref: PP-08829390

These new dwellings have been designed with a simple appearance using high quality materials and contemporary detailing whilst referencing the terraced housing built forms found within the Conservation Area. The dwellings are to be finished externally with ashlar natural stonework external walls, natural slate roofs and slim aluminium framed windows, all creating an elegant and high quality appearance which will enhance the street scene.

The residential development is due to commence on site this year following the completed demolition works. The scheme will positively transform the Eldon Terrace street scene, replacing what was previously low quality garage buildings and one dwelling. There is scope presented to further enhance the street scene in the Conservation Area presented by the opportunity to replace the poor quality garage buildings and dilapidated street boundary wall at the rear of no.9 Eldon Square.

APPENDIX C:

Principles Underlying the Revised Development Proposals

Existing Site Context

The existing site at the rear of 9 Eldon Square is occupied by low quality garage buildings, carport structure and hard-landscaped parking area.

The boundary treatment fronting Eldon Terrace also has a visually detrimental impact on the appearance of the Conservation Area in this location. Having been significantly damaged by vehicle impacts historically, the wall has a ramshackle appearance with concrete blockwork patched repairs and many steel wall tie pattress plates installed to support the remaining original stonework portion from collapse.



Existing Eldon Terrace street views



Existing rear of 9 Eldon Square site and garages

To the west of the site, lie the unusually short depth gardens serving the neighbouring dwellings on Eldon Road.

To the east of the site are the car parking spaces associated with the 3no. dwellings at nos. 2-6 Eldon Terrace.

APPENDIX C:

Principles Underlying the Revised Development Proposals

Proposed Layout & Massing

A layout is proposed to locate the new dwelling largely along the western boundary within a 1.5 storey building volume with pitched roofs and gables addressing Eldon Terrace to the north and the rear garden to the south. A single-storey element projects to the west with a part-pitched, internally vaulted roof forming an 'L' shaped footprint defining a parking courtyard fronting onto Eldon Terrace.



Proposed site plan

The new dwelling is proposed with a footprint that provides suitable separation from the rear of the dwellings at nos. 5, 7 and 9 Eldon Road. A 5 metre horizontal offset is proposed between the western site boundary and the proposed single storey element of the dwelling. There is over 11 metres proposed as an offset distance between the rear gable wall of nos. 5 and 7 Eldon Road and the flank wall of the first floor portion of the new dwelling within the 1.5 storey volume situated along the eastern boundary. There are no windows at eye level proposed along this side (west) elevation facing towards the rear of nos. 5 and 7 Eldon Road in order to protect privacy.

The ground floor accommodates a lounge / dining room within the single storey western projection, and hall, study/bedroom 3, kitchen, WC and stair located within the ground floor of the 1.5 storey portion. The first floor accommodation proposes 2no. bedrooms with windows on the gabled elevations facing north and south, along with stair, landing and bathrooms, naturally lit via roof lights.

APPENDIX C:

Principles Underlying the Revised Development Proposals

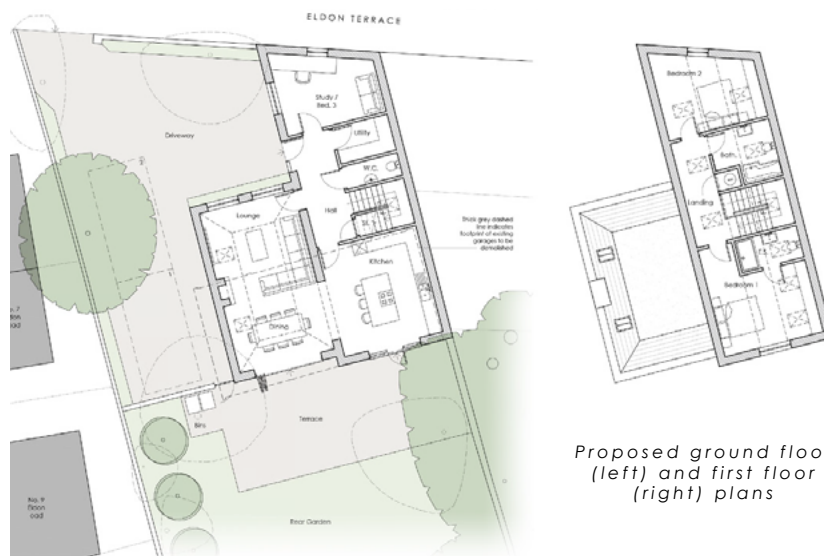
Proposed Appearance

The new dwelling is proposed on a site which is able to bring better legibility to the street scene by knitting together the emerging new residential terrace to the west with the existing townhouses along Eldon Road.



Proposed Eldon Terrace street elevation

The site is currently disconnected from these neighbouring buildings determining that a typical mews style row house reference is not appropriate. Instead, a new dwelling is proposed referencing the form of a detached coach house building with large ground floor structural door and window openings around a courtyard and some first floor accommodation partially within the roof volume.



Proposed ground floor (left) and first floor (right) plans

The dwelling is to be finished externally with materials found in the Conservation Area and detailed in an appropriate contemporary manner. A replacement 1-metre high street boundary wall is proposed to be constructed in natural ashlar limestone to match the town houses on Eldon Square and the new dwellings to the east of nos. 2-6 Eldon Terrace. The boundary wall then becomes a stone plinth to the north and east elevations of the building. Natural stone window surrounds, corner and coping details to parapets are also proposed as features to the red facing brickwork laid using an english bond employed for the external walls finish. Natural slates are proposed to the pitched roofs and aluminium slim-framed windows and glazed doors are proposed providing a high quality appearance similar to the 6no. new dwellings being constructed further along the street.

APPENDIX C:

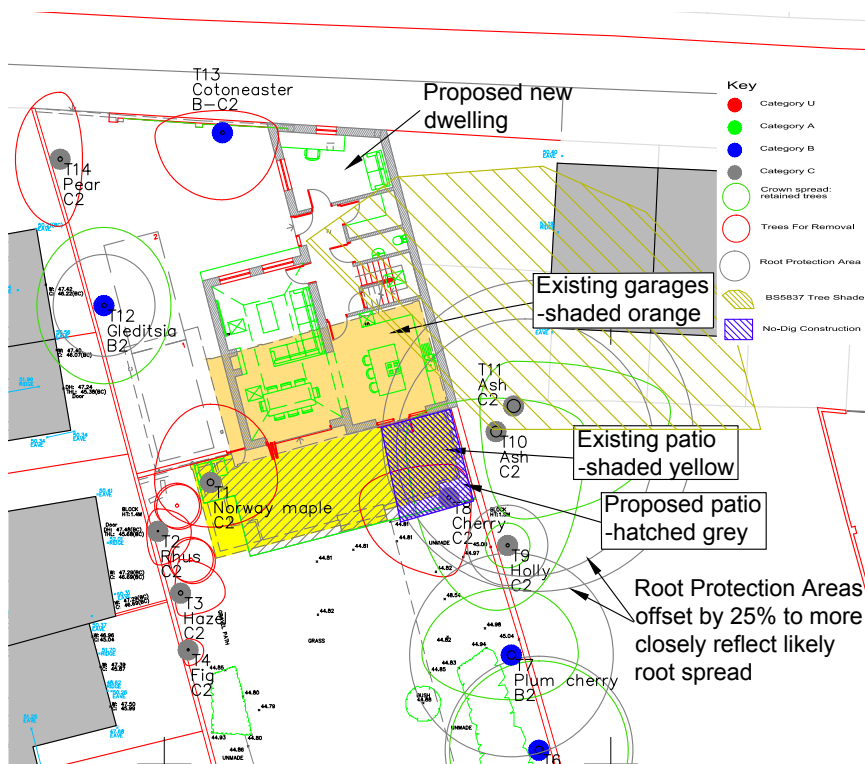
Principles Underlying the Revised Development Proposals

Relationship to Ash Trees Adjacent

There had been concerns about the relationship between the proposed new dwelling and the Ash trees located at the rear of no. 11 Eldon Square during the previous planning application.

Since the previous application tree works were granted permission and carried out in 2019 to fell one Ash tree and reduce the remaining two Ash trees by 70% (Reading Borough Council tree works notice ref: 190058/TCA).

The tree works has determined that there is no longer the same challenging relationship between the existing trees and the proposed new dwelling. An arboricultural consultant has been appointed who will be working with the local authority natural environment officer to ensure that the scheme does not cause harm to the existing Ash trees.



Proposed tree protection plan

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APPENDIX C:

Conclusion Summary



Proposed Eldon Terrace street view sketch

The construction of a new dwelling presents the opportunity to rationalise this disjointed portion of the street by using attractive and appropriate materials and built form which mediates the transition between the range of buildings adjacent.

The scheme proposes that a significant visual enhancement to this part of the Conservation Area can be achieved, whilst respecting the amenity of the neighbouring dwellings.

Consultation Comments

In order for your comments to be considered and inform the planning application proposals to Reading Borough Council, please send all feedback to email address: christopher@weston-co.com by Friday 18th June 2021.

We look forward to receiving your comments.

Yours faithfully,

Christopher Weston RIBA
Weston & Co Architects Ltd, Watlington House, Watlington Street, Reading, RG1 4RJ

For and on behalf of:
Dr Gerard D'Cruz, Pembroke House, 9 Eldon Square, Reading, RG1 4DT

APPENDIX D:

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1113468**

Date first listed: **14-Dec-1978**

Statutory Address 1: **9, ELDON SQUARE**

Location

Statutory Address: **9, ELDON SQUARE**

The building or site itself may lie within the boundary of more than one authority.

District: **Reading (Unitary Authority)**

Parish: **Non Civil Parish**

National Grid Reference: **SU 72498 73117**

Details

ELDON SQUARE 1. 5128 No 9 SU 7273 7/469 II GV 2. Circa 1840 detached. Italianate. 2 storey wings flanking 3 storey centre. Basement. Bath stone ashlar, ground floor channelled. 1st floor cill string to wings and modillion cornice with blocking course; centre plain cornice with high parapet. 3 bays glazing bar sashes, 1st floor centre with shallow relief plain pediment. Outer ground floor windows tripartite with stone mullions, and bracketed pediment in slight recess. Central doorway flanked by pilasters and projecting gabled porch with arched entrance. Left hand return has pedimented break as does the right (but latter only 4 foot from side wall of No 11). End piers to front garden, similar to others in the area. Hidden slate roof with ashlar chimneys, (moulded capping).

Listing NGR: SU7249873117

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **38914**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.