

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Katesgrove

App Ref: 200857/HOU

Address: 3 Christchurch Road, Reading, RG2 7AA

Proposals: Rear single storey extension with demolition of existing. Widening existing openings in walls.

Case Officer: James Schofield

Date received (valid from): 22 June 2020

Target Decision date: 10 November 2020

SITE DESCRIPTION

The site to which this application relates is No 3 Christchurch Road, an end of terrace dwellinghouse. The row of terrace houses to which No 3 belongs is sited on the northern side of Christchurch Road; between Highgrove Street and Kendrick Road. The terrace, including No 3, are Grade II listed.

The listing for the building is as follows:

CHRISTCHURCH ROAD 5128 (North Side) Nos 3 to 9 (odd) SU 7272 9/432 II GV 2. Before 1840. Built as part of Whitley Crescent. Altered. Stucco 3 storey and basement terrace, Nos 7 and 9 with band over ground floor. 1 range of glazing bar sashes each originally. Now altered, No 5 and No 3. Segmental headed doorways with recessed doors. Slate roofs with brick chimneys, No 3 hipped to left. Included for group value.

Listing NGR: SU7209472227

PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for the construction of a single-storey rear extension. Plans considered;

Drawing No. 2783-002-P4 Proposed Plans and Elevations
Drawing No. 2783-003-P4 Design Rationale
Drawing No. 2783-004-P4 Daylight and Sunlight Study
Received 22 June 2020

Drawing No. 2783-002-P5 Proposed Plans and Elevations
Drawing No. 2783-007-P1 Roof Light Detail
Received 14 October 2020

Drawing No. 2783-002-P5 Proposed Plans and Elevations
Drawing No. 2783-007-P1 Roof Light Detail
Received 28 October 2020

CONSULTATIONS

The following addresses were consulted by letter.

1 Christchurch Road, Reading, Berkshire, RG2 7AB
5 Christchurch Road, Reading, RG2 7AA
125 Highgrove Street, Reading, RG1 5EJ

No letters of representation have been received.

Heritage

Our Heritage Consultant indicated the modern design details original proposed would not be appropriate for this site. A subsequent design which addressed these issues was sought, provided, and deemed acceptable if materials were specified on the plans. Amendments specifying the materials on the plans were submitted. These plans form the basis for this assessment. The two materials were specified on these plans. No objection were therefore raised.

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 policies in 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 current development plan is:

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
H9 (House Extensions and Ancillary Accommodation)
EN1 (Protection and Enhancement of the Historic Environment)
EN3 (Enhancement of Conservation Areas)
EN4 (Locally Important Heritage Assets)
EN6 (New Development in a Historic Context)

SPG/SPD

A Design Guide to House Extensions SPG

Assessment

The development is not considered harmful to the character or appearance of the site or its surroundings, and does not have a detrimental impact on the original building or neighbouring properties provided a condition is included requiring the proposal be built to the plans negotiated with the heritage consultant which were deemed to accord with EN1, EN3, EN4 and EN6. As such the proposal is considered to be in accordance with CC7 (Design and the Public Realm), CC8 (Safeguarding amenity) and H8 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (2019) and the Councils Supplementary Planning Guidance "A Design Guide to House Extensions" (2003).

RECOMMENDATION:

Grant