

DELEGATED APPLICATION REPORT

Target Date: 19/10/2018

Application No: 180907/HOU

Address: 21 Coley Hill, Reading

Proposal: Erection of outbuilding

Case officer: Ethne Humphreys

Site Description and Surrounding Area:

The application property is a listed terraced property located on the eastern side of Coley Hill. The site is within the Russell Street/Castle Hill Conservation Area and many of the surrounding properties have been extended.

The listing description is as follows:

COLEY HILL 1. 5128 (East Side) Nos 21 to 25 (odd) SU 7072 13/93 II GV 2. Early C19. (circa 1840). 3 storeys and basement. 2 windows, glazing bar sashes. Red brick terrace, Nos 21 and 23 painted, with 1st floor cill band. Slate roof with flat eaves. 6 panel doors with radiating fanlights and recessed windows with arched heads and ogee pattern glazing.

It is within an air quality management area.

Proposal:

This is an application for a proposed rear outbuilding to serve garden room. It would measure approximately 4.7m by 3.6m. The roof would be flat at a height of 2.5m

The front, left and right flank elevations would be clad in Western Red Cedar and the rear elevation would be clad in cement particle board finished with grey weather shield paint. The roof would be grey single-ply membrane.

Plans Considered:

Drawing No: Site Location and Block Plans 21817 100 Rev C

Received 25th September 2018

Drawing No: Proposed Plans, Elevations and Sketch Perspective 21817 01 Rev D

Received 26th November 2018

Design and Access Statement

Received 24th July 2018

Relevant Planning History:

None.

Consultation Responses:

CAAC: None.

Heritage: No objections in principle, subject to material finish.

Natural Environment: Verbally confirmed no objection subject to informative.

Neighbour letters were sent to No's 19 and 23 Coley Hill, 'Bramley' and No's 29, 33 and 35 Field Avenue. No letters of neighbour representation received.

Summary of discussions with applicant/agent:

The agent was advised that, due to the siting and height of the proposed outbuilding it would result in an overbearing impact to the occupiers of 'Bramley', to the north east of the site. It was also considered to appear an overly dominant structure in views from the street scene.

Revised plans were received re-siting the outbuilding and reducing the overall scale, an on, balance, the proposals were considered acceptable. An extension of time was agreed until 19th October 2018.

No formal pre-application advice was sought prior to the submission of this application.

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

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

Reading Borough Local Development Framework Core Strategy, 2008 (amended 2015)

CS7: Design and the Public Realm

CS33: Protection and Enhancement of the Historic Environment

CS38: Trees, Hedges and Woodland

Sites and Detailed Policies Document, Oct 2012 (amended 2015)

DM4: Safeguarding Amenity

DM9: House Extensions and Ancillary Accommodation

Russell Street/Castle Hill Conservation Area Appraisal (2004)

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

Appraisal

The main issues are considered to be:

- Design considerations, impact on the listed building, conservation area and street scene
- Impact on neighbouring amenity

Design considerations, impact on the listed building, conservation area and street scene

Albeit located to the rear of the property and therefore not visible from the Coley Hill street scene, given the change in site levels, the rear of No.21 is clearly visible from Field Road, to the rear of the site. Concerns were raised that given the position, scale/height and material finish that the proposed outbuilding would result in an incongruous feature when viewed from Field Road, and the wider conservation area.

Revised plans were received reducing the height and overall scale and amending the finish to western red cedar cladding. Whilst the outbuilding would be modern in design, the flat roof helps to reduce its height and prominence within views from Field Road and the wider conservation area. Similarly, the material finish would help to reduce its prominence and is more appropriate in such a location.

There are examples of outbuildings along the rear of Coley Hill and, given the above, on balance, the proposals are not considered to result in any adverse effect on either the character of the listed building, the visual amenities of the street scene or the character and

appearance of the conservation area. The Council's Heritage Office has no objection to the proposed outbuilding.

Policy DM9 states that ancillary accommodation will be acceptable where it would not be capable of operating as a separate dwelling which could be let or sold separately. It is considered necessary and relevant, owing to the relative size of the outbuilding, to include a condition outlining that the rear outbuilding shall not become a self-contained dwelling or separate business unit without a separate planning permission being required / granted. This is to ensure that the future occupation of the outbuilding does not adversely affect the amenity of adjoining residential premises/immediate area by reason of noise, traffic congestion and excessive on-street parking and is not used for unauthorised purposes.

Impact on neighbouring amenity

Given the distance of the proposed outbuilding to No, 19 Coley Hill, it is not considered to result in any material loss of light, privacy or overbearing impact to the occupiers of this property.

In relation to No.23 Coley Hill, the outbuilding would be located close to the common boundary. However, the roof would be flat to minimise the impact and given that it would be located to the rear of the plot, whilst visible, it is not considered to result in any significant material loss of light, privacy or overbearing impact to the occupiers of this property.

There is a significant change in site levels between No.21 Coley Hill and the properties to the rear of the site along Field Road and 'Bramley', to the north east, is set significantly lower. Concerns were raised that the siting of the outbuilding as originally proposed would result in an unacceptable overbearing impact to the occupiers of 'Bramley'. Revised plans were received siting the outbuilding away from the common boundary and the roof would be flat to minimise the impact. Whilst visible, it is not considered to result in any significant material loss of light or overbearing impact such to warrant a refusal. No windows are proposed on the flank elevation facing this property and as such there would be no material loss of privacy.

Directly to the rear of the site, at the lower level, is a detached garage and as such there would be no material loss of amenity.

Although a large structure, given the revised height and existing boundary treatments, on balance, it is not considered to result in any significant material loss of light, privacy or overbearing impact to any neighbouring property such to warrant a refusal on this basis.

CIL

The floorspace involved in the proposed works is below 100sqm and the applicant has confirmed (via the CIL form submitted with the application) that the proposals do not involve the creation of a new dwelling. Accordingly, the proposals are not CIL liable.

Conclusion

Having regard to the material considerations and all matters raised, the Local Planning Authority considers that the balance of considerations therefore weigh in favour of granting planning permission subject to conditions.

RECOMMENDATION:

Grant, subject to conditions and informative