

DELEGATED APPLICATION REPORT

Target Date: 11/02/22

Application No: 212041/FUL

Address: 1 Station Road

Proposal: Erection of dormer window to front roof slope

Case Officer: Tom Hughes

Site Description and Surrounding Area

The application site comprises a town centre Local Listed Building, located at the junction of Station Road and Friar Street. The building has undergone significant alteration over its history. Dormer windows located to the forward roof slopes are a feature of the building.

Proposal

The proposal is for the erection of an additional dormer window to the front roof slope. The proposed dormer would be of the same style and design as the existing dormers, with matching materials and alignment.

Plans Considered

The agent supplied the following, received 17/12/21:

Planning, Design & Access Statement ref: TPB-483c-ST4

Drawing No: GA.1200 - Site Location and Block Plan

Drawing No: PL.1322 - Existing Second and Third Floor Plans

Drawing No: PL.1510 - Existing Elevations

Drawing No: PL.1350 - Proposed Third Floor and Roof Plans

Drawing No: PL.1520 - Proposed Elevations (as approved)

Drawing No: PL.1550 - Proposed Elevations

Relevant Planning History

180139/OPA - Change of use of first, second and third floors from Class B1(a) to Class C3 to comprise 11 dwellings - Prior Approval Given 21/03/18

182109/OPA - Change of use of first, second and third floors from Class B1(a) to Class C3 to comprise 15 dwellings - Prior Approval Given 28/01/19

191446/OPA - Change of use of first, second and third floors from Class B1(a) to Class C3 to comprise 12 dwellings - Prior Approval Given 31/10/19

191588/FUL - Erection of second and third floor rear extension to create three additional dwellings - Permitted 22/04/21

191589/FUL - Installation of additional windows to rear elevation and erection of dormer window to front roof slope - Permitted 22/04/21

200343/FUL - Change of use of ground floor from Class A2 to Class A3/A5 use and associated works - Permitted 25/05/20

200824/APC - Discharge of condition 4 of planning permission 200863/FUL - Discharged 20/05/21

200827/APC - Discharge of conditions 3, 4 and 5 of planning permission 200343/FUL - Discharged 08/09/20

200844/VAR - Change of use of ground floor from Class A2 to Class A3/A5 use and associated works, without complying with condition 2 of planning permission 200343/FUL, to amend size of louvre - Permitted 21/09/20

200845/FUL - Change of use of ground floor and part of lower ground floor from Class A2 to Class A3/A5 use and associated works - Permitted 21/09/20

200846/APC - Discharge of conditions 6 and 7 of planning permission 200343/FUL - Discharged 08/09/20

200863/OPA - Change of use of second and third floors from Class B1(a) to Class C3 to comprise 7 flats - Prior Approval Given 17/08/20

200889/FUL - Alterations to shop front - Permitted 14/10/20

201175/FUL - Change of use of first floor from office to 4no flats - Permitted 13/04/21

210705/APC - Discharge of conditions 3, 4, 5 and 8 of planning permission 201175/FUL - Discharged 13/09/21

210706/APC - Discharge of condition 6 of planning permission 201175/FUL - Discharged 28/06/21

211523/APC - Discharge of conditions 3, 4, 5, 6 and 8 of planning permission 191588/FUL - Discharged 13/01/22

211637/FUL - Addition of PV panels to roof - Permitted 07/01/22

Consultation Responses

Neighbouring owners and occupiers at 3 Station Road; and 20 and 23 Friar Street were consulted by letter. A site notices was displayed. No letters of representation were received.

Equality Act 2010

In determining this application, the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

Relevant Planning Policy and Guidance

The following local and national planning policy and guidance is relevant to this application:

National Planning Policy Framework

Reading Borough Local Plan (2019)

Policy CC7 - Design and the Public Realm

Policy CC8 - Safeguarding Amenity

Policy EN1 - Protection and Enhancement of the Historic Environment

Policy EN4 - Locally Important Heritage Assets

Policy CR1 - Definition of Central Reading

Policy CR2 - Design in Central Reading

Appraisal

The proposal would introduce an additional dormer window to the forward roof slope of the building on the Station Road frontage. The proposed dormer would be constructed of matching materials as the existing dormers, in the same style, design and alignment. Though visible from public areas, the proposal is modest in scale and would not significantly alter the character and appearance of the locally important heritage asset. No significantly greater degree of overlooking would occur as a result of the proposed installation. Officers find no conflict with the identified policy on this basis.

Conclusion

The proposal has been assessed and found to be acceptable as it accords with the identified policy and guidance.

RECOMMENDATION

GRANT