

DELEGATED APPLICATION REPORT

Target Date: 03/07/19

Application No: 191174/FUL and 191175/LBC

Address: 26 & 28 Southampton Street, Reading

Proposal: Erection of two storey rear extension to form additional living area and bedroom

Case Officer: Anthony Scholes

1. Site Description and Surrounding Area

The site relates to is the land and buildings associated with 26 & 28 Southampton Street, Reading, which is located on the western side of Southampton Street, at the corner of Mundesley Street which abuts the inner distribution road (IDR). The site currently contains a two and a half storey building attached to a two storey building. It is currently in use as part B1(a) offices. The buildings are both Grade II listed buildings, the listing details are as follows:

26 Southampton Street:

SOUTHAMPTON STREET 1. 5128 (West side) No 26 SU 7172 NE 4/231 II 2. Early C19. 2 1/2 storeys altered. Grey brick headers with red brick dressings and quoins. Cogged eaves cornice to tiled roof. Right hand part of house original with 1 window, tripartite casement, segment headed on Ground floor and mansard roof with end chimney and dormer. Left hand part may be a C20 rebuild with slight break: 1 range of windows, 3 light casement on ground floor and a 5 light, probably reused, oak mullion casement on 1st floor; also parapet with cogged cope, no attic. To left it is treated like No 28. The garden railings are cast iron arrow head with patterned bars to gate.

26 Southampton Street:

SOUTHAMPTON STREET 1. 5128 (West Side) No 28 SU 7172 NE 4/574 II 2. Apparently C17 in fact an early C20 replica, timber framed and jettied brick infill, herring-bone below left hand 1st floor windows. Tiled roof with end chimneys. Jetty beams stop chamfered Right hand bay breaks forward slightly with 1 range of 2 light casements. Left hand bay has 3 close-set casements on 1st floor and shop window on ground floor, door panelled and stained to appear early C17.

Within the setting of the listed building is an area of hardstanding previously utilised for carparking to the rear, and to the front is a low height cast iron fence, with a footpath and gate leading from Southampton Street. The site is located in close proximity to Reading Town Centre and The Oracle shopping centre. The site fronts Southampton Street, and is, for all intents and purposes, on the corner of the IDR. The buildings are in a reasonable physical state of repair externally and internally. The site has recently been granted approval for conversion to 3 class C3 dwellinghouses. (181908 and 181909).

2. Proposal

This proposed development is for a two storey rear extension for the previously approved 1-bed dwelling at number 28 Southampton Street, and the proposal would require a number of internal alterations to facilitate the change, as well external changes to the landscaping including the re-arrangement of the rear amenity space and parking area compared to the previously approved scheme.

Plans considered

- Drawing No: PL-01 - Location Plan
- Drawing No: PL-02 - Proposed site plan
- Drawing No: PL-03 - Existing and proposed block plan
- Drawing No: PL-10 - Existing 3D images
- Drawing No: PL-08 - Proposed elevations

- Drawing No: PL-11 - Proposed 3D images
 - Drawing No: PL-05 - Existing plans
 - Drawing No: PL-07 - Proposed plans
- As received 19 December 2019

Other information submitted and considered

- Bat emergence survey
As received 8 June 2020
- Drawing No: PL-10 - Existing 3D images
- Drawing No: PL-11 - Proposed 3D images
As received 19 December 2019
- Drawing No: PL-02 - Proposed site plan
- Drawing No: PL-08 - Proposed elevations
- Drawing No: PL-11 - Proposed 3D images
- Drawing No: PL-07 - Proposed plans
As received 4 November 2019
- Drawing No: PL-07 - Proposed plans
- Drawing No: PL-08 - Proposed elevations
- Drawing No: PL-02 - Proposed site plan
As received 9 October 2019
- Drawing No: PL-08 - Proposed elevations
As received 4 October 2019
- Drawing No: PL-01 - Location plan
- Drawing No: PL-02 - Site plan
- Drawing No: PL-04 - Existing and proposed block plan
- Drawing No: PL-05 - Existing plans
- Drawing No: PL-06 - Existing elevations
- Drawing No: PL-07 - Proposed plans
- Drawing No: PL-08 - Proposed elevations
- Drawing No: PL-10 - Existing 3D images
- Drawing No: PL-11 - Proposed 3D images
- CIL form
- Heritage Statement
- Bat scoping report
- Planning statement
As received 18 July 2019

3. Internal Consultations

RBC Transport Development Control

No objections subject to conditions.

RBC Environmental health

No objections subject to conditions.

RBC Ecology consultant

No objection.

RBC Heritage consultant

No objection subject to conditions.

Berkshire Archaeology

No objection.

4. External Consultees

Neighbours

A site notice was displayed at the site, and all adjoining properties were notified by letter. No responses have been received at the time of writing.

5. Relevant Planning History

120352/FUL (12-00258-FUL) - Change of use of premises to either office (B1) or chiropractor's surgery (D1)

160318/FUL - Use of suite 1 as either office (B1) or Chiropractor's Surgery (D1).

181908/FUL - change of use of the building from B1(a) (offices) to 3 x C3 (dwellinghouses) consisting of 1x 1-bed house and 2 x 2-bed flats

181909/LBC - Change of use from a B1a to residential in the form of 2 x 1-bed and 1 x 2-bed, and associated works.

6. 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.

7. Relevant Planning Policy and Guidance

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. The Development Plan for Reading relevant to the application site comprises the Reading Local Development Framework 'Core Strategy' 2008 (Altered 2015).

The 'National Planning Policy framework' ('NPPF') 2012 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 Development Framework (LDF) (Core Strategy and Sites and Detailed Policies Document) 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).

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.

8. Relevant Policies

The application has been assessed against the following policies:

National

National Planning Policy Framework 2019;

National Planning Policy Guidance 2014 onwards;

RBC Local Development Framework

Core Strategy 2008 (Altered 2015)

CC1 Presumption in favour of sustainable development

CC2 Sustainable design and construction

CC7	Design and the public realm
CC8	Safeguarding amenity
H9	House extension and ancillary accommodation
H10	Private and communal outdoor space
TR1	Achieving the transport strategy
TR3	Access, traffic and highway related matters
EN1	Protection and enhancement of the historic environment
EN6	New development in a historic context
EN16	Pollution and water resources

Supplementary Planning Documents

Revised parking standards and design (2011)

Sustainable design and construction (2019)

Design guide to house extensions (2003)

9. Appraisal

The main issues are considered to be:

- Listed building consideration
- Design considerations
- Amenity
- Transport matters
- Ecology
- CIL

Listed building considerations

An application for Listed Building Consent for any physical internal/external (which impact on the fabric of the building) changes has been submitted in tandem with the application for the extension to the previously approved dwelling.

Internally the building has been converted from its original use as residential to facilitate current B1(a) office use but retains internal layout and detailing of architectural and historic interest. Internally, the removal of part of most of the rear wall at first floor, and retention of the ground floor wall (albeit likely to be plastered over) would not be significantly harmful to the listed building.

Overall, the changes to the building are considered minimal, and are considered acceptable in accordance with policy CC7, H9, EN1, and EN6, subject to conditions relating to materials.

Design considerations

Policy H9 (house extensions and ancillary accommodation) requires “an extension to a house or other householder development to:

- *Respect the character and appearance of the house in terms of scale, location and materials;*
- *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;*
- *Does not present an overbearing impact on neighbours or a large blank façade to public areas; and*
- *Does not result in a loss of biodiversity within gardens Environmental health matters”*

In addition, as the proposed development is a listed building, policies EN1 and EN6, which requires all development within a historic context or on listed buildings to protect and where possible enhance their appearance or setting.

The originally proposed circa 6m rear extension, was considered to be overly large in relation to the original dwelling. As such, through proactive discussions with the applicant, the scheme has been revised to be 4m in depth. The design has been set-off the side boundaries of the property, and due to its revised depth is set well from the rear boundary. The design is for a gable end roof form, with complementary detailing (brickwork, windows, doors etc.). The ridge line is set lower than the existing ridge height, and the eaves would match that of the existing dwelling.

Due to the depth, height, and detailed design, the proposed development is considered to respect the character and appearance of the original listed building, matches the pattern arrangement of doors and does not result in an overbearing impact on neighbours. As such, the proposed development is considered acceptable in relation to policies H9, EN1 and EN6.

Amenity

Policy CC8 of the Reading Borough Local Plan states that: *“Development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, in terms of:*

- *Privacy and overlooking;*
- *Access to sunlight and daylight;*
- *Visual dominance and overbearing effects of a development;*
- *Harm to outlook;*
- *Noise and disturbance;*
- *Artificial lighting;*
- *Vibration;*
- *Dust and fumes;*
- *Smell;*
- *Crime and safety; or*
- *Wind, where the proposals involve new development of more than 8 storeys.”*

The site is located within close proximity to the IDR, and is directly fronted by a busy intersection with consistent queuing traffic. The previous application (181908/181909) has established that the proposed dwellings would be adequately protected from noise and disturbance due to the previously imposed conditions. In addition, as the proposal is for works to the rear, there would be no additional concerns in relation to this part of the building.

To the rear of the site is St Giles Court residential accommodation. The proposed development would result in rear windows being located 4m closer to those dwellings. There are no windows on the rear of St Giles Court (facing the site) as such the development would not have any privacy concerns in this regard.

The adjoining previously approved flats (26 Southampton Street) includes two 1-bed flats (one on each floor). The proposed development, due to its reduced depth (from originally proposed) would respect the 45 degree line (as outlined within the Councils adopted design guide to house extensions (2003)) and would not result in any significant loss of light to the rear facing windows.

The proposed development would be 2-storeys within close proximity to the adjoining properties. Due to the depth of the development (4m) the development is not considered

to be overbearing the future occupiers of no. 26, and would feel similar to the size and height of the adjoining building it would be attached to.

Policy H10 private and communal outdoor space requires all dwellings to be provided with private amenity space. As per the previously approved scheme, the proposed dwelling would retain a similar amount of rear amenity space commensurate of its town centre adjacent location. In addition, the revised parking layout would further rationalise the site to allow the maximum amount of garden space for the dwelling.

Transport matters

The revised parking layout is similar to that previously approved and is considered acceptable. The additional bedroom in the proposed dwelling would not increase the on-site parking requirements, making the on-site provision acceptable. The bicycle parking, and bin storage facilities are unchanged (in that the bicycle store will still be within the rear garden area) and is acceptable in accordance with policy TR1, and TR5.

Ecology/trees

Policies EN12 require all development to protect features of biodiversity (such as bat roosts). The applicant submitted a preliminary roost assessment which noted potential for suitable bat roosts within the roof and required an emergence survey to be undertaken. The subsequent emergence survey concluded that there was limited likelihood that bats would be affected by the proposed works, and as such would be acceptable in this regard.

CIL

The applicant has duly completed a CIL form to support the application. As the floor area would be less than 100m² the proposed development would not be CIL liable.

10. Conclusion

Having regard to the material considerations and all matters raised, the Local Planning Authority considers that the balance of considerations therefore weigh in favour of granting consent and listed building consent subject to conditions.

11. Recommendation **GRANT**