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Reading Borough Council
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RG2 0QX

Our Ref: 210178/PREAPP

E-mail: david.brett@reading.gov.uk

Friday 9th April 2021

Via email only to philip.morris@reading.gov.uk

Your contact is: David Brett, Planning

RE: 210178/PREAPP - Works to involve repairing existing failing pebble dash render and fit new External Wall Insulation over. Insulation to consist of mineral wool insulation with a Permarock (K) finish silicone textured render over. System to be 115mm in depth and to be Natural white in colour. Additional improvement works include installing new PVCu Triple Glazed windows and possible roof adaptations. All materials to match existing at 35,37,39,41,43,69,71,73 & 75 Bramshaw Road, Tilehurst, Reading

Dear Mr Morris,

This letter is in response to the above pre-planning application enquiry received on Wednesday 3rd February 2021.

Site and Area Description

The proposed works are exterior alterations and repair works to terraced rows along Bramshaw Road, Tilehurst. The surrounding area is considered predominantly residential, with a mix of similarly design terraced rows and semi-detached houses.

The proposal site is not within a conservation area, and the property itself is not listed. There are no other planning restrictions at the proposal site.

Proposal

The proposals considered within this pre-application enquiry response consists of the following:

- Various proposed external repair works and alterations to front and rear elevations of properties along Bramshaw Road.

Plans Considered

The following information was provided as part of this pre-application enquiry:

- Completed Pre-Application Enquiry Form
- Area Plan
- Location Plan
- Elevations (as existing) - PM/01-37 b
- Proposed Elevations - PM/02-37 b
- PermaRock Silicone^{Ultra} K/R Finish - Material Specifications Document
- Site Photos (taken on 18/07/2018)

Relevant Planning History

- None

Relevant Policies

This proposal will be considered against the following local planning policies:

[Reading Borough Local Plan \(Adopted November 2019\)](#)

- CC1 Presumption in Favour of Sustainable Development
- CC2 Sustainable Design and Construction
- CC3 Adaption to Climate Change
- CC7 Design and the Public Realm
- CC8 Safeguarding Amenity
- H9 House Extensions and Ancillary Accommodation
- H10 Private and Communal Outdoor Space

[Design Guide to House Extensions SPD \(Adopted March 2021\)](#)

[Sustainable Design and Construction SPD \(Adopted December 2019\)](#)

Local policies and guidance can be found at <https://www.reading.gov.uk/planningpolicy>.

Appraisal

Each aspect of the proposal will be considered in-turn:

- A) Principle of Development
- B) Design
- C) Safeguarding Amenity

A) Principle of Development

This development is considered to fall within the definition of development ([section 55 of the Town & Country Planning Act](#)) as building operations (section 55 (1A) (d), also bearing in mind 55 (2) a(ii) and the change in appearance of the existing material beneath).

55 Meaning of “development” and “new development”.

(1) Subject to the following provisions of this section, in this Act, except where the context otherwise requires, “development,” means the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land.

(1A) For the purposes of this Act “ building operations ” includes—

- (a) demolition of buildings;*
- (b) rebuilding;*
- (c) structural alterations of or additions to buildings; and*
- (d) other operations normally undertaken by a person carrying on business as a builder.*

(2) The following operations or uses of land shall not be taken for the purposes of this Act to involve development of the land—

- (a) the carrying out for the maintenance, improvement or other alteration of any building of works which-*
 - (i) affect only the interior of the building, or*
 - (ii) do not materially affect the external appearance of the building,*

and are not works for making good war damage or works begun after 5th December 1968 for the alteration of a building by providing additional space in it underground.

It is considered that planning permission would be required for the development proposed. While the proposed PermaRock Silicone^{Ultra} K Finish render has a depth of 1.5mm, the proposed finished render system would have depth of 115mm off the existing cement render. This has the potential to alter the character and appearance of the buildings beyond simply a change in render colour. The depth of the proposed render has the potential to alter the external appearance of window openings, doorframes, and result in the loss of eaves.



Fig 1. Example at 52 School Road, RG31 5AN
Captured May 2012



Fig 2. Example at 52 School Road, RG31 5AN
Captured Oct 2020

B) Design

The properties to which the proposal affects are two storey terraced rows, with pebble-dash render, brown roof tiles, PVC windows, and brick porch arches. The surrounding area consists of similarly designed properties in term of size, scale and appearance. The proposed works are to repair the existing render, with a PermaRock Silicone^{Ultra} K Finish. The colour proposed for this finish is white.

While the colour of the proposed finish is a departure from the predominantly pebble-dash render character of the surrounding area, the proposed colour is not considered harmful in its appearance. The proposed render is to improve energy efficiency through improved insulation at the respective properties. It is considered that the fresh render coating and white colour selected would likely reinvigorate and brighten up the appearance of the surrounding area. The appearance of the dwellings within this proposal is considered somewhat tired and in need of repair and revitalisation. It cannot be determined at this stage, however, the impact that the proposed render would have on the existing openings at properties. Render and finish at the depth proposed is likely to have an impact on the appearance of openings and eaves to the affected properties. Section drawings will be required to determine the impact the proposed render would have on the appearance of the openings and eaves.

Furthermore, officers would expect clarification regarding the durability of the proposed materials and whether they would alter in time. Linked to this, the maintenance of the replacement facades is another matter to consider. Given the white render finish, it is considered imperative that the facades are maintained in good order, as there are countless examples of other buildings where this has not been followed, to the detriment of the

character of the wider area as a result. Your future submission should include commentary explaining your proposed strategy in this regard.

The proposed replacement of the existing uPVC windows with triple glazed uPVC windows are considered like for like replacements that would not drastically alter the appearance of the existing dwellings, whilst again positively improving energy efficiency to these dwellings. While the windows are proposed to be like for like replacements, the appearance of the windows would likely be altered due to the depth of the render proposed, resulting in deep reveals (see fig 1 & 2 for example at School Road). With regards to the roof adaptations proposed, further information would be required from the agent in terms of materials. It is not possible to give a view on any potentially roof adaptations due to the lack of detail provided within this pre-application enquiry. The proposed render would likely impact the eaves drop, the affect of which will need to be determined through the assessment of detailed section drawings.

Overall, the inherent benefits of the proposals in terms of improving energy efficiency at the concerning properties along Bramshaw Road is considered likely to weigh heavily in the favour of these proposals. However, it is considered that the impact that the depth of the render would have on the character and appearance of the proposal sites and the surrounding area needs to be assessed through a full planning application.

C) Safeguarding Amenity

Due to the size, scale and nature of the proposed works, it is considered unlikely that the proposal would harm the living conditions of neighboring properties; instead the nature of the proposals are such that it is anticipated that the proposals would instead result in a betterment for existing and future occupiers. The proposed works are considered alterations and repair works to existing features of properties along Bramshaw Road. The proposed works would likely not drastically alter the scale and size of the proposal sites to a point where harm would come to the living conditions of neighbours. Therefore, the proposed works are considered likely in accordance with policy CC8 of the Reading Borough Local Plan.

Conclusion

There are no objections to the proposed works in principle. Further information is required regarding the proposed works to the roof. It is considered that a full planning application needs to be submitted to assess the impact the proposals would have on the character and appearance of the proposal dwellings and the surrounding area. This will need to be demonstrated through the submission of section drawings, showing the depth of the proposed render and finish in relation to openings and eaves at the respective dwellings.

Any application would be required to carefully consider the various matters of detail referenced above, some of which could have significant implications for the proposed scheme. As such, they should be carefully considered in advance of any future submission and it should be noted that any planning application which is submitted will be assessed on its own planning merits.

Type of future application

Any future applications will require a full planning application. As the proposed works are submitted by Reading Borough Council, the recommendation for the application would be subject to approval by the Planning Applications Committee, as per Regulation 3 of The Town and Country Planning General Regulations 1992.

Procedural Points: Submitting a Valid Application

Should you decide to submit a future planning application, you are advised to consider the Council's validation checklist (available via the website). This provides details as to the level and nature of information required to validate an application. The determination period for the Council to consider your application will only begin once all the necessary information to validate the application has been received.

A link to the local validation requirements can be found by visiting <https://www.reading.gov.uk/planningadvice>.

At this juncture the following information would be required as a minimum:

- All Part 1 requirements (plans / forms etc)
- Materials details
- Planning Statement

Although not a statutory requirement, a sustainability/energy statement/commentary should be included as part of the planning statement, as it is envisaged that this will be a key tangible benefit of any future proposal.

In line with section 4 of the NPPF you are strongly encouraged to discuss your emerging proposals with nearby occupiers prior to the submission of any future application. It is also recommended that ward members and any local groups should be contacted too.

While this plan is not required for validation of a full planning application, it is recommended that 1:20 section drawings be submitted to demonstrate the impact of the proposed render layers on the appearance of window and door openings.

Any application which is submitted will be assessed on its own planning merits. If you were to submit an application, please note the validation requirements set out in the Council's Validation Checklist. The Validation Checklist can also be found on the 'Help with planning' page on the Reading Borough Council website.

This advice is in good faith and will not over-ride the formal consideration of a planning application by the Council. The responses received from consultees may also affect the decision period if matters are raised which were not addressed at pre-application stage or require consideration before a decision is made.

If you wish to discuss the contents of this letter, please contact me on the number given above.

Kind regards,

David Brett

David Brett
Planning Officer

J.B.M.