

Delegated Application Report

Address: 3 Christchurch Road, Reading, RG2 7AA
Application No: 200858/LBC
Proposal: Rear single storey extension with demolition of existing.
Widening existing openings in walls.
Target Date: 10/11/2020
Case Officer: James Schofield

1. SITE DESCRIPTION AND SURROUNDING AREA:

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

2. PROPOSALS:

The proposal consists of a replacement rear extension.

3. PLANS SUBMITTED:

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

4. RELEVANT PLANNING HISTORY:

None relevant to this application.

5. CONSULTATION RESPONSES:

Neighbours

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.

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, GUIDANCE AND LEGAL CONTEXT

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 Borough Local Plan (2019)*.

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.

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 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). Accordingly, the 'NPPF' and the following development plan policies and supplementary planning guidance are relevant:

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

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)

8. APPRAISAL

The NPPF details that when considering the impact of a proposed development on the significance of a designated heritage asset great weight should be given to the assets conservation. The more important the asset the greater the weight should be and any harm or loss should require clear and convincing justification.

Policy EN1 states that the character and integrity of listed buildings will be preserved, and the Council will seek to enhance the settings of listed buildings wherever appropriate, by ensuring that new development in their vicinity is sympathetic.

Further to the consultation response received from the RBC Heritage Consultant the proposed works are considered acceptable. They are unlikely to result in harm to the special interest of the listed building provided conditions on approving materials is included.

Overall, the proposal is not considered to adversely impact the heritage asset or the wider conservation area. Therefore, the proposal is considered to accord with Policies CC7, EN1, EN3 and EN12, and the LPA is considered to discharge its statutory obligation under the Planning (Listed Buildings and Conservation Areas) Act 1990.

10. CONCLUSION

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