

DELEGATED HOUSEHOLDER APPLICATION REPORT

App Ref: 200038
Address: 20 Belle Vue Road, Reading
Proposal: Demolition of Existing outbuilding together with construction of a rear extension and internal alterations.
Case Officer: Mr James Schofield
Target Decision date: 20/03/2020

1. SITE DESCRIPTION

The application site relates an end of terrace dwelling. A wall running along the boundary of the site belongs to a Grade II listed building.

The listing for the building is as follows:

61-79 (odd) Baker Street

Before 1840 (shown on Edward Weller map of 1840). A formal terrace of small red brick houses set back from road. 2 storeys and basement. Stucco string under 1st floor windows. Slate roof, hipped at each end, brick ridge chimneys. 2 windows each on 1st floor, 1 on ground floor, glazing bar sashes (No 61 plate glass). 4 panel door with radiating fanlight on ground floor. 1 window and door to basement.

Listing NGR: SU7067173173

2. PROPOSED DEVELOPMENT

The proposal consists of a rear extension and demolition of an existing outbuilding.

Plans considered:

Drawing No. 1973-10 Existing Ground and 1st Floor Plans
Drawing No. 1973-11 Existing Section
Drawing No. 1973-12 Proposed Ground and First Floor Plans
Drawing No. 1973-13 Proposed Section
Drawing No. 1973-14 Proposed Elevation
Received 13th January 2020

3. RELEVANT PLANNING HISTORY

None relevant.

4. CONSULTATIONS

Neighbours

All adjacent neighbours were consulted by letter; no response was received.

Heritage

Our Heritage Consultant provided the following comments:

Regarding 20 Belle Vue, the building is within the Russell Street and Castle Hill, Reading, which includes earlier buildings in the Conservation Area built from brick or stone, and rendered with stucco, as can be seen along Castle Hill. However, the predominant material is red brick, made locally, and this is the most popular material for the houses in Oxford Road, Russell Street, Coley Hill, and the intervening streets. Towards the end of the 19th century, Reading became known for the use of differently coloured bricks, often white with red or cream, creating a variety of patterns. Examples can be seen in Belle Vue Road and Field Road. These are well detailed houses of the late 19th century, and Belle Vue Road contains two terraces of well detailed terraced houses, with multi-coloured brickwork.

20 Belle Vue is a Building of Townscape merit within the Conservation Area.

The proposals consist of a single storey rear, kitchen extension.

In view of the location of the proposed extension to the rear and the single storey height, the proposals are not considered to harm the conservation area or the setting of the adjacent Listed Building.

Should RBC be minded grant permission, then a condition requiring a sample of brick to match the existing is recommended.

5. 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.

6. LEGAL AND PLANNING POLICY 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. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. The following local and national planning policy and guidance is relevant to this application:

National Planning Policy

National Planning Policy Framework (2019)

National Planning Practice Guidance

Reading Borough Local Plan (adopted 2019)

CC7: Design and the Public Realm

CC8: Safeguarding Amenity

EN1: Protection and Enhancement of the Historic Environment

EN3: Enhancement of Conservation Areas

H9: House Extensions and Ancillary Accommodation

SPG/SPD

7. APPRAISAL

7.1 Principle of development

Residential extensions are supported in principle by Policy H9 (House Extensions and Ancillary Accommodation) of the Local Plan (2019) subject to a number of criteria ensuring the effects of such extensions and alterations respect its context and are not harmful. These considerations will be examined in more detail in the following sections.

7.2 Character and scale

Policy CC7 of the Local Plan states that, development must be of a high design quality that maintains and enhances the character and appearance of the area in Reading in which it is located. Policy H9 states that an extension will be acceptable where it: respects the character of the house, the pattern of neighbouring properties and building lines.

The proposed rear extension, in many respects, is similar to that already in place. As such, the proposed rear extension is considered to demonstrate adequate respect for the character of the dwelling and the wider area. As per comments from the Heritage consultant, a condition requiring approval of the type of brick used to ensure it matches the historic bricks in the site context is considered sufficient to ensure the development respects the character of the dwelling and wider area in practice.

For the reasons discussed above, the development is not considered to cause any harm to the character or appearance of either the dwelling or the wider area, and therefore, accords with the aims of Policy CC7, the design considerations of Policy H9 and the historic preservation considerations of EN1 and EN3.

7.3 Amenity

Policy CC8 requires development to refrain from causing a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for residents. And Policy H9 compliments these aims by indicating that acceptable development will not present an overbearing impact on neighbours or public areas.

The proposal would not obstruct views for residents of neighbouring properties.

The ground floor elements of the side extension are deemed to avoid any concerns about detrimental impact on neighbour's privacy, sunlight or overbearingness by virtue of being a single-storey structure.

The site enjoys a moderate sized garden and the proposed development would leave over half the plot undeveloped.

Subsequent to the above analysis, whilst constituting a relatively large nominal side extension to the dwelling, in this instance and based on the sites individual circumstances, the proposed development is deemed to accord with Policy CC8, and the overbearingness considerations of Policy H9.

7.4 Biodiversity and sustainability

Part 'b' of Policy EN12 indicates that all development sites should not result in a net loss of biodiversity or geodiversity. These aims are supported by Policy H9 which states that an extension will only be acceptable where it does not result in the loss of biodiversity within gardens.

The site does not have any protected trees or identified Green Links which could be negatively impacted by the specifics of the proposed development under consideration.

The proposal is not considered likely to result in a net loss of biodiversity or geodiversity as it only pertains to areas currently covered in hardstanding or grassy lawn. As such the proposal is considered to accord with the biodiversity and sustainability considerations of Policies H9 and EN12 of the local plan.

8. CONCLUSION

In light of the above assessment the proposal is considered to accord with the requirements of the development plan. As such, the proposed development is recommended for approval subject to conditions.

9. RECOMMENDATION

GRANT

10. CONDITIONS

1. TL1 Standard time-limit
2. AP1 Standard approved plans
3. M2 Materials (to be approved)

APPENDIX

Site photo from 28th of January 2020.







