

DELEGATED APPLICATION REPORT

Application No: 210541/HOU

Address: Bath Villa, 48 Russell Street, Reading, RG1 7XH

Proposal: Erection of an outbuilding in rear garden

Case Officer: David Brett

Applicant: Mr Neil Georgeson

Received on (valid from): 08/04/2021

Target Date: Originally 03/06/2021, but an extension of time agreed until 25/06/2021 to allow for statutory consultation.

Application No: 210542/LBC

Address: Bath Villa, 48 Russell Street, Reading, RG1 7XH

Proposal: Erection of an outbuilding in rear garden

Case Officer: David Brett

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Site Description and Surrounding Area

The proposal site is a Grade II listed building (list entry number 1113570) located on Russell Street. The listing describes 48 and 50 Russell Street as:

“RUSSELL STREET 1. 5128 (West Side) Nos 48 and 50 SU 7073 12/233 II GV 2. Circa 1840. 2 storeys, attic and basement, Bath stone pair with channelled ground floor, wide flat bracketed eaves cornice, hipped slate roof. 4 bays, round headed glazing bar sash windows in architrave surrounds with raised arched panels on band between on 1st floor; French casements on ground floor opening onto balcony with contemporary cast iron railings. 2 panel doors, set in 2 storey recessed square bays, have plain bracketed pediment hood with antefixae. No 48 has inscription 'Bath Villa' in Gothic script and a hand and wreath door knocker, and retains some arrow-head rails. 2 storey 3 window bow of red brick headers at rear of No 48.”

The proposal site is located within the Russell Street / Castle Hill / Oxford Road Conservation Area.

The agent supplied site photos on 28/04/2021. These photos were used for the purpose of determining this application. A site visit was also performed on 02/06/2021.

Proposal

The proposal seeks the erection of an outbuilding within the rear garden, and the cladding of the existing outbuilding.

Plans/Documents Considered

The agent supplied the following plans for applications 210541 and 210542:

- Existing Plans and Elevations - 2386-E01
- ~~Proposed Plans and Elevations - 2386-P01~~
- Design & Access Statement - 2386-DA1
- Heritage Statement - 2386-HS1

Received on 08/04/2021

- Proposed Plans and Elevations - 2386-P01 Revision A

Received on 03/06/2021

Relevant Planning History

091866/LBC - First floor side extension and enlargement of rear and side dormer windows and extension to shed - Application Withdrawn on 12/02/2010

091992/FUL - First floor side extension and enlargement of rear and side dormer windows and extension to shed - Application Withdrawn on 12/02/2010

100657/FUL - First floor side extension; internal alterations; enlargement of side and rear dormer windows; replacement of unauthorised modern windows; enlargement and cladding of shed to rear of garden; retrospective permission for pitched roof on rear first floor structure; cladding to rear first floor structure (Resubmission of 09/02147/FUL) - Application Permitted on 07/05/2010

100749/LBC - First floor side extension; internal alterations; enlargement of side and rear dormer windows; replacement of unauthorised modern windows; enlargement and cladding of shed to rear of garden; retrospective permission for pitched roof on rear first floor structure; cladding to rear first floor structure (Resubmission of 09/02147/FUL) - Application Permitted on 07/05/2010

130929/APC - Confirmation of compliance with conditions for planning permission
10/00567/LBC - No Conditions to Discharge on 30/07/2013

130940/APC - Confirmation of compliance with conditions for planning permission
10/00482/FUL - No Conditions to Discharge on 30/07/2013

170997/HOU - First floor side extension, internal works and enlargement of basement patio. - Application Permitted on 28/11/2017

170998/LBC - First floor side extension, internal works and enlargement of basement patio. - Application Permitted on 28/11/2017

Internal Consultations

Reading Borough Council, Conservation & Urban Design Officer - Response received on 05/02/2021 to applications 210541 and 210542

- *Further to discussions on 27.05.2021, with the Planning Officer and review of the amended drawings Dwg. No. 2386 -PO (A), prepared by Lewis Baker & Assoc, Architects, I raise no objections to the proposed design and location of the new garden shed at the rear of 48 Russell Street, subject to the standard materials condition.*
- *The site is on the western edge of the Castle Hill / Russell Street Oxford Conservation Area, and is a listed Grade II property. However, the siting of the proposed building, at the rear of the property, will not have a material impact on the host building or the character and setting of the conservation area. The original application proposed vertical timber cladding, but it was requested to make the timber weatherboarding horizontal, as this would be more appropriate in a conservation area. This has now been done.*
- *The works are considered neutral, and will not have any significant impact on the host building. The application is considered to comply with the policies and planning constraints, listed on the first page of the memo. The scheme is appropriate and supported, subject to a standard material condition.*

Reading Conservation Area Advisory Committee - No response received, consulted on applications 210541 and 210542

External Consultees

The following neighbours were consulted on both application 210541 only.

- 1 Aldworth Rise, Reading, RG1 7NA - Response received on 27/04/2021
- 2 Aldworth Rise, Reading, RG1 7NA - No response received.
- 3 Aldworth Rise, Reading, RG1 7NA - Response received on 10/05/2021
- 50 Russell Street, Reading, RG1 7XH - No response received.
- 1 Chancery Mews, Russell Street, Reading, RG1 7XW - No response received.
- 2 Chancery Mews, Russell Street, Reading, RG1 7XW - No response received.
- 3 Chancery Mews, Russell Street, Reading, RG1 7XW - No response received.
- 4 Chancery Mews, Russell Street, Reading, RG1 7XW - No response received.
- 5 Chancery Mews, Russell Street, Reading, RG1 7XW - No response received.
- 6 Chancery Mews, Russell Street, Reading, RG1 7XW - No response received.
- 7 Chancery Mews, Russell Street, Reading, RG1 7XW - No response received.
- 8 Chancery Mews, Russell Street, Reading, RG1 7XW - No response received.
- 9 Chancery Mews, Russell Street, Reading, RG1 7XW - No response received.
- 10 Chancery Mews, Russell Street, Reading, RG1 7XW - No response received.
- 11 Chancery Mews, Russell Street, Reading, RG1 7XW - No response received.
- 12 Chancery Mews, Russell Street, Reading, RG1 7XW - No response received.

The site notice for application 210541/HOU was displayed from Wednesday 21st April 2021, expiring on Wednesday 12th May 2021. The site notice for application 210542/LBC was displayed from Thursday 3rd June 2021, expiring on Thursday 24th June 2021. An extension of time on the decision for applications 210541/HOU and 210542/LBC was agreed in order to allow for the statutory 21 day consultation period for the Listed Building Consent application. A press notice was published from Thursday 29th April 2021, expiring on Thursday 20th May 2021. No responses have been received.

Objections were received from 1 Aldworth Rise and 3 Aldworth Rise. One anonymous objection was also received. The objections received are summarised as follows and will be discussed in the appraisal section of this report for application 210541.

- Height of the existing outbuilding as 2.5m is disputed.
- The use of the proposed outbuilding.
- Noise arising from construction.

Equality Act 2010

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

Relevant Planning Policy and Guidance

Application 210541

- Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant

policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'.

- The 'National Planning Policy framework' ('NPPF') 2019 states clearly that its content is to be a material consideration in the determination of applications. The 'NPPF' states that due weight should be given to the adopted policies of the Local Plan according to their degree of consistency with the 'NPPF' (the closer the policies in the plan to the policies in the 'NPPF', the greater the weight that may be given).

Application 210542

- Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'.
- Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving a listed building or its setting or any features of special interest which it possesses.
- Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in the exercise of its functions to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

Relevant Policies

The application has been assessed against the following policies:

National

National Planning Policy Framework 2019;

National Planning Policy Guidance 2014 onwards;

Reading Borough Local Plan (November 2019)

- CC7: Design and the Public Realm
- CC8: Safeguarding Amenity
- H9: House Extensions and Ancillary Accommodation
- H10: Private and Communal Outdoor Space
- EN1: Protection and Enhancement of the Historic Environment
- EN3: Enhancement of Conservation Areas

Russell Street/Castle Hill Conservation Area - Conservation Area Appraisal - March 2020

Appraisal

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

Application 210541 Appraisal - Householder Planning Permission

- a) House Extensions and Ancillary Accommodation
- b) Safeguarding Amenity
- c) Enhancement of Conservation Areas
- d) Private and Communal Outdoor Space

Application 210542 Appraisal - Listed Building Consent

- a) Protection and Enhancement of the Historic Environment

Application 210541 Appraisal - Householder Planning Permission

a) House Extensions and Ancillary Accommodation

In accordance with Reading Borough Local Plan policy H9: House Extensions and Ancillary Accommodation, house extension proposals are acceptable where it:

- *Respects the character and appearance of the house in terms of scale and locations.*
- *Respects the character and pattern of neighbouring properties and appearance of the street as a whole in terms of scale, location, materials and design, the arrangement of doors, windows and other principal architectural features and any important existing building line.*

The proposed development comprises the erection of a single storey outbuilding within the rear garden of 48 Russell Street. The proposed outbuilding will be located at the far end of the rear garden next to the existing store room. Objections were raised by neighbours, stating that the height of the existing store room as demonstrated on the existing and proposed plans was inaccurate. A site visit was performed on 02/06/2021, where it was confirmed that the existing store room has a height of 2.5m as measured from the ground level of the garden at 48 Russell Street.

The Design & Access Statement submitted for this application states that the proposed outbuilding will be used as a home office in relation to the main house at 48 Russell Street.

The proposed garden room has a footprint of 30m², features a flat roof, with a maximum height of 2.5m. The front elevation of the proposed outbuilding features dark grey powder coated aluminium bifold doors, the cladding proposed has been revised to horizontal dark stained timber cladding. The cladding proposed to the proposed outbuilding will also be applied to the existing outbuilding. The roof of the proposed outbuilding consists of single layer high performance felt roofing.

Overall, the proposed outbuilding is considered to respect the character and appearance of the main house and the surrounding area. The materials selected reinforce the appearance of the proposed development as a typical garden building. The proposed outbuilding would not be viewable from the highway along Russell Street. The size and scale of the proposed development is considered sufficiently subservient to the existing dwelling and acceptable in accordance with policy H9 of the Reading Borough Local Plan.

Owing to the size of the footprint of the proposed outbuilding, it is considered necessary in this instance to condition the proposed development as ancillary to 48 Russell Street. It is considered that following the implementation of the plans proposed, the internal layout of the proposed outbuilding could easily be altered to create ancillary accommodation. This is to ensure that separate occupation of the extensions would not detract from the amenities or living conditions of neighbouring residential properties in accordance with policy H9 of the Reading Borough Local Plan.

b) Safeguarding Amenity

This proposal has also been assessed against Reading Borough Local Plan policy CC8: Safeguarding Amenity, which states that proposals are acceptable where they will not cause a detrimental impact on the living environment of existing residential properties with regard to:

- Privacy and overlooking
- Access to sunlight and daylight

- Visual dominance and overbearing effects of a development
- Harm to outlook

It is considered that the proposed outbuilding would not harm the living conditions of nearby residents. The height and scale of the proposed outbuilding is not considered to harm the living conditions of neighbours at 1 to 3 Aldworth Rise with regards to harm to outlook or overbearing development as these residents are at a higher elevation than 48 Russell Street.

Concerns have been raised by neighbours regarding noise arising from the construction of the proposed outbuilding. It is inevitable that there will be some noise arising from the construction of the outbuilding, as is the case for any development. It is not considered that the development proposed would generate more harmful noise than any other development of its type. The potential noise arising from the construction of the proposed development is not considered a material reason to refuse this application. This is a separate matter covered by Environmental Health legislation, with the standard informative included on the decision notice. The level of development is not considered to be of a level to warrant a construction method statement being necessary.

Concerns have also been raised regarding the intended use of the proposed outbuilding. The Design & Access Statement details that the proposed outbuilding will be used as a home office. As stated previously, a condition will be attached to any approval of this application that requires the proposed outbuilding to be ancillary to the main house at 48 Russell Street. This is to ensure that separate occupation of the extensions would not detract from the amenities or living conditions of neighbouring residential properties in accordance with policy H9 of the Reading Borough Local Plan.

No other nearby occupier is considered to be significantly impinged by the proposed development in relation to any amenity consideration. For existing and future occupiers of the existing dwelling, the proposals would improve the standard of accommodation at the site.

Overall, the proposed outbuilding is not considered to harm the living conditions to neighbouring properties or the surrounding area. Therefore, the proposed development is considered in accordance with policies CC7 and CC8 of the Reading Borough Local Plan.

c) Enhancement of Conservation Areas

The proposed outbuilding at 48 Russell Street is not considered to harm the character and appearance of the Russell Street / Castle Hill / Oxford Road Conservation Area. In accordance with policies EN1 and EN3, the proposed development is considered to avoid harm and make a positive contribution to the local character and distinctiveness of the Russell Street / Castle Hill / Oxford Road Conservation Area.

As explained by the response by the Conservation & Urban Design Officer (see above), the proposed outbuilding is considered not to have a material impact on the host building or the character and setting of the Russell Street / Castle Hill / Oxford Road Conservation Area. The original application proposed vertical timber cladding, but it was requested to make the timber weatherboarding horizontal. The cladding has been revised to horizontal dark stained timber cladding and is considered more appropriate in a Conservation Area.

d) Private and Communal Outdoor Space

This proposal has also been assessed against Reading Borough Local Plan policy H10: Private and Communal Outdoor Space, which states that:

- Usable outdoor space for houses should be no less than the gross floor area of the dwelling. To which it relates.

It is considered that this proposal will not represent an unacceptable loss in private outdoor space.

Application 210542 Appraisal - Listed Building Consent

a) Protection and Enhancement of the Historic Environment

Policy EN1 of the Reading Borough Local Plan requires development not to have an adverse impact on those elements which contribute to the special architecture, historic interest and setting of a Listed Building. The outbuilding proposed is located at the far end of the proposal site within the rear garden of 48 Russell Street. The proposed outbuilding will be located approximately 30m away from the main house at 48 Russell Street, which is a Grade II Listed Building. Due to the size, scale and location of the proposed outbuilding in relation to the main house at 48 Russell Street; it is not considered that the proposed outbuilding would harm the setting of the Grade II Listed Building.

The proposed outbuilding at 48 Russell Street is not considered to harm the character and appearance of the Russell Street / Castle Hill / Oxford Road Conservation Area, or the reasons for listing of 48 Russell Street. In accordance with policies EN1 and EN3, the proposed development is considered to avoid harm and make a positive contribution to the local character and distinctiveness of the Russell Street / Castle Hill / Oxford Road Conservation Area.

As explained by the response by the Conservation & Urban Design Officer, the proposed outbuilding is considered not to have a material impact on the host building or the character and setting of the Russell Street / Castle Hill / Oxford Road Conservation Area. The original application proposed vertical timber cladding, but it was requested to make the timber weatherboarding horizontal. The cladding has been revised to horizontal dark stained timber cladding and is considered more appropriate in a Conservation Area.

Conclusion

The development has been assessed and the works are considered to be in accordance with the above relevant policies and Planning Permission and Listed Building Consent can be granted, subject to conditions.

210541 Recommendation

GRANT

210541 Conditions

TL1: Time Limit (Standard)

The development hereby permitted shall begin no later than three years from the date of this planning permission.

REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

AP1: Approved Plans (Application 210541 only)

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

- Existing Plans and Elevations - 2386-E01

Received on 08/04/2021

- Proposed Plans and Elevations - 2386-P01 Revision A

Received on 03/06/2021

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

M3: Materials (As Specified)

The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and/or application forms unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 and EN3 of the Reading Borough Local Plan 2019.

PD6: Ancillary Domestic Use

The building hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling known as Bath Villa, 48 Russell Street, Reading, RG1 7XH.

REASON: To accord with the terms of the application, and to ensure that separate occupation of the extension/building would not detract from the amenities or living conditions of neighbouring residential properties (or the character of the locality) in accordance with Policy H9 of the Reading Borough Local Plan 2019.

210541 Informatives

IF1: Positive and Proactive Working - approval

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

IF5: Terms

Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.

IF6: Building Control

Your attention is drawn to the possible requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.

IF7: Complaints about construction

Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.

IF8: Encroachment

During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at: www.communities.gov.uk/publications/planningandbuilding/partywall

210542 Recommendation

GRANT

210542 Conditions

LB1: Time Limit Listed Building (Works)

The works hereby permitted shall begin no later than three years from the date of this consent.

REASON: In accordance with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

LB2: Listed Building (Works Specification)

The works to the Listed Building hereby permitted shall be carried out only in accordance with the following approved plans or specifications:

- Existing Plans and Elevations - 2386-E01

Received on 08/04/2021

- Proposed Plans and Elevations - 2386-P01 Revision A

Received on 03/06/2021

REASON: For the avoidance of doubt and to ensure that the development is carried out in accordance with the Listed Building Consent hereby approved Policy EN1 of the Reading Local Plan 2019.

210542 Informatives

IF1: Positive and Proactive Working - approval

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

IF5: Terms

Your attention is drawn to the terms and conditions of this consent. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) attached to the consent may result in the Council taking action to remedy the breach of listed building control. If you are in any doubt please contact the Council.