

DELEGATED APPLICATION REPORT

Application No: 200930/FUL

Address: 5 Conquest Court, 7-11 St. John's Hill, Reading, RG1 4EF

Proposal: Installation of 2 skylights to serve an existing kitchen within the first floor flat.

Case Officer: David Brett

Applicant: Dr Joanna Parmley

Received on (valid on): 01/07/2020

Target Date: 26/08/2020

Site Description and Surrounding Area

The proposal site is located at 7-11 St. John's Hill, which is within the Eldon Square Conservation Area. The surrounding area consists of similarly designed two storey terraced rows and is predominantly residential. While there are several listed buildings within the surrounding area, the proposal site is not a listed building.

Proposal

The proposal seeks the installation of 2 skylights into a non-street facing roof of a residential flat to improve natural light and ventilation to an existing kitchen. Flat 5 is on the first floor of 7-11 St. John's Hill.

Internal Consultations

Reading Borough Council, Heritage - Consultation response received on 20/08/2020

- The building is not listed but the building is located in a Eldon Square Conservation Area. The flat is located in a block which is considered to be Townscape Merit within the Area 2 of the Conservation Area. This area consists of terraced streets west of Eldon Road such as St John's Hill. The character of this area is predominantly residential with some houses in multiple occupation. The proposed skylights would be not prominent at street level and would not affect the character or appearance of the Conservation Area.
- There are, therefore, no objections in principle to the insertion of the proposed conservation rooflights.

Reading Conservation Area Advisory Committee - No response received.

External Consultees

1 Conquest Court, 7-11 St Johns Hill, Reading, RG1 4EF
2 Conquest Court, 7-11 St Johns Hill, Reading, RG1 4EF
3 Conquest Court, 7-11 St Johns Hill, Reading, RG1 4EF
4 Conquest Court, 7-11 St Johns Hill, Reading, RG1 4EF
5 St Johns Hill, Reading, RG1 4EE
13 St Johns Hill, Reading, RG1 4EE
2 Eldon Road, Reading, RG1 4DH
Flat 1, Eldon Lodge, 196-200 Kings Road, Reading, RG1 4NH
Flat 2, Eldon Lodge, 196-200 Kings Road, Reading, RG1 4NH
Flat 3, Eldon Lodge, 196-200 Kings Road, Reading, RG1 4NH
Flat 4, Eldon Lodge, 196-200 Kings Road, Reading, RG1 4NH
Flat 5, Eldon Lodge, 196-200 Kings Road, Reading, RG1 4NH
Flat 6, Eldon Lodge, 196-200 Kings Road, Reading, RG1 4NH

No neighbour consultation responses have been received.

A site notice was displayed from 15th July 2020, expiring on 5th August 2020 - no responses have been received.

Plans/Documents Considered

The agent supplied the following plans:

- Site Plan
- Location Plan
- Heritage Statement
- Planning Policy Statement
- Plans - First Level - Proposed Structure - MAP/C3574/221 Rev B

These plans were received on 1st July 2020

Relevant Planning History

None

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 the development plan unless material considerations indicate otherwise. The Development Plan for Reading relevant to the application site comprises the Reading Borough Local Plan (adopted November 2019).

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 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).

Relevant Policies

The application has been assessed against the following policies:

National

National Planning Policy Framework 2019;
National Planning Policy Guidance 2014 onwards;

Reading Borough Local Plan (November 2019)

- EN1 Protection and Enhancement of the Historic Environment
- EN3 Enhancement of Conservation Areas
- CC7 Design and the Public Realm
- CC8 Safeguarding Amenity

Eldon Square Conservation Area Appraisal

Appraisal

7.1 Protection and Enhancement of the Historic Environment

In accordance with Reading Borough Local Plan policy EN1: Protection and Enhancement of the Historic Environment, proposals affecting Listed Buildings are acceptable where it will not:

- *Have an adverse impact on those elements which contribute to their special architectural or historic interest including, where appropriate, their setting.*

The proposed development is for the installation of two skylights to a first floor flat. The proposed installation is considered to be minor and would not result in a dramatic alteration to the appearance of 7-11 St Johns Hill. The two proposed skylights would not be visible at ground level. In line with policy EN1, the proposed development is considered not to harm the elements to harm special architectural elements or the historic interests of 7-11 St Johns Hill. The proposals are also considered to accord with the general design policy CC7.

7.2 Enhancement of Conservation Areas

In accordance with Reading Borough Local Plan policy EN3: Enhancement of Conservation Areas, development affecting Conservation Areas is required to conserve and enhance the interest, character and architecture within the Conservation Area. The proposed skylight installations are considered minor in scale and are likely to preserve the interest, character and architecture of the Eldon Square Conservation Area.

7.2 Safeguarding Amenity

This proposal has also been assessed against Reading Borough Local Plan policy CC8: Safeguarding Amenity, which states that proposals are acceptable where they will not cause a detrimental impact on the living environment of existing residential properties with regard to:

- *Privacy and overlooking*
- *Access to sunlight and daylight*
- *Harm to outlook*
- *Crime and safety*

This proposal is considered not to harm the amenity to neighbouring properties. It is not considered that there would be a detrimental material impact to neighbouring properties or the setting of the surrounding area due to the relatively minor installation works proposed.

For current and future occupiers, the provision of the two skylights will improve the quality of accommodation provided, by adding light and ventilation to the kitchen.

Conclusion

The development has been assessed and the works are considered to be in accordance with the above relevant policies and planning permission can be granted.

Recommendation

GRANT

Conditions

TL1: Time Limit (Standard)

The development hereby permitted shall begin no later than three years from the date of this planning permission.

REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

AP1: Approved Plans

The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

- Site Plan
- Location Plan
- Plans - First Level - Proposed Structure - MAP/C3574/221 Rev B

These plans were received on 1st July 2020

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

M3: Materials (As Specified)

The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and application form unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policies CC7 and EN3 of the Reading Borough Local Plan 2019.

INFORMATIVES

IF1: Positive and Proactive Working - approval

The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the agreed extended timescale for the decision to be issued.

IF5: Terms

Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.

IF6: Building Control

Your attention is drawn to the possible requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.

IF7: Complaints about construction

Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.