

DELEGATED APPLICATION REPORT

Target Date: 02/08/21

Application No: 210862/FUL

Address: 36 Eldon Road

Proposal: Extension of workshop

Case Officer: Tom Hughes

Site Description and Surrounding Area

The application site comprises an L-shaped plot at the junction of Eldon Road and London Road. A prominent three storey building is located at the junction, and is of relatively modern appearance, with a yard containing single storey buildings to the rear. The yard is screened from public view, behind the relatively modern Princes House (attributed to the Royal Berks Hospital opposite). The site is in use by A.B. Walker & Son Ltd, Funeral Directors & Monumental Masons. The site is located within Eldon Road Conservation Area. 36 Eldon Road is noted in the Conservation Area Appraisal as being in a prominent corner location, but out of character with the prevalent architectural cohesion of Eldon Road and Eldon Square. Listed buildings at 32-34 Eldon Road are located immediately to the north of the site, which is residential in character.

Proposal

The proposal is for an L-shaped extension to an existing workshop within the rear yard, providing an additional 24.6sqm floorspace. The proposals facilitate a slight repurposing in the use of the workshop for coffin preparation and storage. The extension would not exceed the height of the existing workshop, and would be constructed of the same external materials. Minor elevational alterations to the existing workshop are proposed to facilitate the extension.

Plans Considered

The agent supplied the following, received 25/05/21:

Design & Access Statement

Drawing No: 20.61-100 - Site Location

Drawing No: 20.61-104 - Existing Site Plan

Drawing No: 20.61-114 - Proposed Site Plan

Drawing No: 20.61-105 - Existing Floor Plan

Drawing No: 20.61-115 Rev. B - Proposed Floor Plan

Drawing No: 20.61-106 - Existing Roof Plan

Drawing No: 20.61-116 - Proposed Roof Plan

Drawing No: 20.61-107 Rev. A - Existing Elevations

Drawing No: 20.61-117 Rev. A - Proposed Elevations

Photographs

Subsequently the agent supplied the following, received 07/06/21:

Heritage Statement

Relevant Planning History

060564/FUL - Refurbishment and extension including addition of storey - Withdrawn 05/11/08

061370/FUL - Re-submission of 060564/FUL - Permitted 17/08/06

070302/FUL - Refurbishment and extension to accommodate two chapels and enlarged mortuary - Permitted 04/05/07

121518/FUL - Second floor extension to form training rooms - Permitted 13/08/12

Consultation Responses

Neighbouring owners and occupiers at 32 and 34 Eldon Road, 26 Eldon Place, Princes House, 73a London Road and 41-47 (odds) Princes Street were consulted by letter. A site notices was displayed. No letters of representation were received.

Reading Borough Transport Development Control

No objections to proposal.

Reading Borough Conservation and Urban Design Officer

No response to consultation.

Conservation Area Advisory Committee

No response to consultation.

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 CC1 - Presumption in Favour of Sustainable Development

Policy CC2 - Sustainable Design and Construction

Policy CC3 - Adaption to Climate Change

Policy CC5 - Waste Minimisation and Storage

Policy CC6 - Accessibility and the Intensity of Development

Policy CC7 - Design and the Public Realm

Policy CC8 - Safeguarding Amenity

Policy EN1 - Protection and Enhancement of the Historic Environment

Policy EN3 - Enhancement of Conservation Areas

Policy EN12 - Biodiversity and the Green Network

Policy EN18 - Flooding and Drainage

Policy TR3 - Access, Traffic and Highway-Related Matters

Policy TR5 - Car and Cycle Parking and Electric Vehicle Charging

Appraisal

The site has a long established use as a funeral directors and monumental masons. The yard to the rear contains large garage and storage buildings. The proposals seek an extension between these buildings to facilitate a re-purposing as a coffin workshop (preparation and storage). No significant intensification in the use of the site is expected to occur as a result of the proposals. The extension would be largely screened from public view, and would match the scale and appearance of the existing yard buildings.

The proposals would have a neutral impact on the character and appearance of the Conservation Area, and cause no detrimental harm to the setting of listed buildings at 32-34 Eldon Road, or neighbouring residential amenities. The proposals are in accordance with Policies CC7, CC8, EN1 and EN3 of the Local Plan 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