

Delegated Application Report

Address: 6 Paddock Road, Caversham, Reading, RG4 5BY
Application No: 200338/LBC
Proposal: Listed Building Consent for a proposed Garden Room.
Target Date: 04/09/2020
Case Officer: James Schofield

1. SITE DESCRIPTION AND SURROUNDING AREA:

The proposed site forms part of the curtilage of Grade II Listed historic early 17th century two storey house. The site is accessed from a relatively narrow access from Paddock Road. To the rear a large garden is attached to the primary part of the site by a narrow strip, giving the site a ladle shape. The modern detached garage is in the rear garden, as is a protected tree near the northern boundary. The garden appears reasonably cut-off from the dwelling and Paddock Road. Paddock Road Industrial Estate is adjacent to the eastern boundary of the rear garden. Except for the south-eastern corner, the rear garden falls within a designated Green Link. The proposal is not in a Conservation Area, however, Nos 4 and 8 Paddock Lane to either side are also Grade II Listed Buildings. The entirety of the site is in the most severe flood-risk zone (Flood zone 3).

2. PROPOSALS:

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

3. PLANS SUBMITTED:

The proposed development is for the construction of a single-storey annexe in the south-eastern corner of the rear garden; adjacent to the industrial estate and the boundary with 8 Paddock Lane. Plans considered;

Drawing No. Padd-1-A Block & Location Plan
Drawing No. Padd-2-B Outline Proposals Garden Room
Received 5 March 2020

4. RELEVANT PLANNING HISTORY:

None relevant to this application.

5. CONSULTATION RESPONSES:

Neighbours

All adjoining neighbours were consulted by letter, no responses were received.

Heritage

Our Heritage Consultant provided the following comments:

Whilst there are no objections in principle to the overall design, the use of white painted 'cladding', using and unspecified material would visually detract from the setting. It is therefore recommended that the design is amended to specify a timber cladding with a more natural, less visually intrusive finish/stain.

Alternatively this could be achieved through the addition of the following condition:

SCHEDULE OF MATERIALS AND FINISHES

No related work is to be carried out prior to the submission to and approval in writing by the local planning authority of a detailed schedule of materials and finishes for garden room building. All work shall be carried out in strict accordance with the approved document(s) unless otherwise agreed in writing with the local planning authority.

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.

10. CONCLUSION

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