

Planning Statement

Relating to the demolition of the substandard rear extension, the construction of a new two storey & single storey rear extension, the replacement of the defective pitched roof in the same form, the refurbishment of the chimney stack. The rebuilding of the front wall with red facings incorporating timber sliding sash windows & brick detailing.

Date. March 2020

Ref. 8878-19

1.0.0. History

The dwelling (C3) has been the subject of very poor alterations & extensions in the latter part of the 20th Century. The property is currently semi derelict & in urgent need of repair & modernisation.



Front elevation



Rear elevation

A planning application was made Ref 191745 for a part two part single storey rear extension following demolition of existing single storey rear extension & rood extension incorporating increase in ridge height.

This was refused for the following reasons.

1. The proposed roof extension incorporating an increase in ridge height, by reason of its mass, height, siting and detailed design would appear as an inappropriate and unsympathetic extension that would not be of a sufficient high quality design that maintains and enhances the character and appearance of the host building, streetscene or wider area, including the wider Eldon Square Conservation Area. Furthermore, the proposed development would be detrimental to the setting of the nearby listed church. The proposals, would, therefore, be contrary to Policies CC7, EN1 and EN3 of the Reading Borough Local Plan 2019 and the National Planning Policy Framework 2019.

1.1.0. The site & its surroundings

The application site comprises a two storey end town house covered in a modern interlocking concrete tiled roof. It is sited next door to the Polish Catholic Church of the Sacred Heart on the east side of Watlington Street.

The site is within the Eldon Square Conservation Area, with several Listed Buildings in the vicinity. This part of the conservation area is adequately described in the Appraisal (2007):

“Area 2: Terraced streets west of Eldon Road i.e. Watlington Street, St John’s Street, St. John’s Road, St John’s Hill, Prince’s Street, Eldon Place, Queen’s Road (south). This character area is predominantly residential with some houses in multiple occupation. There are five shops (two currently empty, October 2005), two places of worship and three public houses. A petrol station and shop serves London Road at the south end of Watlington Street. The Oval, a detached building located in the centre of the linear street pattern, is the focal point of St John’s Street.

Watlington Street is the primary street within this character area with larger scale development than can be found in the adjacent streets to the east. Its street frontage of short rows of two- and three-storey houses is punctuated by two significant places of worship and Watlington House, a 17th century clothier’s mansion, now offices. The southern end of Watlington Street is flanked by nos 71/73 London Road, a grade II listed 3 storey stucco house, and a single storey modern petrol station and shop. The west side of the street contains short rows of predominantly three-storeys, for instance nos 60-68 and nos 74-78. Both are brick, the latter has stucco window and door surrounds.”

All the buildings are unlisted along Watlington Street. The site is also within an Air Quality Management Area. The surrounding area contains a mix of uses, albeit it is predominantly residential with a combination of single dwelling houses and converted flats/HMOs.

1.2.0. The Proposal

The proposal consists the demolition of the substandard rear single storey extension & the construction of a new two storey/single storey rear addition.

The replacement of the roof structure which is defective, the recovering of this roof in natural slates. The reconstruction of the front elevation in a red facing brick (TBA) & the addition of painted timber sliding sash windows set back approx. 100mm over reconstituted stone sills.

The existing chimney stack is to be refurbished.

1.3.0. Relevant Planning Policy and Guidance

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.

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'. However the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12).

In this regard, the NPPF states that due weight should be given to the adopted policies of the Local Development Framework (LDF) (Core Strategy, Sites and Detailed Policies Document and Central Area Action 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).

Accordingly, the National Planning Policy Framework (2018), Planning Practice Guidance (2014 onwards) and the following development plan policies and supplementary planning guidance are relevant:

Reading Borough LDF Core Strategy (Adopted January 2008) (Altered 2015) CS1 Sustainable Construction and Design CS2 Waste Minimisation CS4 Accessibility and the Intensity of Development CS5 Inclusive Access CS7 Design and the Public Realm CS14 Provision of Housing CS15 Location, Accessibility, Density and Housing Mix CS18 Residential Conversions CS20 Implementation of The Reading Transport Strategy (Local Transport Plan 2006-2011) CS24 Car/Cycle Parking CS29 Provision of Open Space CS33 Protection and Enhancement of

the Historic Environment CS34 Pollution and Water Resources CS38 Trees, hedges and woodlands

Sites and Detailed Policies Document – (Adopted October 2012) (Altered 2015) SD1 Presumption in Favour of Sustainable Development DM1 Adaption to Climate Change

DM4 Safeguarding Amenity DM6 Affordable Housing DM8 Residential Conversions DM10 Private and Communal Outdoor Space DM12 Access, Traffic and Highway-Related Matters DM19 Air Quality

Supplementary Planning Documents & other relevant documents/guidance Affordable Housing SPD (2013) Revised Parking Standards and Design SPD (2011) Sustainable Design and Construction SPD (2011) Residential Conversions SPD (2013) Eldon Square Conservation Area Appraisal 2007 DCLG Technical housing standards – nationally described space standard (2015) Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking (Historic England, 2015a) Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Historic England, 2015b).

1.4.0. The Design

The design has been carefully considered bearing in mind the Church to the South & the general design characteristics of the area.

Some design principles have been taken from existing frontages in Watlington Street.

At the rear, a single & two storey extension is proposed, the two storey extension does not pass over the 45° sight line with the first floor windows of no 57. The single storey extension is bounded by parapet walls to conceal the flat roof. It will hardly be seen in any event from the road frontage.

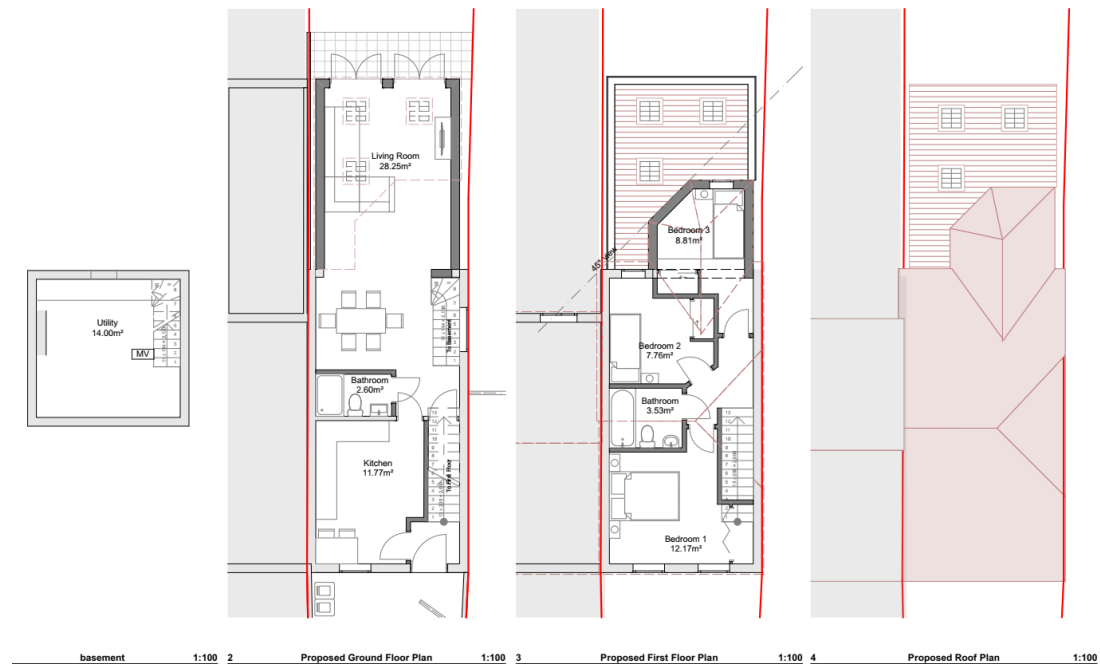
The inside will be reconfigured to provide 3no bedrooms, with 1no en suite & modern living facilities on the ground floor.



Frontages in Watlington St.

1.5.0. The Layout

The layout provides for modern living including a wc on the primary floor.



1.6.0. The Scale

The scale of the proposal is in keeping with the surrounding area. The roof is not structurally sound & is therefore proposed to be reformed as it exists today & the chimney breast refurbished.



1.7.0. Landscaping

The existing foliage needs to be removed from the front garden, the front garden wall rebuilt incorporating railings & gate.

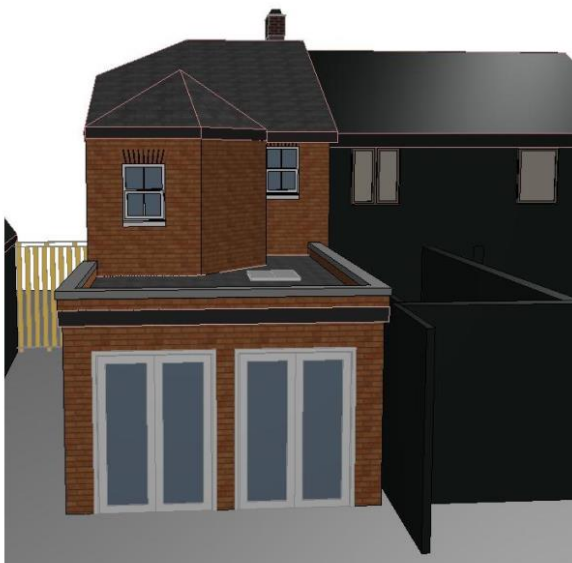
1.8.0. Appearance

The appearance of the dwelling has been vastly improved & now provides for modern living over two storeys, the front elevation is proposed to be rebuilt with red facings including the detailing shown to remove the 1970's look which is out of keeping with the character of the area.

The roof will be recovered using natural slates as will the roof on the extension to the rear.



1 Front Generic Perspective



2 Rear Generic Perspective

1.9.0. Refuse Storage

Bin storage will be located within the front garden.

1.9.0 Parking & Cycling

There is no off street parking, however the building is located in a highly sustainable area. There should be no demands for off street parking.

1.10.0 Security

The scheme will comply with Part Q of the current approved documents.

6.0.0 CIL

A CIL form enclosed. No CIL is application as this comprised a residential extension of less than 1000sqmm

7.0.0. 106 contributions

No 106 contributions are applicable.

8.0.0. Conclusions

The scheme proposed vastly improves the character of the existing building by;

- The removal of roof materials & window designs that are not in keeping with the character of the conservation area & their replacement with appropriate materials.
- The redesign of the front & rear elevations to provide interest & the use of appropriate materials.
- The opportunity the refurbish the building to provide for modern living.
