

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 200419/HOU & 200420/ LBC

Address: 1 St Peters Hill, Caversham

Applicant: Mr & Mrs M Taylor

Proposal: One and half storey side extension (Resubmission Full Planning 131173 and LBC 131268) (for both applications)

Target date: 11/05/20 (for both applications)

Case officer: Connie Davis

Site Description and Surrounding Area:

The application site is a Grade II storey property located on the corner of St Peters Hill and the Warren. It sits within the St Peter's Conservation Area and is finished with beams and white render. It is of a Tudor style/ design.

The surrounding area is residential, with the application site being set further forward than surrounding properties. Neighbouring properties are more modern in style compared to the application site.

Proposal:

Planning permission and listed building consent is sought for a side extension. The extension would measure a width of 2.5m, depth of 5.5m, eaves height of 3.6m and maximum height of 6m.

It would have a gable roof and would be finished in the same design as the main house.

Plans Considered (for both applications)

1037- 1C - Location; Site Plan
1037-2A - Plans as Existing
1037 - 3 - Elevations as Existing
External Retaining Wall
Heritage Statement

Received 18th March 2020

1037-8D - Proposals

Received 30th April 2020

Relevant Planning History:

131168/LBC - One and a half storey side extension - Application Permitted

131173/HOU - One and half storey side extension - Application Permitted

120848/LBC - Single storey front extension with rear terrace and parking bay - Application Withdrawn

120847/HOU - Single storey front extension with rear terrace and parking bay - Application Withdrawn

Consultation Responses:

Internal Consultees

Heritage Consultant

No objections subject to original windows being used in the scheme.

Natural Environment

The proposal involves the removal of two trees and only 1 replacement. It was encouraged that a further tree is re-planted so that the trees are replaced 1-1 at minimum.

Ecology

No objections

External Consultation

The following addresses were formally consulted via letter on 17/03/20:

3 The Mount
Flats 1-12 "Treetops" The Mount

In addition, a site notice for both the HOU and LBC applications.

One response was received from the Caversham District Residents Association who raised no objections, although stated the applicant may wish to plant trees above the retaining boundary wall to further obscure the plot from its surroundings in order to enhance the setting of the listed building.

Discussions with applicant/ agent

The agent was advised of the comments raised by both the heritage and natural environment officers. Revised plans were submitted to address these points.

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. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'.

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') 2018 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) (Reading Borough 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). Accordingly, the 'NPPF' and the following development plan policies and supplementary planning guidance are relevant

The following local and national planning policy and guidance is relevant to this application:

National

National Planning Policy Framework;

National Planning Policy Guidance;

Reading Borough Local Plan (2019)

CC7 Design and the Public Realm

CC8 Safeguarding Amenity

H9 House Extensions and Ancillary Accommodation

EN1 Protection and Enhancement of the Historic Environment

EN3 Enhancement of Conservation Areas

Supplementary Planning Guidance - A Design Guide to House Extensions (2003)

Appraisal Checklist

H9 states: An extension to a house will be acceptable where it:

- A. Respects the character of the house in terms of scale, location, materials and design;

To assess this, the following has been considered - would the proposal:

- Detract from the appearance of the original building through the use of ill-matching materials and by not fitting in with the design, scale and proportions of the original building; **NO, the proposed extension is considered of an acceptable size in relation to the main property. It is considered a subservient addition by way of its scale, and by being set back from the front elevation of the main house and set down from the ridge.**
- Reduce the amount of usable amenity space for the property to an unacceptable degree; **NO**

- Require the loss of trees in the garden or put significant trees at risk; **NO, although two trees are to be removed, this is considered acceptable so long as two new trees are replanted. Two plum trees have been proposed. A condition will be included to secure this proposed landscaping.**
- B. 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;
- & C. Does not present an overbearing impact on neighbours or a large blank façade to public areas

To assess this, the following has been considered - would the proposal:

- Significantly reduce the amount of daylight and sunlight enjoyed by neighbouring properties; **NO**
- Invade the privacy of neighbouring properties through overlooking from windows or balconies; **NO, the adjacent neighbour is set back further than the application site and so the development will not face directly on to this property.**
- Detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; **NO**
- Detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; **NO, materials and detailing are to match the main property.**
- D. Does not result in a loss of biodiversity within garden - **NO**
- E. Ancillary accommodation, such as granny annexes, will be acceptable where it would not be capable of operating as a separate dwelling which could be let or sold separately - **NO**

CC8: states: 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; **No**
- ▢ Access to sunlight and daylight; **No**
- ▢ Visual dominance and overbearing effects of a development; **No**
- ▢ Harm to outlook; **No**
- ▢ Noise and disturbance; **No**
- ▢ Artificial lighting; **No**
- ▢ Vibration; **No**
- ▢ Dust and fumes; **No**
- ▢ Smell; **No**
- ▢ Crime and safety; **No or**
- ▢ Wind, where the proposals involve new development of more than 8 storeys - **N/A.**

Impact on the Listed Building and Conservation Area

It is considered that the proposed development has been designed to suitably and sympathetically integrate with the main house. This is by way of its overall scale and proposed detailing to match the host dwelling. Original windows are also to be re-used as part of the extension.

For this reason, the proposal is also considered an acceptable addition to the Conservation Area and in accordance with Policies EN1 and EN3 of the Reading Borough Local Plan (2019).

Conclusion

The proposed development would not be harmful to the character or appearance of the site or its surroundings and would not have a detrimental impact on the original building or neighbouring properties. As such the proposed works are considered to be in accordance with CC7 (Design and the Public Realm), CC8 (Safeguarding Amenity), H9 (House Extensions and Ancillary Accommodation), EN1 (Protection and Enhancement of the Historic Environment) and EN3 (Enhancement of Conservation Areas) of the Reading Borough Local Plan (2019) along with the Councils Supplementary Planning Guidance A Design Guide to House Extensions (2003).

RECOMMENDATION: GRANT PERMISSION for 200419/HOU subject to the following conditions:

1. TL1 - 3 year time limit.
2. Approved Plans
3. Matching Materials
4. Landscaping as proposed

Informatives

1. Building Control
2. Construction & Demolition
3. Terms
4. Encroachment
5. Listed Building Consent Required
6. Positive and Proactive

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GRANT 200420/LBC subject to the following conditions:

1. Time Limit
2. Plans
3. Materials

Informatives

1. Terms

2. Planning permission required
3. Positive and Proactive