

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 210249/HOU and 210250/LBC

Address: 6 The Mount, Reading

Applicant: Ms Marian Lynch

Proposal: Single storey rear extension, fenestration alterations, installation of railings and internal alterations (amended)

Target date: 07/05/21 (for both applications)

Case officer: Connie Davis

Site Description and Surrounding Area:

The application site is a two storey end of terrace property located on the western side of the Mount. The site is located on the corner of the road, but all elevations of the property are under the same road name. The property is Grade II Listed and is within the Mount Conservation Area. The surrounding area is residential with properties that have high architectural quality and which primarily have railings fronting the highway.

Proposal:

Planning permission and Listed Building Consent is sought for a single storey rear extension measuring a depth of 4.1m. It would infill the space between the existing outrigger and the site boundary with no. 36 The Mount. It would have a flat roof with a maximum height of 3.5m with a roof lantern above. Internal alterations are also proposed including the reconfiguration of the bathroom and the introduction of stud walls.

In addition, fenestration alterations are proposed. More specifically, an existing eastern side window is to be infilled and alterations to the size of windows on the rear elevation of the existing outrigger. Conservation roof lights are also to be installed on the mono-pitched roof of the outrigger and on the roof of the main house. Railings are to be installed of the same height, appearance and colour of those within the terrace.



Google street view

Plans also indicate that the garage roof is to be replaced, however this is not included within the description of development. This is considered an alteration that does not require planning permission.

Materials are proposed to match the main dwelling (sash windows, matching Salvage London stock facing brick). with railings to be metal, painted black, with the same finishes as those found within the rest of the terrace.

Plans Considered:

3741/200 - Block and Location Plan

3741/105 - Existing Elevations 1 of 2
3741/104 - Existing Elevations 2 of 2
3741/101 - Existing Ground and First Floor Plan
3741/102 - Existing Second Floor and Roof Plan
3741/105 - Existing Site Section
Design and Access Statement dated February 2021

Received 16th February 2021

3741/201 Rev G - Proposed Ground and First Floor Plan
3741/203 Rev G - Proposed Elevations 1 of 2
3741/204 Rev G - Proposed Elevations 2 of 2

Received 28th April 2021

Relevant Planning History:

210250/LBC - Single storey rear extension, fenestration alterations, installation of railings and internal alterations (amended) - Under Consideration

200118/LBC - Rear extension, minor internal works, garage renovated including a new roof - Application Withdrawn

181615/LBC - Retrospective listed building consent for renewal of roof surfaces, repointing, replacement of downpipes, and replacement of windows (amended) - Application Permitted

Consultation Responses:

Internal Consultation

Heritage Officer: No objections subject to conditions

CAAC: No comments received

External Consultation

The following addresses were formally consulted via letter on 23/02/21 for application 210249/HOU:

8, 36 The Mount.

In addition, a site notice was sent displayed between 23rd February 2021 - 16th March 2021

No representations have been received.

An advertisement was also placed within the local newspaper.

The above addresses were also consulted on 14/04/21 for application 210250/LBC. A site notice for this application was displayed between 14th April - 5th May 2021. No responses were received.

Discussions with applicant/ agent

Amended plans were received from the agent following changes made in respect of the party wall.

Equality Act 2010:

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

Relevant Planning Policy and Guidance

Section 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.

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

National

National Planning Policy Framework;
National Planning Policy Guidance;

Reading Borough Local Plan (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

Supplementary Planning Guidance - A Design Guide to House Extensions (2021)
The Mount Conservation Area Appraisal (2009)

Appraisal Checklist

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

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

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

- Detract from the appearance of the original building through the use of ill-matching materials and by not fitting in with the design, scale and proportions of the original building; **NO, the proposed extension is considered of an acceptable scale in relation to the main house. The bricking up of the existing side window is considered acceptable and materials would match the existing property.**
 - Reduce the amount of usable amenity space for the property to an unacceptable degree; **NO, adequate amenity space would still be retained.**
 - Require the loss of trees in the garden or put significant trees at risk; **NO**
- B. Respects the character and pattern of neighbouring properties and 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;
- & C. Does not present an overbearing impact on neighbours or a large blank façade to public areas

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

- Significantly reduce the amount of daylight and sunlight enjoyed by neighbouring properties; **NO, the neighbouring property to the west (no. 36) has a ground floor window located on the site boundary. It is acknowledged that the extension would breach a line of 60 degrees. However, the rear elevation of the host site surpasses the window of the neighbouring property meaning the existing situation already has some impact to this window. This, combined with the acceptable depth of the extension, is not considered a strong enough justification to warrant refusal of the application. The extension is considered at the limit of acceptability.**
 - Invade the privacy of neighbouring properties through overlooking from windows or balconies; **NO, no side facing windows are proposed.**
 - Detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; **NO, rear elevations of properties in the vicinity are not level. As such, it indicates these have been extended and so the proposal would not be considered to disrupt a uniform pattern of development.**
 - Detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; **NO, materials are proposed to match those of the main building.**
- D. Does not result in a loss of biodiversity within garden - NO
- E. Ancillary accommodation, such as granny annexes, will be acceptable where it would not be capable of operating as a separate dwelling which could be let or sold separately - NO

CC8: states: Development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, in terms of:

- Privacy and overlooking; **No**
- Access to sunlight and daylight; **No**
- Visual dominance and overbearing effects of a development; **No**
- Harm to outlook; **No**
- Noise and disturbance; **No**
- Artificial lighting; **No**
- Vibration; **No**
- Dust and fumes; **No**
- Smell; **No**
- Crime and safety; **No** or
- Wind, where the proposals involve new development of more than 8 storeys - **N/A**.

Impact on Listed Building and Conservation Area

The proposal is considered to be a sensitive design in relation to the Listed Building. Finishes are proposed to match the main house with considered final detailing such as Conservation rooflights. As such, the proposal is considered acceptable in relation to the appearance of the Listed Building. Internal alterations are also not considered to harm the fabric of the Listed Building, as supported by the Heritage Officer.

The installation of railings to match those within the terrace is also considered a positive addition. Within The Mount Conservation Area Appraisal it states that *‘All the frontage railings remain except number 6, which has also been much altered at the rear’*. The re-installation of the railings would be considered to improve the uniformity of boundary treatment in this section of The Mount. As such, it would be considered to enhance the appearance of the Conservation Area in accordance with Policy EN3 of the Reading Borough Local Plan (2019).

Conditions will be attached securing material details as specified. A separate condition will also be attached regarding the brick detailing, pointing and mortar at the request of the Heritage Officer. The Heritage Officer also recommended a condition ensuring the railings are of the same appearance as those on the wider terrace, however neighbouring railings may be subject to change and so may not be comparable at the time of their installation. As such, a materials condition requiring the railings to be carried out in accordance with the details on the form and plans is considered more appropriate in this instance.

Conclusion

The proposed development would not be harmful to the character or appearance of the site or its surroundings and would not have a detrimental impact on the original building or neighbouring properties. As such the proposed works are considered to be in accordance with CC7 (Design and the Public Realm), CC8 (Safeguarding Amenity) and H9 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (2019) along with the Councils Supplementary Planning Guidance A Design Guide to House Extensions (2003).

RECOMMENDATION: GRANT PERMISSION

Conditions for both applications:

1. TL1 - 3 year time limit.
2. Approved plans
3. Materials shall be as specified
4. The brickwork on the proposed eastern elevation shall be of the same pattern and pointing as the existing brickwork. The mortar used shall be colour matched to the existing and of a 3:1 Sand: Lime composition.

Reason: To ensure the development suitably integrates with the detailing of the Listed Building and wider Conservation Area, in accordance with Policies EN1 and EN3 of the Reading Borough Local Plan (2019).

Informatives

1. Terms
2. Building Control
3. Construction & Demolition
4. Encroachment
5. Planning Permission / Listed Building Consent Required
6. Positive and Proactive