



Planning and Design and Access Statement in relation to a retrospective planning application for the demolition of a pre-existing extension and the construction of a two storey rear extension, and the demolition of the boundary wall adjacent to the highway 18-18A Waylen Street, Reading,

Paul Butt BA DipUP DipUD MSc MRTPI
Paul Butt Planning Limited
Registered in England and Wales
Company Number: 794832
VAT Registration Number 128 8681 76
Registered office address: 8 Hyde Copse, Marcham, Nr.
Abingdon, Oxfordshire, OX13 6PT
Email: paulbuttplanning@btinternet.com
Mobile: 07760 210952

PBP ref: 2017-210

Date: 13 October 2017

CONTENTS

- 1. Introductions and summary**
- 2. The site and its surroundings**
- 3. The history of the appeal site**
- 4. Planning policy**
 - **The development plan policies**
- 5. Design and Access**
- 6. Assessment of the development against the development plan policies, and other material considerations including the Framework**
- 7. Conclusions**

APPENDICES

Appendix 1 Copy of the pre-application advice letter dated 30 April 2014 from Reading Borough Council

Appendix 2 Copy of the Enforcement Notice

Appendix 3 Copy of Policies DM4, CS7 and CS33 referred to in the Enforcement Notice

Appendix 4 Copy of the Russell Street/Castle Hill Conservation Area Appraisal April 2004

Appendix 5 Copy of the planning application form, planning permission reference 00/01355/FUL dated 7th March 2001, the approved plans, Planning Applications Committee reports and minutes, and the Case Officer Recommendation

Appendix 6 Community Infrastructure Levy (CIL) - Determining whether a Development may be CIL Liable Planning Application Additional Information Requirement form

1. INTRODUCTIONS AND SUMMARY

1.1 This Planning Statement has been prepared on behalf of the applicant, The Bangladeshi Association of Greater Reading, following pre-application advice received from Richard Eatough of Reading Borough Council (the Council) by letter dated 30 April 2014, a copy of which is attached as **Appendix 1**, and a meeting with Richard Eatough in the Reading Borough Council offices on the 12 July 2017. At the 12 July 2017 meeting clarification on the Council's pre-application response was sought. In particular clarification was sought in relation to the validation requirements for a noise assessment and a BREEAM pre-estimator, and in relation to the Council's pre-application concern that:

“there may be a related issue due to the number of non-opening windows and that is achieving suitable air quality and temperature in the building...”

At the meeting the Council also drew attention to outstanding building regulations and fire safety matters that the Council would also like to resolve as part of the retrospective planning application. It has taken some time to bring all of these planning, and what are consider in the first instance to be non-planning, matters together on the plans submitted with this retrospective application, the Council indicating that as a minimum they would not otherwise not validate the application.

1.2 A noise assessment by KP Acoustics Ltd and a BREEAM pre-estimator by Ecoteric Ltd have been commissioned, although at the time of submitting the application had not been completed. They are expected to be completed shortly to accompany the application, although it is not considered they are necessary in this instance for the application to be validated by the Council, the Council's Validation Checklist dated 05 December 2016 advising on page 2:

*“The checklist alerts you to information that **may** be required and allows you to confirm whether or not the information is provided with your application. Space is provided for you to explain why information is not included and in many cases “not relevant” or “not applicable” would do. In more complicated cases you may need to provide more justification which you could provide as an addendum to the check list (it is downloadable) **or as part of a planning statement.**”*

1.3 An Enforcement Notice (the Notice) was issued by the Council on the 12 May 2017, copy attached as **Appendix 2**, and is the subject of an appeal (ref. APP/E0345/C/17/3178555). The appeal was made including Ground (f) - that the steps required by the Notice to be taken exceed what is necessary to remedy any breach of planning control which may be constituted by those matters or, as the case may be, to remedy any injury to amenity which has been caused by any such breach. In its Appeal Statement dated 20 September 2017 the Council advise:

“The LPA would continue to welcome a retrospective application to regularise this situation.”

1.4 This application seeks to regularise the situation. In submitting the application I note that neither noise, nor the absence of a BREEAM pre-estimator, nor air quality and temperature in the building, were given as reasons for issuing the Notice by the Council. I also note the Council's suggested conditions 1 'noise assessment' and 1 'air conditioning and ventilation systems' in Appendix 5 of the Council's appeal statement in relation to the Notice. I further note that achieving a BREEAM standard was not given as a reason for issuing the Notice and there is no suggested condition in relation to achieving any particular BREEAM standard. Under the circumstances it is considered that the application ought to be validated

by the Council. In any event the noise assessment and BREEAM pre-estimator are expected to be completed shortly.

1.5 The Bangladesh Association Greater Reading was formed in June 1993 and has been a registered charity in England since 26 July 1994 (charity number 1039747). The Notice in paragraphs 4.1 to 4.3 gives three reasons that it was considered by the Council to be expedient to take enforcement action (my highlighting in bold):

*“4.1 That the siting of **the window and door openings** facing North towards 16 Waylen Street **result in direct overlooking**, and those facing South (although not specified it is presumed this is towards 20 Waylen Street) result in a perception of overlooking, both to **“an unacceptable standard of privacy** contrary to Policy **DM4** (Safeguarding Amenity) of the Reading Borough Sites and Detailed Policies Document (2012 as amended 2015).”*

*4.2 That **the location, height and mass of the development is visually dominant and overbearing to 16 and 20 Waylen Street**, contrary to Policy **DM4**.*

*4.3 That **the removal of the front boundary wall has an adverse impact on the street scene and views within the Conservation Area**, contrary to Policy **CS7** (Design and the Public Realm) and **CS33** (protection and Enhancement of the Historic Environment) of the Reading Borough Core Strategy (2008 as amended 2015).”*

A copy of Policies DM4, CS7 and CS33 are attached as **Appendix 3**.

1.6 It is noted that following paragraph 4.3 of the Notice the Council do not consider that planning permission should be given *“because planning conditions could not overcome these objections”*, although conditions are suggested by the Council in Appendix 5 of the Council’s appeal statement.

1.7 In summary it is considered that the plans and supporting information accompanying the application, including the assessment in section 5 of this Planning Statement, demonstrate that planning permission should be given in relation to 4.2 above (the location, height and mass of the development), and that planning conditions that comply with para. 203 of the National Planning Policy Framework (the Framework) could overcome the objections in relation to 4.1 (overlooking) and 4.3 (front boundary wall).

2. THE SITE AND ITS SURROUNDINGS

2.1 The site lies on the west side of Waylen Street in the Russell Street/Castle Hill Conservation Area (the Conservation Area) for which there is a Conservation Area Appraisal April 2004, a copy of which is attached as **Appendix 4**. The building used to be a Church, known as Ellm Church.

2.2 Included below are some photographs of the rear extension referred to in the Notice at paragraph 5(a) and shown in the approximate location on Plan 'B' attached to the Notice, and also the location of the front boundary wall referred to in paragraph 5(b) and shown in Photograph 'C' that are also attached to the Notice.

Photograph 1. Taken from Waylen Street and showing the rear extension (with the first floor cream colour rendered) in between 18-18A (to the left of the photograph) and 16 Waylen Street (to the right).



Photograph 2. Taken from within the site of the single storey part of the rear extension showing the window and door openings facing North towards 16 Waylen Street.



Photograph 3. Taken from Walyen Street and showing the gap between 18 - 18A Waylen Street and 20 Waylen Street (the rear extension cannot be seen from the street between the gap).



Photograph 4. Taken from a private view in the rear car park of a guest house in Russell Street showing the south facing rendered elevation (again cream coloured), towards the rear garden of 20 Waylen Street (approximately marked by the wall with trellis over and the taller trellis running along the side of the single storey part of the extension), and also the west facing elevation of the rear extension.



2.3 The pre-existing front boundary wall is shown in Photograph 5 below and the Council have accepted that the wall was fairly plain and non-original.

Photograph 5. Pre-existing front boundary wall.



3. THE HISTORY OF THE APPEAL SITE

3.1 It is important to note that there was a pre-existing building on the site of the rear extension. Photographs of the pre-existing building both externally and internally are included below.

Photograph 6. Showing part of the exterior pre-existing building and its windows facing towards the garden of 20 Waylen Street (for more information see paragraph 3.2 below).



Photograph 7. Showing the interior of the pre-existing building facing towards 16 Waylen Street.



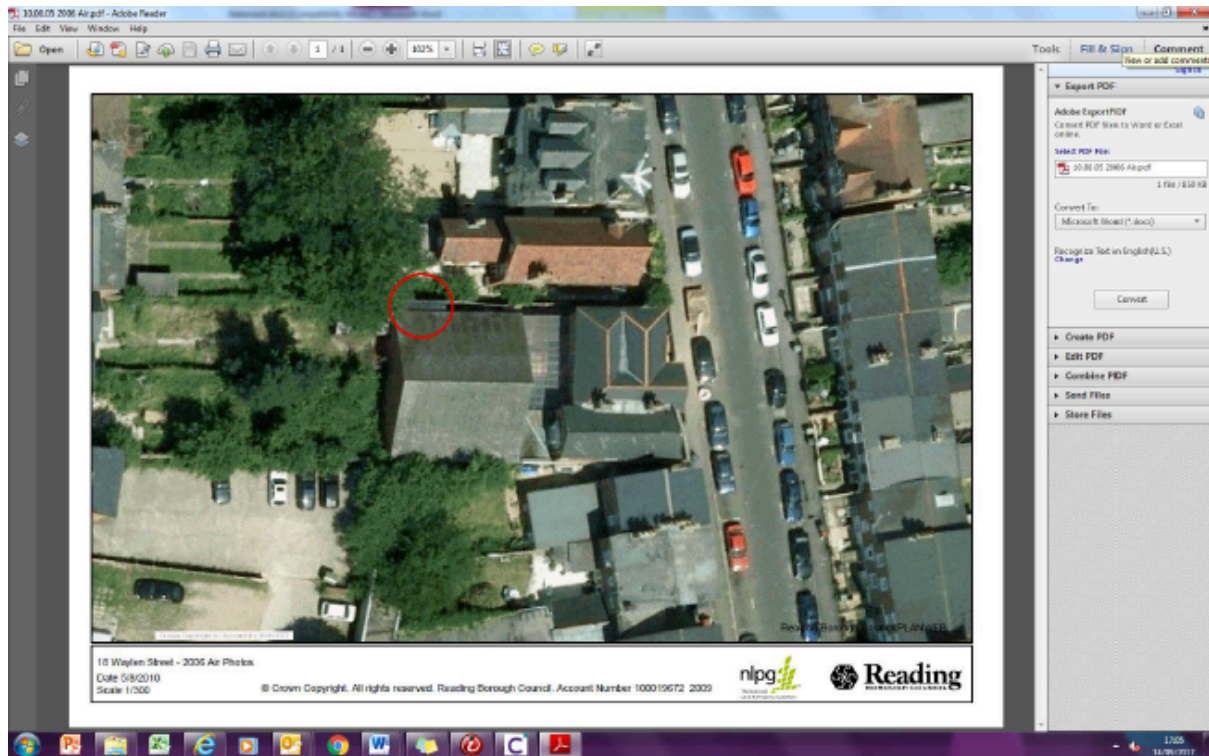
Photograph 8. Showing the interior of the pre-existing building facing towards 20 Waylen Street.



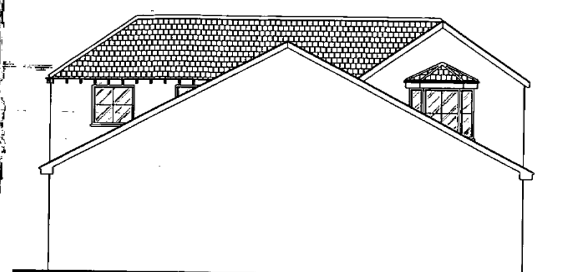
Photograph 9. Showing the gable end wall of the pre-existing building (with 20 Waylen Street towards the left).



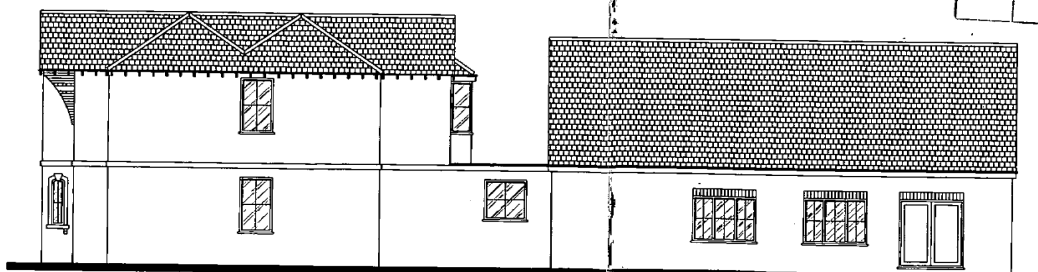
Photograph/drawing 10. Aerial photograph in 2006 showing the pre-existing building (Church hall) on the site, together with a copy of the existing elevations from planning permission ref. 00/01355/FUL.



NT ELEVATION (extg.).



REAR ELEVATION (extg.).



SIDE ELEVATION (extg.).

READING BOROUGH COUNCIL			
CLIENT SERVICE			
DIR	ES	PI	
- 1 NOV 200			
LS	HS	S	

The KE Part
Culham Hot
Reading.

Client:
M. SAOOD I

Job Title:
**Central Jam
18A Waylen
Reading.**

Drawing Title:
EXTG. ELEV

Scale:
1/100.

Date:
July. 2000.

Drawing No.:
7242-00-03.

3.2 The planning history is an important material planning consideration. It is therefore also important to note the planning permission granted by the Council under reference 00/01355/FUL dated 7th March 2001 for a 'First floor rear extension and internal alterations to existing Mosque and part change of use of four bedroom house to offices'. A copy of the planning application form, planning permission, the approved plans, Planning Applications Committee reports and minutes, and the Case Officer Recommendation is attached as **Appendix 5**. The extent of the pre-existing building, the window and door openings, and its location, height and mass, are shown on the existing floor plans drawing no. 742-00-01 and existing elevations drawing no. 742-00-03 (reproduced in Photograph/drawing 10 above). The extent of the approved first floor rear extension is shown on the approved proposed floor plans drawing no. 7242-00-02 and the proposed elevations drawing no. 7242-00-04.

3.3 I do appreciate from para. 5.6 that the 2001 planning permission was approved by the Planning Applications Committee against officer advice. However, the planning history of a site is an important material planning consideration and to my mind it is somewhat harsh for the Council's appeal statement on the Notice to consider that *"Any statements regarding the 2001 planning permission are considered to be largely irrelevant now"* (para. 5.5) when considering the 'visual dominance and harm through overbearing/overlooking'.

4. PLANNING POLICY

The development plan policies:

4.1 Taking into account the Notice, the following planning policies are considered to be relevant (copies attached as **Appendix 3**): DM4 of the Reading Borough Sites and Detailed Policies Document (2012 as amended 2015), and CS7 and CS33 of the Reading Borough Core Strategy (2008 as amended 2015).

5. DESIGN AND ACCESS

5.1 This section:

(a) explains the design principles and concepts that have been applied to the proposed development; and

(b) demonstrates the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account.

A development's context refers to the particular characteristics of the application site and its wider setting, in this case the site lies in the Conservation Area.

5.2 In the section 8 appraisal of the report on the 2001 planning permission at Appendix 5 it is noted that it was considered *"In design terms the extension is not considered to detract from the character of the conservation area"*. It is also noted that the Notice was not issued on the grounds that the extension as is has been built has any adverse impact on the street scene or the Conservation Area.

5.3 The design principles and concepts of the extension as it has been built are no different than from the 2001 planning permission in which the design was found to be acceptable. There were six conditions on the planning permission none of which required any of the windows or doors shown on the approved plans to be obscure glazed, nor in the alternative requiring any boundary treatment to be erected, for example along the boundary with 16 Waylen Street.

5.4 Should the Council decide that any of the windows or doors as they have been built are required to be changed in any way then I can advise that the applicant is willing to consider any such changes as the Council may suggest, and which can be conditioned.

5.5 Should the Council continue to decide that the removal of the front boundary wall has had an adverse impact on the street scene and views within the Conservation Area then I can also advise that the applicant will reinstate the wall within 6 months of the date of a planning permission, and which can also be conditioned.

5.6 The applicant's approach to access takes into account Policy CS7 and the development is considered to be 'accessible'. No consultation has been undertaken in relation to access issues following the 2001 planning permission. There are considered to be no specific issues that might affect access to the extension. Taking into account the reason given by the Council in its Appeal Statement into the Notice that *"the extension currently has a poor standard of access and approximately one third of the capacity of the building is located on a mezzanine floor, where inequality of access may otherwise occur. There is no current control of the development in access terms"* it is considered that disabled access is covered by other legislation (including Building Regulations) and Policy C5 seeks to provide 'suitable access'. The Council's Appeal Statement does not identify any specific deficiency in disabled access and so it is difficult to comment further.

6. ASSESSMENT OF THE DEVELOPMENT AGAINST THE DEVELOPMENT PLAN POLICIES, AND OTHER MATERIAL CONSIDERATIONS INCLUDING THE FRAMEWORK

6.1 The main issues are:

- (a) The effect of the rear extension on overlooking of nos. 16 and 20 Waylen Street, whether direct in the case of no. 16 or in the case of no. 20 perceived, and visual dominance on these two neighbouring properties; and
- (b) The effect of the removal of the front boundary wall on the character and appearance of the Conservation Area.

6.2 The Council is requested to compare the rear extension as it has been built with the floor plans and elevations (drawing no.s 742-00-01 and 742-00-03) of the pre-existing building under planning permission reference 00/01355/FUL dated 7th March 2001 in **Appendix 5**, informed by the external and internal photographs 6 - 10 of the pre-existing building, with the approved proposed floor plans drawing no. 7242-00-02 and the proposed elevations drawing no. 7242-00-04. To my mind the differences are relatively minor in relation to the location, height and mass of the rear extension and the siting of the window and door openings. It is perhaps unfortunate that there is no south facing elevation shown on the pre-existing and approved elevations drawing nos. 7242-00-03 and 7242-00-04, nevertheless these windows are clearly shown on the existing and approved floor plans drawing nos. 7242-00-01 and 7242-00-02.

6.3 The Council is also requested to note that there were six conditions on the planning permission ref. 00/01355/FUL none of which required any of the windows or doors shown on the approved plans to be obscure glazed, nor in the alternative requiring any boundary treatment to be erected, for example along the boundary with 16 Waylen Street. The Council will note on the site visit the boundary treatment along the existing boundary with 16 Waylen Street.

6.4 In relation to the front boundary wall the Council's attention is drawn to the Russell Street/Castle Hill Conservation Area Appraisal April 2004 at **Appendix 3**. In section 5.7 on page 9 headed 'Gardens and boundaries' it states:

*"To the north of the Conservation Area, the majority of the streets are lined with continuous terraces of three or four storey 19th century buildings, hiding their gardens (Howard Street, Zinzan Street, **Waylen Street**, Carey Street, Jesse Terrace, Russell Street, and the south side of Oxford Road). Each house has a small front garden **or front area**, usually no more than two metres from the pavement..."*

On page 10:

*"Boundaries in this area were **traditionally provided by cast iron railings set in a stone coping, on a low brick or rendered plinth**. Few of these remain, but there are some notable examples of either plain iron railings, with a beaten arrow head, or more decorative cast iron railings, with spear heads. These can be seen in Baker Street (no. 23), **along the east sides of Waylen Street...**"*

Just to remind that the appeal property is on the west side of Waylen Street. And in section

6.3 on page 13 headed 'Area 3: Russell Street, Baker Street, and the surrounding residential roads..':

*"Most of this area was developed between the late 18th century and the late 19th century, with some 20th century infilling to back gardens (Goldsmid Road, Franklin Street, small part of Russell Street). The area is characterised by tall terraces of late Georgian houses (Russell Street, Baker Street) and similar, mid or late-19th century houses, also in a terraced form (**Waylen Street**, Zinzan Street, Carey Street, Jesse Terrace). The buildings have small front gardens or areas, with little obvious planting or trees..."*

Also on page 10:

*"**front boundaries are very varied** – low brick walls, with hedging, being particularly popular. **Occasionally, these have been lost** to make way for car parking..."*

On page 13:

"Negative features:

- *Poor quality pavement and road surfaces*
- *Wheelie bins on pavement*
- *Loss of original windows and doors in unlisted Buildings of Townscape Merit*
- *Overhead telephone wires*
- *Modern street lighting*
- *Loss of front boundaries and gardens to create car parking (e.g. no. 46 Baker Street)*
- ***Poor quality front boundaries***
- *Rubbish in front areas"*

6.5 In terms of the front boundary wall it is not considered that its removal, which from Photograph 'C' in the Notice appears to be of modern construction and arguably of poor quality compared to the tradition in the wider Conservation Area of which few remain, has a significant adverse impact on the street scene on this western side of Waylen Road. It is appreciated that this is a matter of judgment, and in any event the impact is less than substantial in that part of the Conservation Area where front boundaries are very varied and occasionally have been lost. In this case it ought to be remembered that this building has a long tradition of being in religious use and I can quite understand the benefit of the frontage being visually 'open' in this particular case. I note in para. 5.14 of the Council's Appeal Statement into the Notice that the Council accept that the front wall was "fairly plain" and was "non-original". The quote in para. 5.15 that "Planning permission will only be granted where development has no adverse impact on historic assets and their settings" is not consistent with para. 132 of the Framework. The harm through its loss on the significance of the Conservation Area is not considered to be substantial (in which case I would agree with the Council that para. 133 would apply).

6.6 It is considered that the differences in the location, height and mass of the rear extension and the siting of the window and door openings are relatively minor. Even if that were not considered to be the case, the requirement in the Notice to remove the rear extension in its entirety the Notice does not give the minimum that needs to be done to remedy the breach of planning control. The three reasons given in paragraphs 4.1 - 4.3 of the Notice as to why

the Council considered it expedient to take enforcement action are (using the Council's numbering):

4.1 That the siting of the window and door openings facing North towards 16 Waylen Street result in direct overlooking, which if the Council considers is to an unacceptable standard can to my mind readily be remedied if necessary by **the erection of a taller fence to a height and in a location either specified, or in accordance with a detailed drawing to be submitted to the Council within a specified timescale and approved in writing by the Council and implemented within a specified timeframe following the Council's approval.** Those windows facing South (although not specified it is presumed this is towards 20 Waylen Street), and which the Council consider result in a perception of overlooking, can if necessary be either fitted with a high grade of obscure glass (for example internal film covering or secondary glazing) or be blocked in in accordance with **a detailed drawing to be submitted to the Council within a specified timescale and approved in writing by the Council and implemented within a specified timeframe following the Council's approval.** Given the pre-existing windows and the approved windows under planning permission reference 00/01355/FUL it is difficult to understand why for example blocking in of all the windows facing South in the extension would be necessary.

4.2 That the location, height and mass of the development is visually dominant and overbearing to 16 and 20 Waylen Street. Given the approved plans under planning permission reference 00/01355/FUL it is difficult to understand where any difference in the extension is visually dominant or overbearing to 16 or 20 Waylen Street.

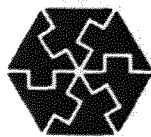
4.3 In appreciating the judgement involved, should the Council continue to decide that the removal of the front boundary wall has had an adverse impact on the street scene and views within the Conservation Area then I can advise that the applicant will reinstate the wall within 6 months of the date of a planning permission, and which can be conditioned.

7. CONCLUSIONS

7.1 As the application is in accordance with the development plan and the Framework, it is considered that the application ought to be allowed, if necessary subject to conditions.

7.2 In the event that the Council do consider there is any conflict with the development plan, the degree of any conflict ought to be considered in the planning balancing exercise, including against the consequences of refusal which is an important material planning consideration.

APPENDIX 1



Reading
Borough Council
Working better with you

Umair Waheed RIBA
Atelier UWA
Unit 6 - Office 15
Wilmer Business Park
LONDON
N16 0LW

Alison Bell
Director of Environment and
Neighbourhood Services

Civic Centre
Reading
RG1 7AE

☎ 0118 937 3737

Our Ref: 140288
Your Ref:

Direct: ☎ 0118 937 3338

Richard.eatough@reading.gov.uk

30 April 2014

Your contact is: **Richard Eatough, Planning Services**

Dear Mr. Waheed,

Pre-application 140288
Central Jamme Mosque, 18a Waylen Street, Reading

Thank you for your recent request for Level 2 pre-application advice in relation to works which have partly been undertaken and others which are proposed at the above site. If a planning application were to be received, it would be considered against the following policies:

National Planning Policy Framework (2012)

Reading Borough Local Development Framework Core Strategy (2008):

CS1 (Sustainable Construction and Design)
CS3 (Social Inclusion and Diversity)
CS4 Accessibility and the Intensity of Development)
CS5 (Inclusive Access)
CS7 (Design and the Public Realm)
CS17 (Protecting the Existing Housing Stock)
CS20 (Implementation of the Reading Transport Strategy)
CS24 (Car/Cycle Parking)
CS31 (Additional and Existing Community Facilities)
CS33 (Protection and Enhancement of the Historic Environment)
CS34 (Pollution and Water Resources)

Reading Borough Local Development Framework: Sites and Detailed Policies Document (2012):

SD1 (Presumption in Favour of Sustainable Development)

DM4 (Safeguarding Amenity)

DM12 (Access, Traffic and Highway-Related Matters)

DM19 (Air Quality)

Supplementary Planning Documents:

Parking and Design (Revised) (2011)

Sustainable Design and Construction (Revised) (2011)

Response/appraisal

This site has a rather protracted planning history. Your position is that the 2001 planning permission has not lapsed and remains extant and that the works which have taken place/are proposed, should be considered by the Council as an 'amendment' to the original permission. Indeed, we have evidence on file that your practice contacted the Planning Department in 2003 seeking our approval for amendments to the 2001 permission (which were not agreed). I have consulted the Council's Building Control Service, who advise that the information you have supplied to demonstrate a start on the original permission is related to the frontal building only, and therefore this does not indicate to me that the works have been 'substantially completed' (see additional discussion below).

You will note that permission 00/01355/FUL had a number of 'pre-commencement' planning conditions attached to it, including:

- Condition 2 requires that samples of the materials shall be submitted before development commences
- Condition 3 required that details of a lift shall be submitted before development commences; and
- Condition 5 requires that details of noise attenuation are provided before development commences.

There is no record that these conditions were complied with.

Advice from the Council's solicitor is that the above conditions 'go to the heart' of the planning permission and therefore the development which has taken place has not lawfully implemented the permission. If it is your contention that the above conditions do not in fact go to the heart of the permission and that the permission has been lawfully implemented, you will no doubt wish to seek confirmation of this by way of an application for a Certificate of Lawfulness for Existing Use or Development (CLEUD). However, I consider that these conditions are 'conditions-precedent' which are an integral part of the acceptability of the proposal and my advice is that a Certificate, if applied for, is likely to be refused. That does not, of course, preclude your client from making such an application, or from appealing against any refusal.

Furthermore, there are significant differences between the plans approved under the above permission and the plans now proposed and in summary, the principal differences are:

- the reduction in the length of the building at ground and first floor level by some 4 metres
- significant alterations in the position of windows and doors
- changes to the roof heights and angles, which although relatively minor, affect long lengths of roof and are therefore significant.

As you will be aware, it is an established principle that if a building operation is not carried out, both internally and externally, fully in accordance with the permission, the whole operation is unlawful.

The Council's position is therefore that a fresh planning application will be required to regularise the current situation of the unlawful development. I am aware that works are continuing on site and these do not have the benefit of an extant planning permission. As such, any works are conducted at your Clients' own risk and should cease. A planning application which is submitted for part retrospective approval of the works would raise the following issues.

Bulk, height and massing

It looks as if the original situation with the former Elim Church was that the rear building, although single storey, extended as far as the rear of the site and up to the southern boundary, with a gap of approximately one metre to the north. The proposal does/would take up almost the entirety of the site, again, with only a small gap to the north. Although this is a dominant new structure in the context of the neighbouring buildings and the Conservation Area, the overall bulk is considered to be suitable and the overall building 'envelope' would be supportable by officers and be suitable in terms of policies CS7 and CS33.

Privacy/overlooking and design detail

My assessment is that the building as approved in the lapsed planning permission would have produced an unsuitable arrangement in terms of privacy and amenity on the southern boundary and such an arrangement should not be replicated in a replacement proposal and would not meet our policy DM4 (Safeguarding Amenity), an adopted policy since 2012. You propose to overcome these issues by obscure glazing the windows. However, this is still expecting the neighbouring property at No. 20 (which is believed to be in residential use) to have the enjoyment of their rear garden severely compromised by the 'presence' of large numbers of people in the site immediately adjacent. Whilst that property would be perfectly capable of erecting a 2m high fence right on the boundary to restrict this, they ought not to have to undertake such an action. My advice is therefore, a compromise: that the arched windows to the side elevations are reduced in height, by removing the lower lights, leaving a 'high-level arch' window (obscure glazed and fixed). This would reduce the amount of lateral overlooking/perception of lateral overlooking to a

level which officers would consider to be suitable and therefore comply with our Policy DM4. You should submit full details of these windows to avoid a condition further requiring submission of the details. For similar reasons, although to a lesser extent given the slight gap to the boundary and the neighbour's fence, this window design should also be applied to all windows on the northern elevation as well.

Noise impact on neighbouring residential properties

It is noted that the 2001 permission did not include any conditions for the hours of use of the mosque, however, this would not be suitable in terms of our adopted policies now. You have now provided details of the proposed occupation times and numbers within the mosque and you estimate that the ground floor hall could accommodate over 200 worshippers and the first floor hall, a further 100 worshippers.

It is your Client's intention to install windows which are all obscure glazed and fixed shut (including a large number of rooflights) and you have stated that this is in order to control noise 'break-out.' However, without details of the occupancy or noise generation from services/activities associated with the mosque and any related plant/equipment, the suitability of this cannot be verified. Your planning application should be accompanied by a full noise assessment, recommending how noise mitigation measures can be installed so as to achieve a satisfactory relationship between this potentially significant noise-generating development and the surrounding properties, which are overwhelmingly residential in use.

The assessment should demonstrate that noise generated by the mosque will not adversely affect local residents and the noise from within will need to be adequately contained. Our EHOs advise that glazing is commonly the acoustically weak point in a building, particularly when opened. A representative noise assessment of a comparable mosque with similar attendance to that proposed could be used. You will need to demonstrate that acoustic performance of the glazing will be sufficient to reduce the sound levels so that they do not exceed existing background noise levels at the nearest noise sensitive receptors (i.e. the nearest residential dwellings).

I would advise that any planning permission would only likely to be recommended for approval with the following planning conditions:

- Noise mitigation measures to be installed in accordance with recommendations of the noise assessments (to be submitted)
- hours of use of the mosque
- maximum congregation at any one time (numbers specified based on noise assessment)
- no open windows/fire exits during services, possibly permanently fixed shut
- no Tannoy/no call-to-prayer loudspeakers

The above matters will need to be comprehensively addressed to ensure compliance with our policies CS34 and DM4.

However, there may be a related issue due to the number of non-opening windows and that is achieving suitable air quality and temperature in the building and this may

necessitate further air conditioning units. A separate noise assessment in relation to air conditioning equipment (to comply with BS4142) will be required. The present unit which is adjacent to the boundary with No. 16 is not a suitable location and will not be suitable for further units. Given the constraints of the site, the conservation area and residential amenity, the only likely solution will be roof-mounting the units, but for amenity reasons, they should not be capable of public view, to comply with policies CS34, DM4 and DM19.

A noise assessment for air conditioning units should be carried out following the methodology of BS4142:1997 and submitted with the application. The noise assessment would be carried out for the nearest noise sensitive receptor (usually a residential dwelling).

The assessment provides the following classifications:

	Source 'rating' level (dB L _{AR})
Complaints likely	>10dB above background*
Marginal significance	5dB above background*
Complaints unlikely	>10dB below background*

'Background' refers to the background noise level without the noise source operating (dB L_{A90})

The application must demonstrate that complaints will be unlikely. In order to do this the applicants would have to ensure that the noise rating level was at least 10dB below the existing background level as measured at the nearest noise sensitive receptor.

Where the noise source is within 10dB of the existing background noise, the resulting background noise will increase. In a densely occupied town such as Reading, it is important to ensure that new developments do not increase background noise levels. Increasing background noise levels results in an increasing benchmark against which new plant is introduced. Gradually the noise in an area could increase each time new plant is introduced. If all developments involving noise generating equipment achieve 'complaints unlikely', background noise levels would not be increased.

In order to meet the 'complaints unlikely' criteria, noise mitigation measures should be recommended and the noise assessment updated to reflect the mitigated noise source rating level.

Loss of flat

The 2001 plans included a (near) self-contained flat. The current plans indicate an office, bedroom and shower-room for the Imam, but then a walk along the corridor to the main kitchen/dining room of the mosque. Whilst this would be technically contrary to the Council's Policy CS17 (Protecting the Existing Housing Stock), officers recognise that there would continue to be an ancillary residential function associated with the mosque and the situation in practice is unlikely to be sufficiently different from that originally laid out in the 2001 permission. I would suggest that any planning supporting statement explains the

rationale for the alteration to the internal arrangement and that the presence of a residential use will be retained.

Disabled persons' access

This is a public building and it would appear that many of its facilities are available only on the first floor. Additionally, specific services may only be undertaken on the gallery level. To be in accordance with our adopted Policy CS5 (Inclusive Access), the planning application will need to demonstrate that all facilities within the building are available to disabled people. I therefore suggest that your application indicates the provision of a lift (either a stairlift or a fully separate lift) to the first floor. Its retention would also be the subject of a planning condition.

Transport matters

The site is in a dense urban residential area. There is no parking on site, and no public parking available in the road. Supporting information in the 2001 approval indicated that the congregation would arrive by foot or public transport, or if they drove, they would need to park in the Chatham Street car park. This situation has not changed.

The increase in floorspace over that originally accommodated in the Elim Church is not considered to be significant and I do not therefore anticipate the need for a financial contribution towards Integrated Transport (the Reading Urban Area Package). There is limited opportunity to park cycles on site. For the above reasons, the use is considered to be suitable in terms of its intensity and its impact on transport infrastructure and therefore I do not anticipate any specific conditions or other requirements to achieve compliance with policies CS20, CS24, or DM12.

Conclusion/advice

I would advise that the issues above are required to be resolved in your forthcoming planning application submission, in order to secure planning permission.

With regard to the documents which should accompany your application, you should refer to the Council's Validation Checklist, but I would advise as a minimum, you should provide:

- A planning supporting statement/Design and Access Statement
- Noise/air quality assessments (as discussed above)
- A BREEAM pre-estimator to indicate compliance with our Policy CS1 in sustainability terms

This planning application would be a Minor planning application which would normally be dealt with under the powers delegated by the Planning Applications Committee to officers. If you require clarification of any of these points before submission, please contact the case officer on (0118) 937 3338.

Yours sincerely,

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke.

Richard Eatough
Principal Planning Officer (North/Central)

APPENDIX 2



IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990
(as amended by the Planning and Compensation Act 1991)

ENFORCEMENT NOTICE

ISSUED BY: READING BOROUGH COUNCIL ("the Council")

1. **THIS NOTICE** is issued by the Council because it appears to them that there has been a breach of planning control, within paragraph (a) of Section 171A(1) of the above Act, at the land described below. They consider that it is expedient to issue this Notice, having regard to the provisions of the development plan, and to all other material planning considerations. The Annex at the end of the Notice and the enclosures to which it refers contain important additional information.

2. **THE LAND TO WHICH THE NOTICE RELATES**

Land at 18-18A Waylen Street, Reading, Berkshire, RG1 7UR shown edged black on 'Plan A' attached hereto ("the Land").

3. **THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL**

Without planning permission the:-

- (a) erection of a two storey rear extension on the Land in the approximate location shown cross hatched black on Plan 'B' attached hereto
- (b) removal of a boundary wall adjacent to the highway in the approximate location marked 'X' to 'Y' on Plan 'B' and shown on Photograph 'C' attached hereto.

It appears to the Council that the above breach of planning control has occurred within the last four years.

4. REASONS FOR ISSUING THIS NOTICE

It is considered to be expedient to take enforcement action against the unauthorised development as it would not be granted planning permission for the following reasons:-

- 4.1 Due to the siting of multiple lateral window and door openings directly overlooking neighbouring residential properties to the North, in particular 16 Waylen Street, and the perception of direct overlooking of neighbouring residential properties to the South the two storey rear extension presents an unacceptable standard of privacy contrary to Policy DM4 (Safeguarding Amenity) of the Reading Borough Sites and Detailed Policies Document (2012, as amended 2015).
- 4.2 Due to the location, height and mass of the two storey rear extension it is visually dominant and overbearing to the neighbouring residential properties 16 and 20 Waylen Street contrary to Policy DM4 (Safeguarding Amenity) of the Reading Borough Sites and Detailed Policies Document (2012 as amended 2015).
- 4.3 Due to the removal of the front boundary wall, the development has an adverse impact on the street scene and views within the Russell Street/Castle Hill Conservation Area, contrary to policies CS7 (Design and the Public Realm) and CS33 (Protection and Enhancement of the Historic Environment) of the Reading Borough Core Strategy (2008 as amended 2015)

The Council does not consider that planning permission should be given because planning conditions could not overcome these objections to the unauthorised development.

5. WHAT YOU ARE REQUIRED TO DO

- (a) Take down and remove from the Land the two storey rear extension in the approximate location shown cross hatched black on Plan 'B' attached hereto

AND
- (b) Reinstall the front boundary wall in the location shown as 'X' - 'Y' on Plan 'B' attached hereto in the design and proportions of the original as shown in Photograph 'C' attached hereto

AND
- (c) Make good any damage to the existing building as a result of the works carried out under (a) and (b) above and remove from the Land all building and other excess materials associated with the said works.

6. TIME FOR COMPLIANCE

Nine months after this Notice takes effect.

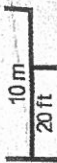
7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 23rd June 2017 unless an appeal is made against it beforehand.

Date of issue: 12th May 2017

Signed: 
Planning Enforcement Manager
for Head of Planning, Development and Regulatory Services

On Behalf of:
Reading Borough Council
Civic Offices, Bridge Street,
Reading RG1 2LU
Reference: Legal/SQ /IKEN



© Crown copyright and database rights 2017 Ordnance Survey 100019672

WAYLEN STREET

11 13 15

27

39

16

22

22a

21

© Ordnance Survey

PLAN A - 18-18A WAYLEN STREET

Scale: 1:500

Printed on: 2/5/2017 at 8:19 AM

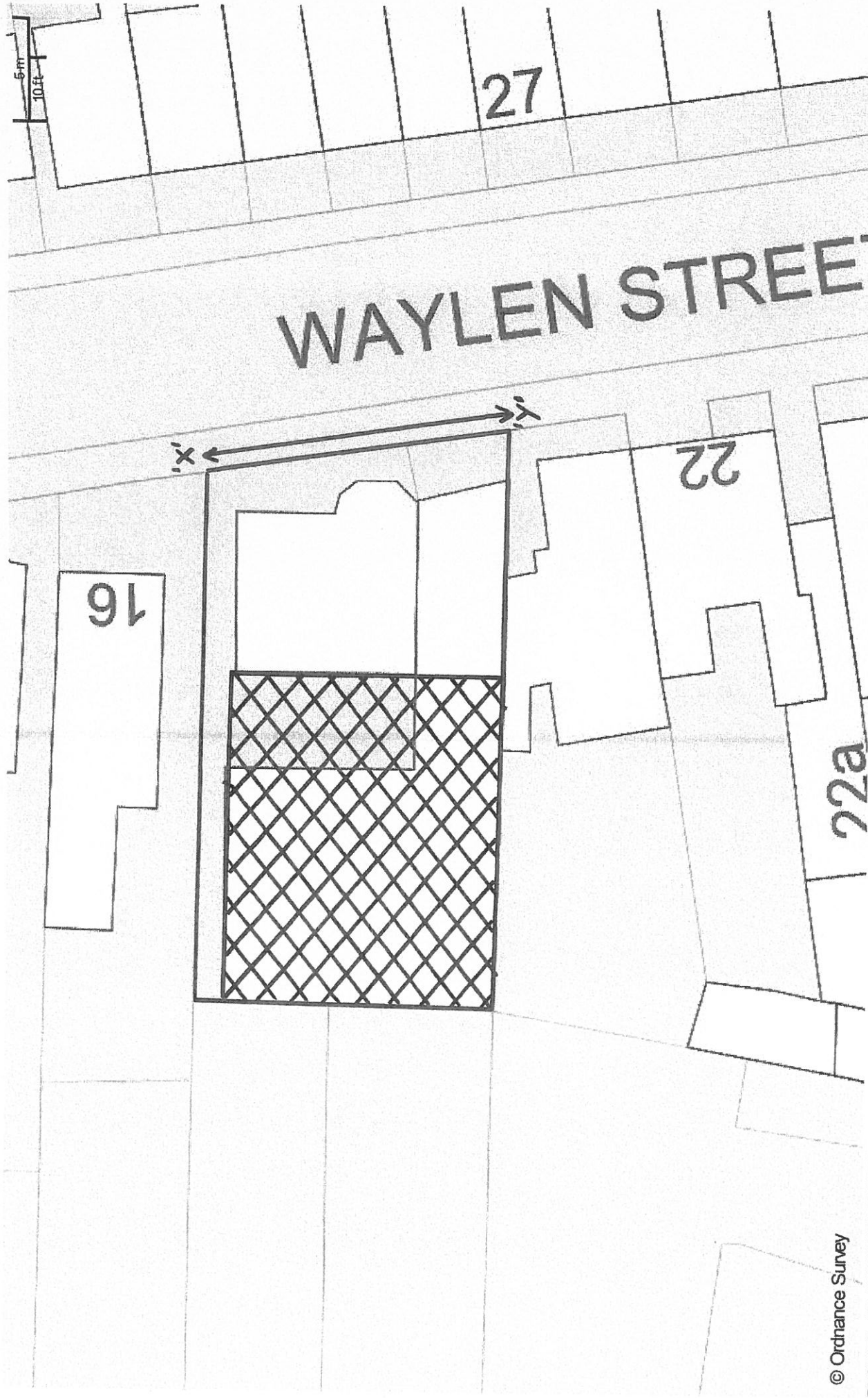




PHOTO 'C' - 18-18A Waylen Street - May 2012

ANNEX

YOUR RIGHT OF APPEAL

You can appeal against this Notice, but any appeal must be received, or posted in time to be received, by the Planning Inspectorate acting on behalf of the Secretary of State before the date specified in Paragraph 7 of the Notice.

The enclosed information sheet published by the Planning Inspectorate gives details on how to make an appeal. You may also appeal online via the Planning Portal website (www.planningportal.gov.uk/pcs).

Under Section 174 of the Town and Country Planning Act 1990 (TCPA 1990) you may appeal on one or more of the following grounds namely that:

- (a) in respect of any breach of planning control which may have been constituted by the matters stated in the Notice, planning permission ought to be granted or, as the case may be, the condition or limitation concerned ought to be discharged.
- (b) those matters have not occurred.
- (c) those matters (if they have occurred) do not constitute a breach of planning control.
- (d) at the date when the Notice was issued, no enforcement action could be taken in respect of any breach of planning control which may be constituted by those matters.
- (e) copies of the Enforcement Notice were not served as required by Section 172 of the TCPA 1990.
- (f) the steps required by the notice to be taken, or the activities required by the Notice to cease, exceed what is necessary to remedy any breach of planning control which may be constituted by those matters or, as the case may be, to remedy any injury to amenity which has been caused by such breach.
- (g) any period specified in the Notice in accordance with Section 173(9) of the TCPA 1990 falls short of what should reasonably be allowed.

Please note that not all of these grounds may be relevant to you.

If you appeal under (a) above this is the equivalent of applying for planning permission for the development alleged in the Notice. A fee is normally payable for consideration of this. If you appeal against this Notice under (a) the fee payable would be £3,850.00 and you should send a remittance for that sum made payable to 'Reading Borough Council' to Reading Borough Council, Civic Offices, Bridge Street, Reading RG1 2LU quoting reference R4700 8261.

Please note that a separate appeal form must be completed (and fee paid) for each individual person or organisation appealing this notice.

READING BOROUGH COUNCIL

ENFORCEMENT NOTICE - 18-18A WAYLEN STREET, READING, RG1 7UR

ISSUED ON 12th May 2017

LIST OF PERSONS SERVED WITH COPIES OF THIS NOTICE

1. The Bangladesh Association of Greater Reading of 18-18A Waylen Street, Reading RG1 7UR
2. The Trustees, Bangladesh Association of Greater Reading of 18-18A Waylen Street, Reading RG1 7UR
3. Muminur Rahman Choudhury of 18-18A Waylen Street, Reading RG1 7UR
4. Tohid Ali of 18-18A Waylen Street, Reading RG1 7UR
5. Abdul Muhaimin Miah of 18-18A Waylen Street, Reading RG1 7UR
6. Moklisur Rahman of 18-18A Waylen Street, Reading RG1 7UR

APPENDIX 3

DM4: Safeguarding Amenity

Development will not cause a **significant detrimental impact** to the living environment of existing or new residential properties, in terms of:

- Privacy and **overlooking**;
- Access to sunlight and daylight;
- **Visual dominance and overbearing** effects of a development;
- Noise and disturbance;
- Artificial lighting;
- Vibration;
- Dust and fumes;
- Smell; or
- Crime and safety.

The position of habitable rooms, **windows** and outdoor living spaces will be particularly important. A back-to-back distance of 20 metres between dwellings is usually appropriate, although the circumstances on individual sites may enable dwellings to be closer without a detrimental effect on privacy.

As well as immediate impacts, other aspects to which this policy applies will include matters such as hours of operation of businesses, and effects of traffic movements, particularly of heavy goods vehicles (HGVs). Proposals which would generate regular movements of HGVs on residential roads will not be acceptable.

Where an otherwise acceptable development could change its character to a use that would have a greater impact on amenity without needing planning permission, conditions will be applied to restrict such changes.

Policy CS7: Design and the Public Realm

All development must be of high design quality that **maintains** and enhances **the character and appearance** of the area of Reading in which it is located. The various components of development form, including:

- Layout: urban structure and urban grain;
- Landscape;
- Density and mix;
- Scale: **height and massing**; and
- Architectural detail and materials.

will be assessed to ensure that the development proposed makes a positive contribution to the following urban design objectives:

- Character - a place with its own identity and sense of place
- Continuity and **enclosure**
- **Quality of the public realm**
- Ease of movement and permeability
- Legibility - clear image and easy to understand
- Adaptability – capable of adaptation over time
- Diversity – meets a wide range of needs.

Developments will also be assessed to ensure that they:

- Respond positively to their local context and create or reinforce local character and distinctiveness, including **protecting** and enhancing **the historic environment** of the Borough and providing value to the public realm;
- Create safe and accessible environments where crime and disorder or fear of crime does not undermine quality of life or community cohesion;
- Address the needs of all in society and are accessible, usable and easy to understand by them; and
- Are visually attractive as a result of good high quality built forms and spaces, the inclusion of public art and appropriate materials and landscaping.

Applications for major and minor developments should be accompanied by a design and access statement that deal with all the above matters.

Policy CS33: Protection and Enhancement of the Historic Environment

Historic features and **areas of historic importance** and other elements of the historic environment, including their settings, will be **protected** and where appropriate enhanced. This will include:

- Listed Buildings;
- **Conservation Areas**;
- Other features with local or national designation, such as sites and features of archaeological importance, and historic parks and gardens.

Planning permission will only be granted where development has **no adverse impact on historic assets** and their settings. All proposals will be expected to protect and where appropriate enhance the character and appearance of the area in which they are located.

APPENDIX 4

RUSSELL STREET/CASTLE HILL CONSERVATION AREA APPRAISAL

April 2004

**This document has been written by:
The Conservation Studio, 1 Querns Lane, Cirencester, Glos GL7 1RL
Tel: 01285 642428**

- 1 Introduction
 - 1.1 The purpose of a Conservation Area Appraisal
 - 1.2 Public consultation
- 2 Planning Context
 - 2.1 National policies
 - 2.2 Local policies
- 3 Location
 - 3.1 Topography and setting
 - 3.2 Geology
- 4 Historical Development
 - 4.1 The historical development of Reading
 - 4.2 Archaeology
 - 4.3 The development of the Russell Street/Castle Hill area
 - 4.4 The effect of historical development of plan form
- 5 The Character and Appearance of the Russell Street/Castle Hill Conservation Area
 - 5.1 General description.
 - 5.2 Activities and uses
 - 5.3 Noise and quiet
 - 5.4 Townscape: Morphology
 - 5.5 Trees, landscape and open spaces
 - 5.6 Views and vistas, including focal points
 - 5.7 Gardens and boundaries
 - 5.8 Public realm audit
- 6 Character Areas
 - 6.1 Castle Crescent and Coley Hill
 - 6.2 Castle Hill and Castle Street
 - 6.3 Russell Street, Baker Street, and the surrounding residential roads
 - 6.4 Oxford Road
- 7 The Buildings of the Russell Street/Castle Hill Conservation Area
 - 7.1 Introduction
 - 7.2 Listed buildings
 - 7.3 Buildings of Townscape Merit
 - 7.4 Materials
- 8 Recommendations
 - 8.1 Conservation Area Boundary Review
 - 8.2 Article 4 Direction
 - 8.3 Improvements to the public realm
 - 8.4 Pedestrian and traffic management
 - 8.5 New development
 - 8.6 Shopfronts
- 9 Conclusions

1 INTRODUCTION

1.1 The purpose of a Conservation Area Appraisal.

This document is an “appraisal” document as defined by English Heritage in their guidance document “Conservation Area Appraisals”.

The purpose of the document is, to quote from the English Heritage document, to ensure that “the special interest justifying designation is clearly defined and analysed in a written appraisal of its character and appearance”. This provides “a sound basis, defensible on appeal, for development plan policies and development control decisions” and also forms the basis for further work on design guidance and enhancement proposals.

This appraisal describes and analyses the particular character of the Russell Street/Castle Hill Conservation Area. This includes more obvious aspects such as its open spaces, buildings, and architectural details, as well as an attempt to portray the less tangible characteristics which make the area “special”.

2 PLANNING CONTEXT.

2.1 National policies.

Individual buildings “of special architectural or historic interest” have enjoyed a means of statutory protection since the 1950s, but the concept of protecting areas of special merit, rather than buildings, was first brought under legislative control with the passing of the Civic Amenities Act in 1967. A crucial difference between the two is that listed buildings are assessed against *national* criteria, with lists being drawn up by the government with advice from English Heritage. Conservation Areas, by contrast, are designated by local authorities on more *local* criteria, and they are therefore very varied - small rural hamlets, mining villages, or an industrial city centre. General guidance on the designation of Conservation Areas is included in Planning Policy Guidance Note 15 (PPG15), which sets out the government’s policies on the historic built environment in general.

2.2 Local Policies.

Legislation and guidance has emphasised the importance of including firm Conservation Area policies in each Council’s Local Plan. The relevant Plan for the Conservation Area is the Reading Borough Local Plan, adopted in October 1998. Conservation and Urban Design is covered in Chapter 6, which includes a number of policies which seek to conserve or enhance the Borough’s conservation areas, historic buildings, and areas or sites of archaeological importance.

3 LOCATION

3.1 Topography and setting.

The Conservation Area lies on the west side of the medieval core of Reading, from which it is separated by the Inner Distribution Road, built in the 1970s. To the east, the land falls steeply towards the River Kennet, and the land also drops slightly across the Conservation Area to the north.

3.2 Geology.

Below the Conservation Area lies a chalk hill with clay and alluvium along the line of the river valley below. In the past, this local clay has provided the raw material for brick and tile making.

4 HISTORICAL DEVELOPMENT

4.1 The historical development of Reading.

Reading is named after a Saxon tribe, the *Readingas*, who settled in the area in the 6th century. By the mid-9th century Reading had become part of the south-western kingdom of Wessex and a royal town. At the time of the Domesday Survey in 1086, Reading belonged to the king and included a small borough and two manors. The town served as a centre of royal administration, had a mint and held regular markets. A Norman castle existed but was destroyed by 1151.

Reading Abbey was founded by Henry I in 1121 and became one of the richest religious houses in England until the Dissolution in 1539. The enormous abbey church now lies under the present Forbury Garden and Abbots' walk. During the medieval period Reading developed rapidly, based on the manufacture of woollen cloth, leather goods and silk weaving. This was encouraged by its good location on the crossing of major historic land routes, and by the proximity of the two waterways - the River Kennet and the River Thames. John Leland, the 16th century traveller, wrote: '*the town chiefly standeth by its clothing*'.

In 1560 Elizabeth I confirmed the royal charter granted by Henry VIII, conferring greater powers of self-government to the town. However, the economy of the town was badly affected by the Civil War and a visitor commented in the early 18th century that '*...its houses are mean and the streets though pretty large, unpaved*'.

From the mid-18th century onwards, Reading began to flourish as an important stopping-off place between Bath and London. Inns flourished and regular public coaches began in 1780. Leather tanning continued and new industries developed, most notably brewing, brick and tile making, iron-founding, and boat

building, helped by the completion of the Kennet Canal in 1723 and the Kennet and Avon Canal in 1810.

During the 19th century key Reading industries included iron working, and brick and tile making. Well known firms established their factories in the town: Sutton's seeds, Huntley and Palmer's biscuits and James Cock's Reading Sauce. In 1840 the construction of the Great Western Railway, and opening of Reading Station, led to large housing estates being built for the rapidly expanding population.

In the mid-20th century the centre of Reading was redeveloped by demolishing parts of the historic core of the town to provide offices and shopping precincts. The construction of the Inner Distribution Road (the A4155), which started in 1969, improved traffic circulation but literally cut the town in half. More recently, the Oracle Shopping Centre has reinvigorated the town centre but meant the loss of a number of historic buildings including Simonds' brewery on the banks of the River Kennett. The canal became disused and impassable by the 1940s but since 1992 has been reopened for leisure following a restoration scheme by the Kennet and Avon Trust.

4.2 Archaeology.

There are no scheduled Ancient Monuments in the Conservation Area but a Norman castle existed on the south side of Castle Hill which was destroyed by 1151.

4.3 The development of the Russell Street/Castle Hill area.

The Conservation Area lies on a hill to the west of the River Kennet, above the flood plain and on the historic main route westwards (the A4) to Bath and Bristol. A Norman castle existed south of Castle Hill but was demolished in 1151. There is no evidence of medieval settlement but John Speed's map shows buildings lying along Castle Street with fields and gardens to either side. A leat (the Holy Brook), cut to provide water power to the Abbey Mill, lies along the foot of the cliff overlooking the River Kennett.

By the 18th century the area had established itself as an up-market residential suburb to the main town, without a church or other municipal buildings. Rocque's Map of the mid-18th century shows buildings as far as Tilehurst Road, while Tomkin's map of 1802 is far more detailed and shows Back Lane and Hosters Lane, parts of which now form Baker Street. There is little development along Panghurst Road (Oxford Road). Nos. 154-160 Castle Hill are shown as King's Arms Inn, and to the south, to the rear of what is now nos.113-121 Castle Hill, lies an area of disturbed ground labeled "Old Fortifications", presumably the site of Reading Castle. "Mrs Zinzan's Field" lies on the site of modern day Zinzan Street and Waylen Street.

The Commissioners' Map of 1834 shows how development was strung out along Castle Street, which stretched as far as the town centre around St Mary's Church. Russell Street is laid out, with development particularly along the

north-west side, and similar development along Oxford Road and Prospect Street.

To the south-west of Coley Hill, Coley Park, a detached house of some substance, is set within its own parkland close to the River Kennet. This building provided the name for many of the roads in the Conservation Area (Coley Avenue, Coley Park Road, Coley Hill)). Brick kilns are also shown, and development along Coley Hill.

By the end of the 19th century the area was developed in an intensive way with the only open spaces being the gardens around Ascham House (also known as Castlehill House and now known as Yoemanry House) and an area to the east of the southern end of Russell Street. The prevailing use was residential with the occasional Non-Conformist Church - the Providence Chapel in Oxford Road (dated 1859), and the Carey Chapel in Carey Street. Jesse Terrace was built in the 1850s by Thomas Jesse, the earliest part being nos. 1-13, complete by 1853. The other terrace was built by 1871.

In the early 20th century, Field Road replaced Weston Street, necessitating the demolition of one of the older buildings in Castle Hill. Similar terraces utilising multi-coloured brickwork can also be found in Clifton Street. In 1900 the Reading Synagogue was built in Goldsmid Road, the finest religious building in the Conservation Area.

Today the Conservation Area retains many of its late 18th and 19th century buildings, with the best examples lying along Castle Hill, the most prestigious location. Modern development has impinged in some locations, most notably on the eastern edge of the Conservation Area, facing the Inner Distribution Road (Central Evangelist Church and the Salvation Army Citadel). New flats have also been built between Russell Street and Jesse Terrace, but these are relatively concealed from the public viewpoint.

4.4 The effect of historical development on plan form.

The oldest street is Castle Hill/Castle Street, the historic route westwards out of the medieval town centre. It possibly dates to the Saxon settlement of the area in the 6th century and almost certainly existed by the time of the Norman Conquest, as a castle was built just to the south of it during this period. Baker Street and Tilehurst Road are both shown, in somewhat altered layouts, on Rocque's map of the mid-18th century, but the majority of the streets in the Conservation Area date to the late 18th or early 19th centuries, when the wealthy middle classes deserted Reading town centre and moved to the more fashionable suburbs to the west along Castle Hill and to the south along London Road. The 1840 map shows Castle Hill, with just Coley Walk and Coley Terrace (since demolished) to the south, and Prospect Street (Prospect Place), Prospect Hill (Tilehurst Road), Russell Street, Baker Street and Howard Street, to the north. The other grid-iron of streets are all the result of mid or late-19th century infilling.

5 THE CHARACTER AND APPEARANCE OF THE RUSSELL STREET/CASTLE HILL CONSERVATION AREA

5.1 General description.

The Russell Street/Castle Hill Conservation Area is defined by the following features:

- The Conservation Area is the product of late 18th and 19th century development
- Castle Hill is the principal street, notable for its varying width, hilly topography, and substantial Georgian buildings which lie on either side
- Front gardens and mature trees make a major contribution to views along Castle Hill
- Residential suburbs to south contain listed terraces of early 19th century terraced houses (Coley Hill) and detached or semi-detached late 19th century houses (Castle Crescent) in leafy gardens
- Residential suburbs to the north are more urban in character, with continuous terraces of early- to late-19th century houses, set on the back of the pavement
- Grid pattern of streets with Baker Street (which predates the early 19th century development of this area) cutting across this pattern
- Oxford Road is more varied with more commercial uses and the best quality listed terraces to the west

5.2 Activity and uses.

- Residential uses predominate
- Flat conversions predominate along eastern end of Castle Hill, Waylen Street and Zinzan Street
- Oxford Road has most of the shops, with offices or flats above
- Some offices and shops along Castle Hill/Castle Street
- Local authority offices in Yeomanry House (Register Office), Castle Hill
- New Berkshire County Record Office next to Yeomanry House
- A number of buildings in religious uses: Carey Baptist Church in Carey Street, Providence Chapel in Oxford Road, Reading Spiritualist Church in Baker Street, and Jewish Synagogue in Goldsmid Road
- Two public houses: The Oasis in Baker Street, and "120 Castle Street"

5.3 Noise and quiet.

- Castle Hill/Castle Street, the A4 main road to Bath and Bristol, is notable for its busy traffic
- Garden of Yeomanry House is the only semi-public open space where there are trees and planting, but also fairly constant noise from the traffic in Castle Hill

- Oxford Road is a busy shopping area, and a major route into and out of Reading, particularly for pedestrians walking into the Town Centre
- Off these main roads, activity is limited to local traffic and residents or workers
- Noise from the Inner Relief Road, to the east of the Conservation Area, is intrusive in Howard Street, Baker Street and Castle Street

5.4 Townscape : morphology.

The morphology, or historic form of development of the Conservation Area, is as follows:

- Castle Street/Castle Hill: prestigious blocks of three or four storey houses built on the back of the pavement or set back from the road with landscaped front gardens
- Yeomanry House, no. 81 Baker Street (Reading Spiritualist Church), no. 2 Bath Road, and no. 3 Castle Crescent the only substantial detached villas in their own grounds
- Castle Crescent has detached or semi-detached houses set back from the road with pleasant front gardens, some now lost to car parking
- Coley Hill and Field Road both have well defined blocks of terraced houses along their eastern sides with very mixed, modern development or rear garden plots on their western sides
- North of Castle Hill, the streets are contained by continuous terraces of 19th century houses, set back slightly from the pavement, with small front gardens or yards
- Modern development, such as nos. 61-71 Russell Street, has largely followed the historic pattern of development

5.5 Trees, landscape and open spaces.

This is a predominantly urban conservation area, although trees and planting are important in Castle Hill and in several parts of the Conservation Area, most notably in Castle Crescent and Baker Street. The most significant street and garden trees are marked on the Townscape Appraisal map, but of special note are the following:

- Large cedar in garden of nos. 154-160 Castle Hill
- Long avenue of trees in Howard Street, providing a vital barrier between the street and the Inner Relief Road
- Extensive trees in front garden to Yeomanry House, Castle Hill
- Trees in garden to south-west of no. 3 Castle Crescent

There are no public parks or gardens in the Conservation Area, apart from the front garden to Yeomanry House, which is roughly cultivated and only open to visitors to the Register Office. Public spaces are limited to the streets and their pavements, of which Castle Hill is the only significant example.

5.6 Views and vistas, including focal points

The hill topography of parts of the Conservation Area, and the grid pattern of streets, provide some notable views, marked on the Townscape Appraisal maps. The most significant are along Castle Hill, Russell Street, and Baker Street, with some interesting vistas over the modern town centre and beyond from Howard Street, Castle Street and Garnet Street.

There are several groups of buildings, or individual houses, which can be said to act as important focal points. These are:

- No. 3 Castle Crescent
- Yoemanry House, Castle Hill
- The new Berkshire County Record Office
- No. 111 Castle Hill, on the corner of Field Road
- Heritage Court, nos. 146-152 Castle Hill
- Nos. 154-160 Castle Hill
- No. 81 (Reading Spiritualist Church), Baker Street
- Jewish Synagogue, Goldsmid Road
- Providence Chapel, Oxford Road

5.7 Gardens and boundaries.

The majority of the buildings in the Conservation Area were built in the 19th century when it was considered desirable to mark the front boundary with decorative cast iron railings, and with other details such as cast iron balconies and verandah supports. Before World War II, when a national appeal for cast iron resulted in most of the country's railings being removed, many of the buildings in the Conservation Area would therefore have had railings to their front boundaries, apart from the Inter-War properties which utilised brick or painted render walls. However, where safety was an issue, such as where the building had a basement access, or front steps, the railings were left, and the Conservation Area therefore retains an interesting variety of original railings, which make a very positive contribution to the character of the Area. These are generally attached to listed buildings, so their future is assured, but the high cost of repair and maintenance does threaten this very special feature. The Conservation Area is also largely the result of intense, speculative 19th century development, and the majority of the buildings are therefore terraced, meaning that their gardens were largely hidden from the public viewpoint. This remains a feature into the 21st century.

To the north of the Conservation Area, the majority of the streets are lined with continuous terraces of three or four storey 19th century buildings, hiding their gardens (Howard Street, Zinzan Street, Waylen Street, Carey Street, Jesse Terrace, Russell Street, and the south side of Oxford Road). Each house has a small front garden or front area, usually no more than two metres from the pavement, apart from Jesse Terrace, where the two terraces on either side of

the road sit back approximately eight metres from the front boundary. The buildings are therefore fronted by mature gardens, attractively landscaped, which give this part of the Conservation Area a special character. On the east side of Russell Street, late 19th century development, of generally paired rather than terraced houses, has been set back slightly more than the late Georgian terraces on the opposite side of the street. These properties therefore have some planting in their front gardens, with the occasional view through to the rear gardens. The rear gardens of some of these houses can be seen from Baker Street, which cuts across the grid pattern of roads. The western end of Baker Street, between the Russell Street junction and Goldsmid Road, is noticeably more open, with views from Baker Street to the gardens belonging to the listed buildings on the west side of Russell Street, and also to the large garden which is part of the Reading Spiritualist Church.

Boundaries in this area were traditionally provided by cast iron railings set in a stone coping, on a low brick or rendered plinth. Few of these remain, but there are some notable examples of either plain iron railings, with a beaten arrow head, or more decorative cast iron railings, with spear heads. These can be seen in Baker Street (no. 23), along the east sides of Waylen Street and Zinzan Street, and in Howard Street. In Oxford Road, a number of houses (now used for offices) retain their original, quite plain, wrought iron railings which lie on either side of the front steps. Jesse Terrace similarly retains its original cast iron verandah supports, and some railings to the entrance steps, but the front boundaries are usually defined by round-headed modern metal railings set into a low brick plinth, often with planting growing through. The front boundaries to the listed buildings in Russell Street are now provided by red brick walling, with a variety of modern metal railings.

The 19th century buildings facing Russell Street had long gardens backing onto Franklin Street, which have now been largely developed with 20th century houses. Beyond, and facing Franklin Street and Clifton Street, lie the late 19th century houses which are less prestigious and had small rear gardens, separated by a narrow alley. Inter-War development on the west side of Clifton Street provided more long, thin gardens facing Goldsmid Road, which have remained as gardens with small, modern garages. To the rear of the mainly listed houses facing Oxford Road, the long thin gardens have been incrementally developed with modern mews houses and garages, or lost to car parking.

Castle Hill provides the greatest number of trees and front gardens within the Conservation Area, with the majority of the buildings being set back some distance from the street. Originally, the front boundaries were defined by cast or wrought iron railings but these have largely disappeared - a stone plinth wall can still be seen, somewhat damaged, outside no. 111. There are a few examples of modern iron railings, in a traditional style, such as outside no. 160. Nos. 162-166 still retain some of their original cast iron verandah supports and balcony railings in a Decimus Burton style of c.1840. Otherwise, front boundaries are very varied - low brick walls, with hedging, being particularly popular. Occasionally, these have been lost to make way for car parking, such as no. 162 and 162a.

To the south of the Conservation Area, in Castle Crescent, gardens are more evident as the buildings sit back from the road and are detached or semi-detached. Brick walls, modern railings and a variety of other treatments are evident. The loss of containment caused by opening-up some front gardens for car parking is noticeable. In Coley Hill, the listed buildings have small front areas, with some basements, so they have retained their original cast iron railings, mainly very simply detailed with an ornate spear head, sometimes triangular shaped. Field Road retains in places the original curved brick copings to the front boundary walls.

5.8 Public realm audit.

Paving.

Whilst the majority of the paving in the Conservation Area is modern tarmacadam or concrete, many of the streets retain their 19th century granite kerbs and stone gutters, with the occasional setted crossover.

Examples include:

- Castle Crescent: 100 m.m. granite kerbs with 300 m.m. stone gutters
- Coley Hill: 150 m.m. granite kerbs with three lines of granite setts creating the gutter
- Castle Hill: 300 m.m. wide granite kerbs and 300 m.m. granite gutter, with three lines of granite setts on the corner junctions
- Russell Street: 100-300 m.m. granite kerbs and setted gutters
- Jesse Terrace: short lengths of 100 m.m. wide stone kerbs with 300 m.m. wide stone gutters
- Zinzan Street: 100 m.m. granite kerbs with some stone or setted gutters
- Oxford Road: 300 m.m. wide granite kerbs with modern cast iron bollards

Some improvements to the street surfaces at the junction of Oxford Road and Prospect Street have recently been carried out, using a variety of modern surfacing materials and cast iron bollards.

Street lighting.

Street lighting is almost universally provided by slim modern steel columns, painted white, with simple glass lanterns. In Oxford Road these are tall, with shorter examples in the less busy residential streets. In Castle Crescent are some 19th century cast iron gas lights which have been converted to electricity, with modern light fittings.

Chapter 6 CHARACTER AREAS

The Conservation Area divides conveniently into four "Character Areas" based on historical development, building type, use and layout. These are: Area 1: Castle Crescent and Coley Hill; Area 2: Castle Street and Castle Hill; Area 3:

Russell Street, Baker Street and the surrounding residential roads; and Area 4: Oxford Road.

6.1 Area 1: Castle Crescent and Coley Hill.

Castle Crescent was developed in the late 19th century with detached or semi-detached houses, with the earlier examples being stuccoed, and the later examples being built from red and blue brick, and heavily decorated. The area is characterised by the large gardens, generous planting, and the gentle curve of the street, which is lit by a mixture of modern steel street lights and converted 19th century gas lanterns.

Negative features:

- The poor state of repair of no. 3 (a listed buildings)
- Loss of front gardens for car parking.

Coley Hill was developed in the early 19th century and contains an almost continuous terrace of three storey listed buildings, some stuccoed and some brick, along its eastern side. Original railings, small front gardens, and the survival of the original windows and doors makes this a desirable residential area.

Negative features:

- Poor quality pavement surfaces
- Wheelie bins on pavement
- Intrusive car parking
- Modern street lighting
- Large modern telegraph pole and dangling telephone wires
- Poor quality front boundaries
- Modern development on western side of street
- No. 19 a regrettable modern intrusion

Field Road lies beyond the ends of the gardens to the listed houses in Coley Hill, it was developed c.1900 with a continuous terrace of two storey houses, built from white brick decorated with stuccoed ground floor bays and red brick patterning.

Negative features:

- Loss of original windows and front doors to modern replacements
- Loss of original slate roofs

6.2 Area 2: Castle Street and Castle Hill.

This area lies along one of the oldest roads in Reading, connecting the town to the west. Castle Street once led directly into the medieval core of Reading, but since the late 1960s this connection has been severed by the Inner Relief Road.

It is the finest street in the Conservation Area and noticeable for its undulating topography and the many listed buildings, which are usually set back from the road with gardens and several very important trees. Yeomanry House, and the adjoining Berkshire County Record office, provide the visual focus, but there are also very good views along the street in either direction, and across the Inner Relief Road to the town centre. Uses are very mixed with residential properties mixed with some commercial premises.

Negative features:

- Poor quality pavement surfaces
- Modern street lighting
- Busy traffic
- Poor pedestrian links across the road
- Poor quality front boundaries
- Loss of front gardens and front boundaries to create car parking
- Cut off from the town centre by the Inner Relief Road
- Noise and traffic from the Inner Relief Road
- Loss of nos. 114-118 Castle Street (listed buildings) for new development
- Poor condition of nos. 134-144 Castle Hill (grade II)

6.3 Area 3: Russell Street, Baker Street, and the surrounding residential roads..

Most of this area was developed between the late 18th century and the late 19th century, with some 20th century infilling to back gardens (Goldsmid Road, Franklin Street, small part of Russell Street). The area is characterised by tall terraces of late Georgian houses (Russell Street, Baker Street) and similar, mid or late-19th century houses, also in a terraced form (Waylen Street, Zinzan Street, Carey Street, Jesse Terrace). The buildings have small front gardens or areas, with little obvious planting or trees apart from in Jesse Terrace and the western end of Baker Street. Uses are mainly residential, with a small shop and public house in Baker Street. Jesse Terrace retains more original features than the other streets of unlisted buildings such as Waylen Street or Zinzan Street.

Negative features:

- Poor quality pavement and road surfaces
- Wheelie bins on pavement
- Loss of original windows and doors in unlisted Buildings of Townscape Merit
- Overhead telephone wires
- Modern street lighting
- Loss of front boundaries and gardens to create car parking (e.g. no. 46 Baker Street)
- Poor quality front boundaries
- Rubbish in front areas

6.4 Area 4: Oxford Road.

Oxford Road contains a long terrace of listed buildings, dating to the early 19th century. The terrace is divided by a shorter group of mainly late 19th century development and many of the buildings in the whole group have modern shopfronts or have been converted into offices. Nos. 169/171 have late 19th century shopfronts, somewhat altered.

Negative features:

- Busy traffic
- Poor pedestrian links across the main road
- Poor quality shopfronts, some of them in listed buildings (e.g. nos. 155 and 157)
- Poorly maintained buildings, some of them listed (e.g. no. 139)
- Plastic windows in listed buildings (e.g. nos. 171 and 177)
- Loss of chimney stacks and chimney pots (e.g. nos. 155-157 Oxford Road)

Chapter 7 THE BUILDINGS OF THE RUSSELL STREET/CASTLE HILL CONSERVATION AREA

7.1 Introduction.

The buildings of the Conservation divide into three principal groups: the early to mid-19th century houses in Castle Street, Russell Street, Baker Street, and Oxford Road, which are all grade II listed; the unlisted mid to late-19th century houses in residential streets such as Waylen Street and Zinzan Street; and the very late or early 19th century cottage-style smaller houses such as can be seen in Belle Vue Road and Field Road.

7.2 Listed buildings.

These are concentrated in Castle Street, Russell Street, Baker Street, and Oxford Road. The earliest buildings are nos. 154-160 Castle Hill, which once formed one building - the King's Arms Inn. Although the external details are mainly 18th century, the building is probably earlier and certainly existed in a more truncated form in 1734. In 1796 it had developed to its present form, and was used to accommodate 200 exiled French priests. It is listed grade II*, partly because of its very good internal features including a fine staircase and panelled room in no. 158.

Otherwise, the majority of the listed buildings in the Conservation Area date to between 1800 and the mid-19th century, and are listed grade II. They were all built as houses, the earlier and more prestigious properties being along Castle Street/Castle Hill. These employ the use of Bath stone, stucco, red brick, and slate, in a variety of styles. Nos. 107, 109 and possibly 111 date to c.1800 with

stuccoed fronts, and no. 107 is an especially interesting villa with four Ionic pilasters to the front elevation, supporting a moulded entablature. On the other side of the road, no. 122 (Culham House) dates to c.1840 and is three storeys high, and also built from stucco. Sash windows and a good quality doorcase decorate the front. Another noteworthy group are nos. 134-132 Castle Street, a symmetrical terrace of three storey houses, built from rendered Bath stone. Further along Castle Hill, nos. 144a-152 (Heritage Court) are also early 19th century with French windows to the ground floor, facing the front. Nos. 162a, 162-166 date to c.1840 and have attractive verandahs with curved corrugated metal roofs and cast iron balconies decorated with the honeysuckle pattern popularised by Decimus Burton.

Coley Hill provides some examples of well detailed, late Georgian houses, mainly built from red brick, whilst in Castle Crescent (no. 3) is a similarly aged villa, boarded up and seriously "At Risk". Nos. 29-31 Castle Crescent are also listed grade II, and date to c.1840. They are faced in stucco, with Italianate details.

Baker Street contains one particularly fine long terrace (Nos. 61-79) which predates 1840. Built from red brick, this group is just two storeys high, with sash windows, slate roofs, and radiating fanlights above each front door. No. 55 is another small villa of c.1840 and nos. 33-39 are unusual in that they were designed as two symmetrical pairs of two houses each. They are faced in stucco and two storeys plus a basement high.

In Russell Street are two particularly fine terraces, nos. 6-34, and nos. 36-50, which are probably the earliest group. These are all built from red brick with slate roofs and are two or three storeys high. Fanlights, moulded doors, and sash windows decorate the fronts, and stucco string courses also provide some modulation. The effect is somehow rather severe, but pleasing.

To the north, Oxford Road, which was developed at about the same time as Russell Street, contains a number of notable late Georgian houses although most of them have been adversely affected by the addition of modern shopfronts. The least altered are nos. 195-203, a three storey terrace, each three windows wide, and built from red brick without any changes to the ground or basement elevations. No. 101 (Roxborough House) is a small villa of c.1840, located on the junction with Howard Street, and no.139 retains a very good quality front door, with a circle and teardrop fanlight.

Finally, the Conservation Area also contains a grade II listed Jewish synagogue in Goldsmid Road, the only listed building in a religious use. This dates to 1900, and is a well detailed building utilising red brick with Bath stone dressings.

7.3 Buildings of Townscape Merit.

This Appraisal has identified a large number of unlisted Buildings of Townscape Merit. This follows advice contained within PPG15 and in guidance provided by English Heritage, requiring the identification of such buildings as a way of ensuring their protection from demolition and unsuitable alteration.

Most of the buildings are family house of the mid to late-19th century, which make a positive contribution to the character or appearance of the conservation area. They are relatively unaltered, or could be reinstated to their original appearance without too much difficulty.

7.4 Materials.

The earlier buildings in the Conservation Area are 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.

Before 1800, roofs were covered in clay tiles but only nos. 154-160 Castle Street still use this material. Otherwise, the use of Welsh slate for roofing is universal, regrettably now replaced in places using modern concrete tiles or artificial slate.

Chapter 8 RECOMMENDATIONS.

8.1 Conservation Area boundary review.

A thorough review of the existing Conservation Area boundary was undertaken as part of the appraisal survey work, and the following amendments to the existing boundary are proposed:

- (i) Add nos. 2a and 4 Coley Avenue.

This is a well detailed, late 19th century house built from grey and red brick with original features, worthy of protection.

- (ii) Add no. 8 Bath Road (St Hilda) and part of Janson Court.

This is a substantial three storey house with a massive front chimney stack. The ground floor has stone dressings to the windows and there is a steeply pitched tiled roof. It is dated 1886. Trees in Janson Court are also proposed for inclusion.

- (iii) Add nos. 2a, 2b, 2, and 4-10 (even) Tilehurst Road, and properties in Belle Vue 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.

- (iv) Delete properties in Anstey Road, Body Road and Baker Street.

These are late 19th century houses, mostly in multiple occupation (flats) which have been adversely affected by the loss of their original windows and front doors. Other detrimental features include the addition of satellite dishes, the loss of front boundaries and the modern buildings facing the Inner Relief Road.

8.2 Article 4 Direction.

Certain minor works and alterations to unlisted buildings in use as family dwellings can be carried out without planning permission from the Council. Development of this kind is called "Permitted Development" and falls into various classes which are listed in the Town and Country Planning (General Permitted Development) Order 1995. These minor alterations can cumulatively have an adverse effect on the character and appearance of a conservation area. Powers exist for the Council to withdraw some of these permitted development rights in the interests of preserving and enhancing the character and appearance of the Conservation Area.

In the Conservation Area there is a high survival of original detailing in many of the unlisted family houses such as the finely detailed timber windows, panelled timber doors, patterned brickwork and slate roofs which make a significant contribution to the individual character of buildings in the conservation area. It is therefore proposed that permitted development rights are withdrawn for some of the unlisted family dwelling houses in both the existing and the proposed conservation area. This will ensure the preservation of unique architectural features and traditional materials by requiring an application for planning permission before carrying out certain alterations.

The kinds of work which it is proposed to control include:

- The installation of new windows and doors
- Alterations to the roof, including changing the roof materials and installing rooflights.
- Building a porch.
- The erection of sheds and other outbuildings
- Creating an access onto the road.
- Building a hard standing
- The erection or alteration of gates, fences or walls.
- Painting the exterior of a building.

The buildings which are proposed for this additional form of control are:

- All of the family houses in Jesse Terrace

It is proposed that the restrictions will only relate to development visible from a public highway (this includes a footpath). It will not affect residential property which is in use as flats (i.e. in "multiple occupation") which are already controlled more rigorously as they have far fewer permitted development rights than family houses.

8.3 Improvements to the public realm.

It has already been noted that the majority of the Conservation Area is paved in modern materials. The reinstatement of York stone paving in certain selected areas would be welcomed, particularly along Castle Hill. Additionally, the Council should ensure that the existing granite kerbs and setted gutters are retained in any scheme for improvement or repair.

8.4 Pedestrian and traffic management.

Poor pedestrian environment has been noted throughout the Conservation Area, but particularly in Castle Hill and Oxford Road. Some localised traffic management schemes, which provided improved pedestrian crossings, could be considered on an incremental basis.

8.5 New development.

There are few opportunities for new development within the Conservation Area due to the terraced form of most of the buildings. However, the recent loss of the Methodist Church and Sunday School in Oxford Road, and the similar loss of a terrace of listed buildings (nos. 114-118 Castle Street) to new development demonstrate how much pressure there is for replacement buildings.

Generally, there is an automatic presumption in favour of the retention of a listed building or a Building of Townscape Importance. Gardens should always be preserved, especially where they surround a listed building or a Building of Townscape Merit. Backland development should only be allowed where there are existing buildings are of no merit, and where the replacement buildings are of a suitable scale and bulk to adversely affect the surrounding buildings. The historic form of development, with mainly terraced houses sitting close to the road, with hidden gardens behind, should be maintained and enhanced as opportunities present themselves. Whilst each scheme will be considered in its own right, the proposal must conform to policies within the Reading Local Plan and to government guidance contained within PPG15.

8.6 Shopfronts.

The Russell Street/Castle Hill Conservation Area contains a number of commercial premises with a variety of modern shopfronts, sometimes incorporating elements of earlier fabric. These are located along the south side of Oxford Road. The only examples of reasonably complete historic shopfront are nos. 169-171 Oxford Road, although the fascias have been altered and both shopfronts are in poor condition.

Many of the shops in Oxford Road are small, locally owned businesses where there is little incentive to create attractive shopfronts. Rather, there has been in the past an emphasis on large signboards (to attract trade) using modern materials. Inevitably, this has meant that the appearance of many of the buildings along Oxford Road, many of which are listed, have been compromised by a variety of badly designed shopfronts. The most common problems are:

- Over deep fascias, hiding original features such as string courses, windows, window cills.
- Use of garish colours.
- Use of plastic lettering and over dominant lighting.
- The incremental loss of older historic shopfronts.
- Internally illuminated signs.

Policy CUD 16 in the Reading Local Plan refers to the Shopfronts Policy Statement, contained within Appendix 7 of that Plan. This provides a firm basis on which applications for new or altered shopfronts can be assessed, and should ensure that incrementally, the appearance of the buildings along Oxford Road will improve. Additionally, the Council should consider taking enforcement Action where work has been carried out without the necessary permissions..

Occasionally, a simple modern shopfront may be more appropriate than a reproduction 19th century design. However, these should still follow the basic principles governing the historic relationship between the fascia, glazing, pilasters and stallriser, as well as the use of colour, materials, and signage.

Security is another difficult issue which needs to be resolved. If roller shutters are to be provided, they should fit neatly between existing features, with open lattice grilles rather than solid shutters. Ideally, these shutters should be positioned internally, to avoid the flat, feature-less appearance of external shutters. Another alternative is a concertina type of shutter, which slides sideways rather than vertically. These can be used to protect recessed doorways. All such shutters should be painted or colour finished to match the decoration of the rest of the shopfront.

Simple fabric roller blinds are another traditional feature which the Council should encourage, as opposed to the modern plastic canopies, which are too reflective and detract from the historic character of the building.

The following are principles which the Council should enforce when considering applications for new or altered shopfronts:

- New shopfronts should be built from timber and painted.
- The use of uPVC or other modern materials will be resisted.
- New shopfronts should adhere to the design guidance in the Reading Local Plan.
- Traditional shopfronts are usually preferred although in some cases a modern, good quality alternative, might be acceptable.

Chapter 9 CONCLUSIONS

This appraisal seeks to explain what is important and special about the Russell Street/Castle Hill Conservation Area and to suggest ways in which its character and appearance can be best preserved and enhanced for future generations.

Whilst the Council can initiate improvements and control new development, the co-operation and enthusiasm of local residents and business owners provides a vital constituent to the future successful management of the conservation area. This means that local residents, tenants and other property owners need to work with the Council and agree common aims and objectives. Hopefully, this appraisal will provide a framework for a positive partnership for mutual future benefit.

APPENDIX 5



Planning Section
PO Box 17, Civic Centre, Reading RG1 7TD
Telephone 0118 939 0450 Fax 0118 958 9770
between 9am and 5pm Monday to Friday

FOR OFFICE USE ONLY

Application No. 00 1355 12/15

Date received _____

Date acknowledged: _____

Copy No. 1/2/3/4/5

APPLICATION FOR PLANNING PERMISSION

PART 1

Please read the accompanying NOTES. Answer all questions in **BLACK INK AND BLOCK LETTERS** and send **FIVE** copies of the application to the above address.

1. APPLICANT

Name BANGLADESH ASSOCIATION.

Address 18A WAYLEN STREET,
READING, BERKSHIRE.

Postcode _____ Tel. No. _____

2. AGENT (if form is completed by agent)

Name KEEN PARTNERSHIP.

Address CULHAM HSE, 122 CASTLE ST,
READING, BERKSHIRE.

Postcode RG1 7RT. Tel. No. 9510855.

3. ADDRESS OR LOCATION OF APPLICATION SITE

18A WAYLEN STREET, READING, BERKSHIRE.

4. AREA OF APPLICATION SITE

Hectares 0.043 OR Acres: N/A.

5. PLANS AND DRAWINGS ACCOMPANYING APPLICATION

(Please tick)

Location plan (1:1250 scale — edged red)



Site plan (1:500 scale)



Detailed plans (floor plans, sections, elevations, please supply illustrative material)



6. BRIEF DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED REAR TWO STOREY EXTENSION AND INTERNAL ALTERATIONS
TO EXIST. MOSQUE AND ASSOCIATED 4 BEDROOM HOUSE.

7. TYPE OF PERMISSION REQUIRED

(Please tick ONE box only)

- A Outline (building works only)
- B Change of use only
- C Change of use with building or other work
- D Building, engineering or other operations
- E Reserved matters
- F Temporary (specify condition if for a 'renewal')
- G Non-compliance with a condition (specify reference no.)

A
B
C ☒
D
E
F
G

(Answer Question 8)

(Answer Question 9)

8. OUTLINE APPLICATIONS

The following matters are reserved for future consideration (please tick).

N/A. Siting ☐

Design ☐

External appearance ☐

Access ☒

Landscaping ☐

9. RESERVED MATTERS APPLICATIONS Please state

N/A. A Reference no. and date of outline permission _____

B Which reserved matters are applied for _____

READING BOROUGH COUNCIL	
CLIENT SECTION	
Access ☒	Landscaping ☐
- 1 NOV 2000	
LS	03

10. PRESENT OR LAST USE OF ALL LAND/BUILDINGS

PUBLIC USE AND RESIDENTIAL.

11. TREES

A Are there any existing trees on site?

~~*YES~~/NO

B Are any trees affected by the proposals? If YES, please indicate on plans.

~~*YES~~/NO

12. BUILDING MATERIALS ETC.

Please state type and colour of materials for:

A External walls FAUNG BRICKWORK TO MATCH EXIST.

B Roofs NATURAL SLATES TO MATCH EXIST.

C Walls, fences etc. EXIST. BOUNDARY FENCES UNALTERED.

13. DRAINAGE Please state the method of disposal for:

A Surface/storm water VIA EXIST. S/W DRAIN.

B Foul sewage VIA EXIST. FOWL WATER SEWER.

14. ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN)

(Please tick ONE box)

A There will be **NO** new access to a public road and **NO** alteration to any existing access to a public road.



B There will be a new or altered access to a public road (specify) N/A



15. ACCESS FOR THE DISABLED

Will the proposed development be fully accessible to disabled persons including wheelchair access?

~~*YES~~/NO

If NO, where is access provision deficient? N/A

16. PROPOSED DEVELOPMENT — RESIDENTIAL

The development involves (specify)

Dwelling Type	No. of New Units	No. of Bed Spaces	No. of Habitable Rooms	No. of Units Lost
Houses				
Bungalows				
Flats/Maisonettes	<u>N/A</u>			
Bedsits				
Other				

Please complete PART 2 of this form if the proposed development is non-residential.

17. MINERALS

Is the proposal for the extraction of minerals?

~~*YES~~/NO

If YES, please complete PART 3 of the application form.

18. DECLARATION — ACCOMPANYING DOCUMENTS ETC.

(Tick ALL boxes)

I attach the plans specified in question 5 above



AND I attach a completed Ownership Certificate (Article 7)



AND I enclose a fee of £ 570.00 by cash/cheque/P~~E~~ No.



Signed P. J. J. J. (Applicant/Agent)

Date

31/10/2000 COUNCIL

DIR	ES
- 1 NOV 2000	
LS	HS

*Please delete as applicable

APPLICATION FOR PLANNING PERMISSION

PART 2

NON-RESIDENTIAL DEVELOPMENT: ADDITIONAL INFORMATION

PLEASE READ THE NOTES ON THE REVERSE SIDE OF THIS FORM

1. GROSS FLOORSPACE

State the GROSS floorspace (by external measurement) in sq. m. and sq. ft. of ALL buildings to which this application refers.

	Existing floorspace retained in existing use.	Proposed additional or new floorspace created by		Existing floorspace to be lost by change of use or demolition.
		New building	Change of use	
Office			67.8 sqm.	67.8 sq.m.
Industrial				
Retail				
Storage				
Residential				
Other - <i>PUBLIC</i> give use <i>use</i> .			112.8 sq.m.	112.8 sq.m.
Total			180.6 sq.m.	180.6 sq.m.

2. ACTIVITIES EXISTING & PROPOSED

Describe the activities or processes as existing and as proposed and describe any plant or machinery to be installed.

EXTG. MOSQUE PLACE OF WORSHIP / EXTG. RESIDENTIAL HOUSE.
 PROP. MOSQUE PLACE OF WORSHIP AND ASSOCIATED OFFICES.

3. ACCESS FOR THE DISABLED

Does the development you propose include a building or premises to which the public are to be admitted on payment or otherwise? **NO.**If YES, ensure you have complied with Note 15 on the guide notes. **N/A.**

4. PROSPECTIVE OCCUPIER AND EXISTING PREMISES

A. State the name of the prospective occupier and the address of their current premises.

BANGLADESH ASSOCIATION. 18A WAMLEN STREET, READING, BERKSHIRE.

B. What is to happen to their current premises?

PROPOSED EXTENSION AND CHANGE OF USE.

5. EMPLOYEES The development involves (please specify)

	Office Staff	Industrial Staff	Retail Staff	Other Staff
New				
Transferred				
Existing	2			

READING BOROUGH COUNCIL		
DIR	ES	PH
- 1 NOV 2000		
LS	HS	SS

6. VEHICULAR TRAFFIC

A. What is the estimated number of vehicles (excluding staff journeys to work), visiting the site during a normal working day?

UNKNOWN AT PRESENT TIME.

B. Summarise the provisions made for parking, manoeuvring, loading and unloading of vehicles on the site.

EXTG. ON ROAD PARKING.

7. HAZARDOUS SUBSTANCES

Does the proposal involve the use or storage of any materials listed in the notes?

☐

If YES specify quantities and method of storage

N/A.

**PLANNING AND ENVIRONMENTAL HEALTH DIVISION
TOWN & COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

CERTIFICATE UNDER ARTICLE 7

CERTIFICATE A

I certify that:

- On the day 21 days before the date of the accompanying application, nobody except the applicant was the owner of any part of the land to which the application relates.
- None of the land to which the application relates is, or is part of, an agricultural holding.

Signed P. J. [Signature]

Dated 31-10-2000

On behalf of BANGLADESH ASSOCIATION

CERTIFICATE B

I certify that:

- I have/The applicant has given the requisite Notice to everyone else who, on the day 21 days before the date of the accompanying application, was the owner of any part of the land to which the application relates, as listed below.

Owner's name

Address at which Notice was served

Postcode

Date of service of Notice

- None of the land to which the application relates is, or is part of, agricultural holding.

Signed

On behalf of

Date

NOTICE

UNDER ARTICLE 6 OF THE TOWN & COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Proposed development at

Description of proposed development

Name of applicant

Signed

On behalf of

Date

READING BOROUGH COUNCIL		
DIR	ES	PH
- 1 NOV 2000		
LS	HS	SS

An application for planning permission is being made to Reading Borough Council and you are owner/part owner of the property, the subject of the application, or are the holder of a lease with an unexpired term of at least seven years.

If you wish to make representations on this proposal, please do so within three weeks of receiving this notice to:
The Head of Planning, Reading Borough Council, P.O. Box 17, Civic Centre, Reading RG1 7TD.

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT
PROCEDURE ORDER 1995)**

APPLICATION FOR FULL PLANNING PERMISSION

To: The Keen Partnership
Culham House
122 Castle Street
Reading
RG1 7RJ

Application No: 00/01355/FUL

Applicant: Bangladeshi Association

READING BOROUGH COUNCIL as local planning authority GRANT FULL planning permission for the following development.

Proposal: First floor rear extension and internal alterations to existing Mosque and part change of use of four bedroom house to offices.

At: 18A Waylen Street Reading RG1 7UR

Subject to such conditions and for such reasons as may be attached

**OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE**

Date: 7th March 2001

David G. Worthy

Head of Planning and Transport
Ry

Application At: 18A Waylen Street Reading RG1 7UR

Application No: 00/01355/FUL

CONDITIONS & REASONS

1. The development to which this permission relates must be begun not later than the expiration of five years beginning with the date on which the permission was granted. Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91(1) of the Town & Country Planning Act 1990.
2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of this development have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details. Reason: as no details have been submitted and in the interests of the visual appearance of the building and the area.
3. Before the development is commenced details showing the inclusion of a platform lift and disabled WC shall be submitted to and approved in writing by the local planning authority. Before any of the development is occupied or used it shall be completed in accordance with the approved details. Reason: in the interests of the amenities of future occupants and visitors and in accordance with the Council's policies and practice in respect of access for disabled persons.
4. In connection with the implementation of this permission the demolition and construction works shall not take place outside the hours of 8am to 6pm Mondays to Fridays or 8am to 1pm on Saturdays. Works shall not take place at all on Sundays or Bank Holidays without the prior written approval of the local planning authority. Reason: to protect local residents from unreasonable disturbances from works connected with implementing this permission.
5. Development shall not begin until a scheme for noise attenuation measures have been submitted to and approved in writing by the local planning authority. Any works which form part of the approved scheme shall be completed before any permitted premises are occupied unless an alternative period for completion is agreed in writing by the Authority. Reason: to secure an acceptable scheme for noise attenuation to protect future occupants from unreasonable noise disturbance.
6. Before any development is commenced space shall be provided within the site to accommodate the storage of plant and materials used in constructing the development; this facility shall be maintained throughout the course of construction of the development free from any impediment to its designated use. Reason: as without this facility development is

Date: 7th March 2001

David Eworthy

Head of Planning and Transport
PE



Reading
BOROUGH COUNCIL

likely to lead to storage of plant and materials on the public highway causing a hazard and inconvenience to other road and pavement users.

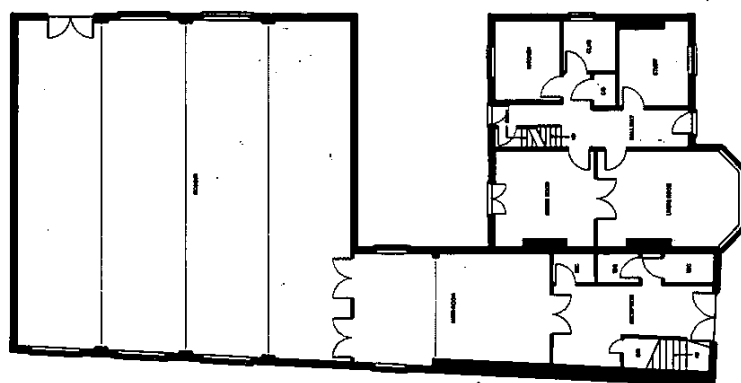
Date: 7th March 2001

David G. Worthy

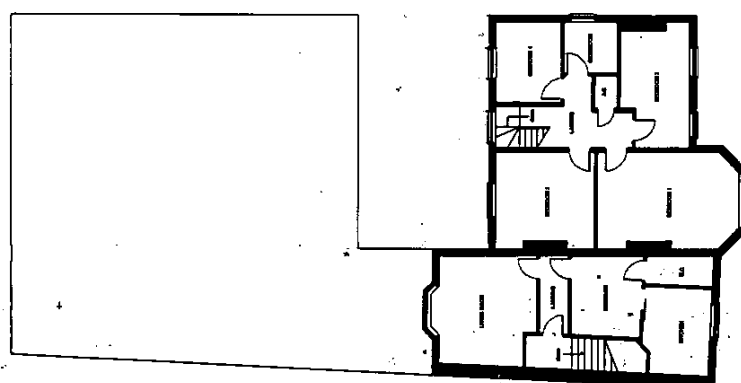
Head of Planning and Transport

1241





GROUND FLOOR PLAN



FIRST FLOOR PLAN

00 1355

READING BOROUGH COUNCIL CLIENT SECTION			
DIR	ES	PH	
- 1 NOV 2000			
LS	HS	SS	

The KEEN Partnership
 122 Oak Street
 Reading, RG1 1PU

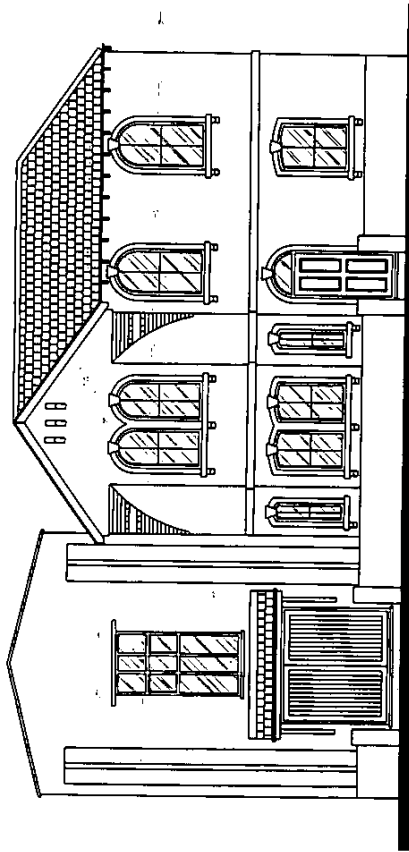
M. SAOOD ESQ.

CENTRAL JAMME
 MOSQUE
 18A WAYLEN STREET,
 READING.
 EXTG. FLOOR PLANS.

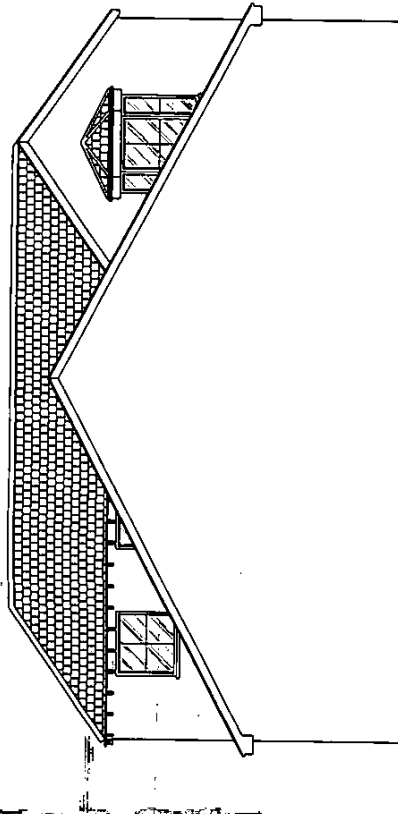
1/2000 AI
 JULY 2000 P.J.M.
 7242-00-01

TEL: 0118 918555 FAX: 0118 918546
 E: keene@keenpartnership.co.uk

Revision: Date: Notes:



FRONT ELEVATION (extg).



REAR ELEVATION (extg).

00 1355

READING BOROUGH COUNCIL			
CLIENT: READING			
DIR	ES	PH	
- 1 NOV 2000			
LS	HS	S	

The KEEN Partnership

Culham House, 122 Castle Street
Reading, Berks RG1 7RJ

Client:

M. SAOOD ESQ.

Arch Title:

Central Jamme Mosque,
18A Waylen Street,
Reading.

Drawing Title:

EXTG. ELEVATIONS.

Scale:
1/100.

Date:

July. 2000.

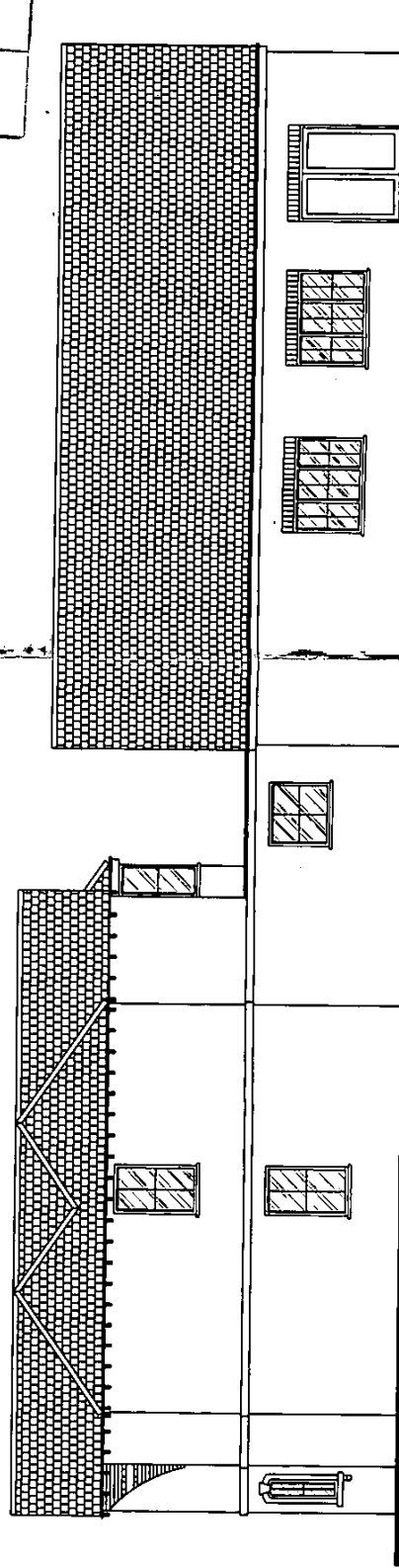
Drawn By:

P.J.M.

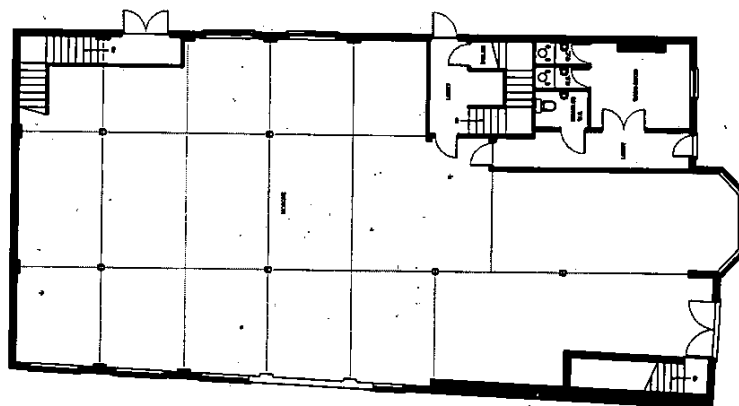
A3

Drawing No.:
7242-00-03.

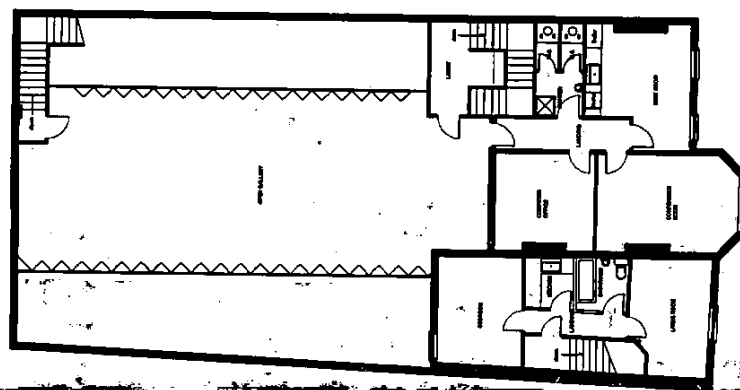
Tel: 0118 9510855 Fax: 0118 9510866
E-mail: info@keenpartnership.co.uk



SIDE ELEVATION (extg).



GROUND FLOOR PLAN



FIRST FLOOR PLAN

READING BOROUGH COUNCIL CLIENT EMPLOYER			
L/R	ES	PH	
- 1 NOV 2000			
LS	HS	SS	

00 1398

The KEEN Partnership
Cathart House, 122 Castle Street
Reading, Berks RG1 7JU

M. SAOOD ESQ.

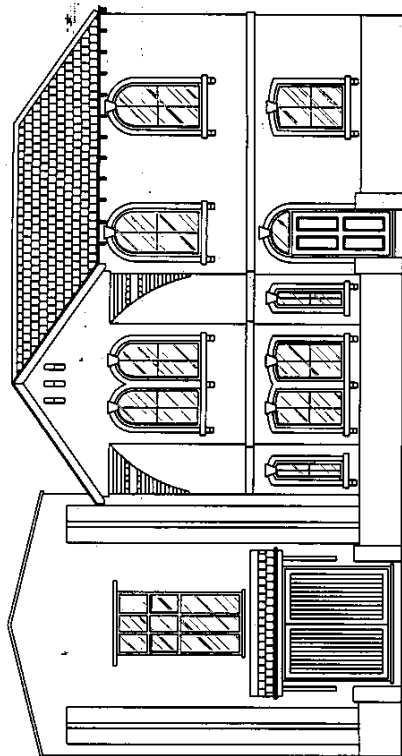
CENTRAL JAMME
MOSQUE,
18A WAYLEN STREET,
READING.
PROP. FLOOR PLANS.

1/2000. AI

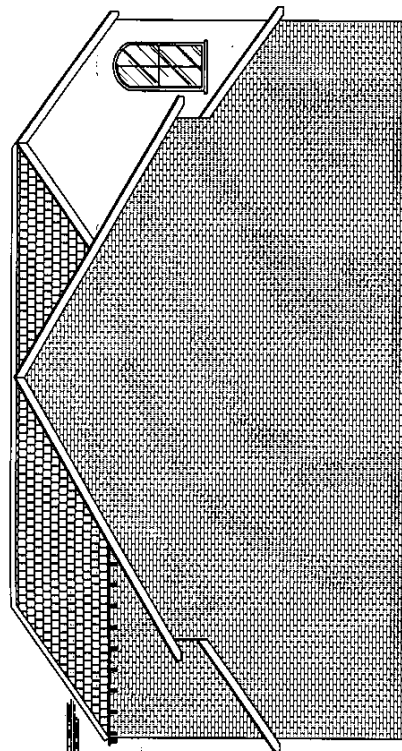
July 2000. P.J.M.

7242-00-02.

THE KEEN PARTNERSHIP FACILITIES PRACTICE
122 Castle Street, Reading, RG1 7JU



FRONT ELEVATION (prop).



REAR ELEVATION (prop).

READING BOROUGH COUNCIL			
CLIENT: JAMM			
DR	EC	PH	
- 1 NOV 2000			
LS	HS	SS	

The KEEN Partnership
 Culham House, 122 Castle Street
 Reading, Berks RG1 7RJ

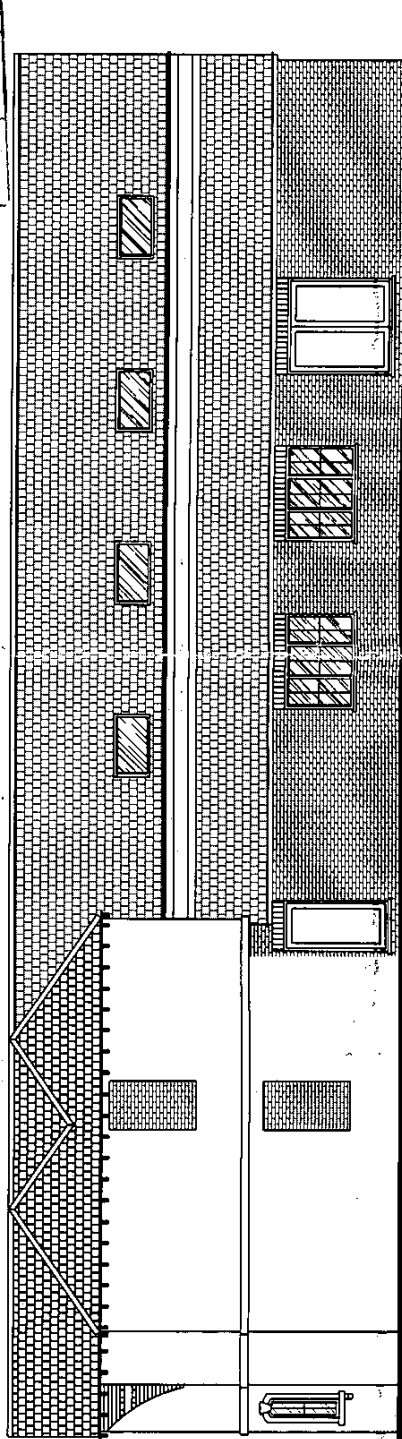
Client: **M. SAOOD ESQ.**

Job Title:
**Central Jamm Mosque,
 18A Waylen Street,
 Reading.**

Drawing Title:
PROP. ELEVATIONS.

Scale: **1/100.**
 Date: **July, 2000.**
 Drawn by: **P.J.M.**
 Drawing No.: **7242-00-04.**
 A3

Proj. Tel: 0118 9510855 Fax: 0118 9510866
 E-mail: info@keenpartnership.co.uk



SIDE ELEVATION (prop).

COMMITTEE REPORT BY THE DIRECTOR OF ENVIRONMENT
READING BOROUGH COUNCIL

ITEM NO. 15

WARD: Abbey

PLANNING APPLICATIONS COMMITTEE: 7th March 2001

00/01355/FUL

18A Waylen Street.

First floor rear extension and internal alterations to existing Mosque and part change of use of associated four-bedroom house to offices.

Applicant Bangladesh Association

Date received 1 November 2000

BACKGROUND INFORMATION

This application was deferred from your meeting of 7 February 2001 in order for members to assess the proposal on Committee site visits. The Council's Access Officer has also been consulted since the last meeting regarding disabled access to the first floor and has provided the comments outlined below.

The previous report is appended for consideration.

RECOMMENDATION

That the proposal be refused in accordance with the appended report.

ADDITIONAL CONSULTATION

The Council's Access Officer makes the following points in relation to the application:

- It is felt that the statement which was made on the application forms with reference to disabled access was misleading.
- If there must be stairs then these must be suitable for ambulant disabled people, have handrails either side and clearly marked nosings.
- There may be elderly members of the congregation who would not be able to use the stairs easily.
- Any member of the congregation could be injured, either temporarily or permanently, which would prevent them from using those parts of the Mosque which are upstairs.
- A stairlift should be considered if there is room.
- If the building is open to the public for functions other than religious use there should be full access.

Case officer: James Fox

KEY 1

The proposed development is not fully accessible to people with disabilities and does not meet the Council's expectation that development proposals are as accessible as possible to all the members of the community. The proposal is therefore contrary to Policy Key 1 of the RBCP.

COMMITTEE REPORT BY THE DIRECTOR OF ENVIRONMENT
READING BOROUGH COUNCIL

WARD:

ITEM NO. 20

SV
Accepted
Office
first floor
access

PLANNING APPLICATIONS COMMITTEE: 7 February 2001

00/01355/FUL

18A Waylen Street

First floor rear extension and internal alterations to existing Mosque and part change of use of associated four-bedroom house to offices.

Applicant: Bangladesh Association

Date received: 1 November 2000

RECOMMENDATION

REFUSE

REASONS

Detrimental impact on neighbours due to infilling of only existing gap between front and rear parts of the mosque which would significantly reduce the amount of daylight and sunlight to the adjoining residential property contrary to policies HSG4 (Non-residential Uses in Residential Areas) and CUD14 (Standards of Design in Development) of the Reading Borough Local Plan 1998.

Unacceptable over-development of the site representing an intensification of non-residential use in a residential area contrary to policy HSG4 of the Reading Borough Local Plan 1998.

1. INTRODUCTION

The application site comprises a church hall building to the rear of the plot (currently used as a mosque by the Bangladesh Association) together with a 2 storey detached four bedroom house (recently renovated) on the frontage to Waylen Street. Surrounding properties are predominantly in residential use and the buildings lie within the Russell Street/Castle Hill Conservation Area

2. PLANNING HISTORY

The site has historically been used as a church and hall for many years and became a mosque when it was sold to the Bangladesh Association approximately 3 years ago. Relevant history is as follows:

2563	Alterations.	Consent 24/7/53
5653	Church as light industrial, parsonage as offices.	Refused 14/3/58
9722	Conversion into 2 flats.	Consent 6/7/62
99/00539/FUL	Erection of first floor extension to mosque.	C/Cons 29/9/99
99/00738/FUL	Erection of first floor rear extension to provide extended office ancillary to mosque.	Refused 14/1/00

3. PROPOSAL

Is for part change of use and internal alterations to the existing four bedroom detached house to form ancillary accommodation to the mosque consisting of a lobby, wadu room and toilets on the ground floor together with rest room, shower and toilets, conference room, computer office and a self contained one-bedroom flat on the first floor. The proposal also includes a first floor pitched roof extension to the mosque to create an open gallery and link to the frontage building. The development is intended to improve existing facilities for the present congregation, mother tongue and religious classes.

4. CONSULTATIONS

13-27 (odds) Russell Street, 6-16, 20-32, 22A (evens), 15-31 (odds) Waylen Street. One letter of objection received comments as follows:

- proposal would lead to a drastic reduction in light reaching main living areas of adjacent property
- size of proposed building inappropriate to plot size
- bricking up of side windows in the front building will result in a towering brick wall
- increased pressure on parking

5. TRANSPORT IMPLICATIONS

The site is located within the town centre area, close to a public transport route and within easy cycling and walking distance of town centre facilities. Apart from a short length of limited waiting the majority of the on-street parking places in Waylen Street are available to permit holders only.

The proposal will virtually double the existing area available for worship and therefore has the potential of doubling the size of the congregation. In these circumstances it was considered appropriate that the applicant should address issues concerning how visitors will travel to and from the site and state what measures are proposed in order to alleviate the need for additional parking facilities.

The applicant has provided further details in an attempt to clarify the above queries and has stated that visitors who go to the mosque to pray are mostly elderly people who live locally. These visitors come on foot whilst some use bus services on Oxford Road and Bath Road. Those who choose to travel by car usually park at the Chatham Street car park, a situation that will continue should they wish to use the mosque.

In light of the additional information submitted by the applicant and subject to the provision of cycle storage facilities there are no transport objections to the proposal.

6. ACCESS FOR THE DISABLED

The applicant has stated that the development will be fully accessible to all users including wheelchair users. However, there is no lift present within either of the buildings and therefore the first floor will only be accessible to ambulant disabled persons.

7. SUSTAINABILITY IMPLICATIONS

The proposal makes use of existing buildings and the congregation of the mosque will be unchanged as a result of the development, there are no significant energy, pollution or environmental implications of the development.

8. APPRAISAL

The proposal should be assessed against policies HSG4 (Non-residential Uses in Residential Areas), CUD7 (New Development in Conservation Areas), CUD14 (Standards of Design in Development), COM9 (Community Facilities) and TRN11B (Development and Traffic) of the Reading Borough Local Plan 1998.

Policy HSG4 states that the Council will not normally allow the intensification of non-residential uses in predominantly residential areas where this could lead either singularly or cumulatively to a reduction in residential amenity. CUD7 requires that new development in conservation areas should make a positive contribution to the area's character and achieve a high standard of design and

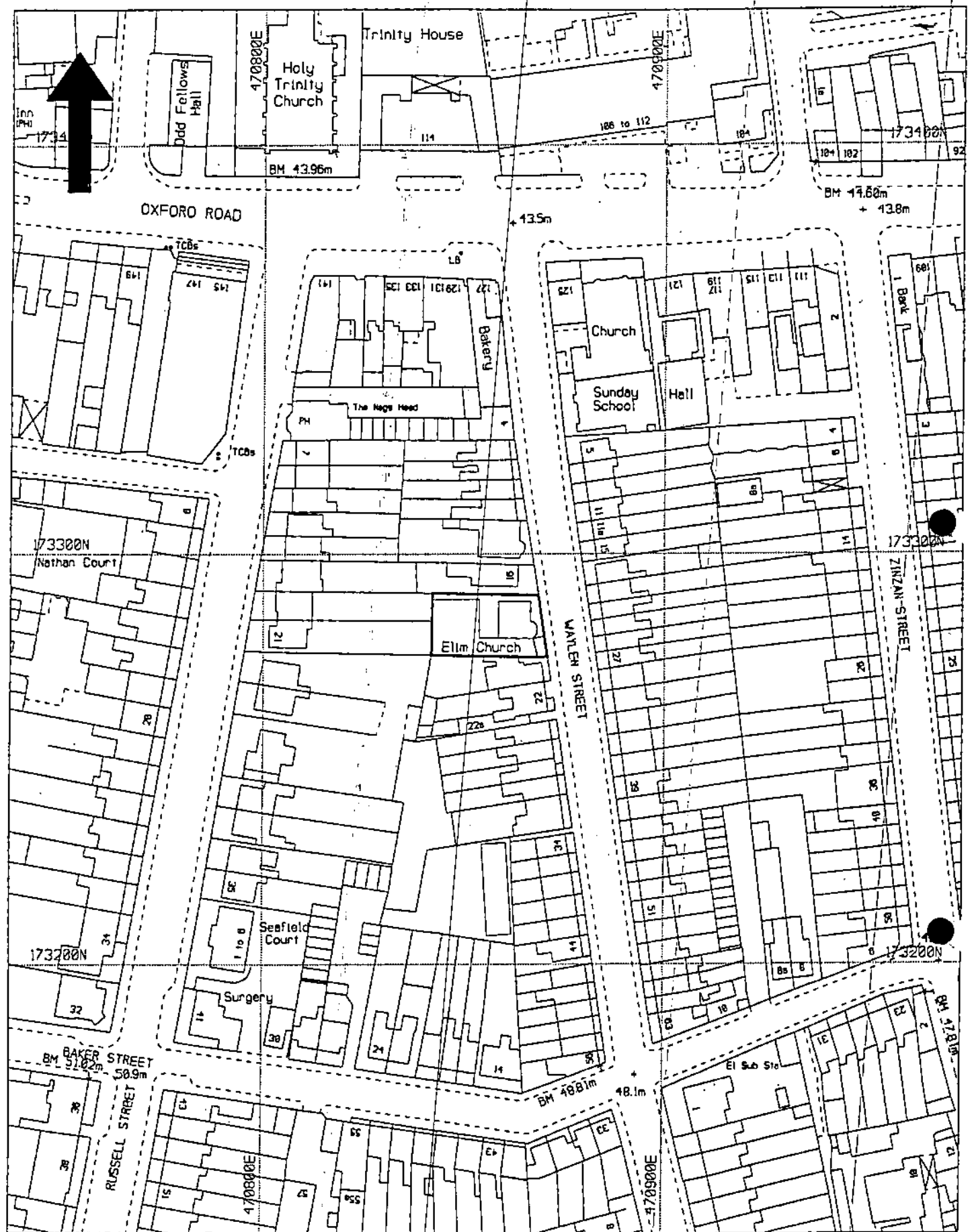
CUD14 expects new development to exhibit a high standard of design and be compatible with the scale and character of the surrounding environment. COM9 encourages the retention and improvement of existing community facilities. The development proposed in this case fully complies with COM9 since the application involves both the retention and improvement of the existing mosque that is a facility for the Bangladeshi community in Greater Reading. Nevertheless, the development must also satisfy the criteria in the other relevant Local Plan policies outlined above.

The proposed first floor rear extension to the existing mosque is no higher than that approved under planning application 99/00539/FUL, however the proposal is identical to application refused under 99/00738/FUL in so far as it would completely fill the only remaining gap that exists between the front and rear parts of the application site. An objection to the development has been received from the adjoining residential property and from a previous visit to this house, (which lies directly to the north of the site with several south facing windows), it was established that the bay window of the dining room in this property relied entirely on the existence of this gap for sun light. I consider that the proposed extension to the mosque would significantly effect the amount of light to this principal room to the detriment of residential amenity. I also consider that the extension would represent an overbearing structure and constitute an over-development of the site, the built form on which already extends to nearly every boundary on the plot. The proposal is therefore contrary to Local Plan policies HSG4 and CUD14.

In design terms the extension is not considered to detract from the character of the conservation area and provided glazing to the roof lights was obscured neighbouring properties would not be overlooked. Facing brick and natural slate materials are proposed as external finishes and a condition could ensure that these matched the existing buildings. Additional information submitted by the applicant has also addressed initial transport concerns about the proposal and subject to the provision of cycle storage facilities there are no transport objections to the proposal.

In conclusion whilst the application complies with the Council's policy for retaining and improving community facilities, there is no net loss of housing units since a flat will be retained on the first floor of the frontage building, there is no objection to the scheme in transport terms and neighbours would not be overlooked. However, it is my view that these merits are outweighed by the harmful impact the proposed extension would have on the living conditions of adjoining properties and the cumulative impact of the proposal constitutes an unacceptable intensification of the use which in turn would result in a reduction in residential amenity.

Case Officer: James Fox



Title: Location Plan.
18a, Watlen Street, Reading.
Date: 14/11/2000
Drg.No. 00/1355/FUL

Scale: 1:1250

Based upon the 1995 Ordnance Survey 1:1250 mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorized reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.



Reading
BOROUGH COUNCIL

- No encroachment or access onto neighbouring property was inferred or allowed by this approval;
- The application was acceptable in car parking terms only because of the specific circumstances of the proposal;
- There would be no guaranteed parking permits.

00/1355/FUL

18A WAYLEN STREET

First floor rear extension and internal alterations to existing Mosque and part change of use of associated four-bedroomed house to offices.

Condition planning permission agreed subject to the following conditions:

- Standard five year condition;
- Details of samples and materials to be submitted and approved;
- Noise attenuation measures to be submitted and approved;
- Demolition and construction works not to take place outside the hours of 8am to 6pm Monday to Friday and 8am to 1pm on Saturdays. Works not to take place on Sundays or Bank Holidays;
- Details of storage of plant and materials to be submitted and approved.
- Full wheelchair access.

Comments and objections received and considered.

The applicant's agent, Mr Keen, attended the meeting and addressed the Committee on the above application.

00/01565/FUL

93-97 CAVERSHAM ROAD

Change of use from A1 shops to A3 (food and drink) Restaurant on number 93 and 95 and retain the existing A3 u(food and Drink) use on number 97. Provide single storey rear extension to all three properties, and provide

CASE OFFICER RECOMMENDATION

Agent: The Keen Partnership
Culham House
122 Castle Street
Reading
RG1 7RJ

Application No: 00/01355/FUL

Recommendation: Application Refused *

Applicant: Bangladesh Association

Proposal: First floor rear extension and internal alterations to existing Mosque and part change of use of four bedroom house to offices.

At: 18A Waylen Street Reading RG1 7UR

*Recommendation
overturned from Refused
to Approval*

CONDITIONS & REASONS

1. The development to which this permission relates must be begun not later than the expiration of five years beginning with the date on which the permission was granted. Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91(1) of the Town & Country Planning Act 1990.
2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of this development have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details. Reason: as no details have been submitted and in the interests of the visual appearance of the building and the area.
3. Before the development is commenced details showing the inclusion of a platform lift and disabled WC shall be submitted to and approved in writing by the local planning authority. Before any of the development is occupied or used it shall be completed in accordance with the approved details. Reason: in the interests of the amenities of future occupants and visitors and in accordance with the Council's policies and practice in respect of access for disabled persons.
4. In connection with the implementation of this permission the demolition and construction works shall not take place outside the hours of 8am to 6pm Mondays to Fridays or 8am to 1pm on Saturdays. Works shall not take place at all on Sundays or Bank Holidays without the prior written approval of the local planning authority. Reason: to protect local residents from unreasonable disturbances from works connected with implementing this permission.

5. Development shall not begin until a scheme for noise attenuation measures have been submitted to and approved in writing by the local planning authority. Any works which form part of the approved scheme shall be completed before any permitted premises are occupied unless an alternative period for completion is agreed in writing by the Authority. Reason: to secure an acceptable scheme for noise attenuation to protect future occupapnts from unreasonable noise disturbance.
6. Before any development is commenced space shall be provided within the site to accommodate the storage of plant and materials used in constructing the development; this facility shall be maintained throughout the course of construction of the development free from any impediment to its designated use. Reason: as without this facility development is likely to lead to storage of plant and materials on the public highway causing a hazard and inconvenience to other road and pavement users.

Approved by Planning Manager/Team Leader :

☒ YES ☐ NO

Signed :

Date :

13/3/2007

APPENDIX 6

Community Infrastructure Levy (CIL) - Determining whether a Development may be CIL Liable Planning Application Additional Information Requirement form

Following the introduction of the Community Infrastructure Levy (CIL) all applicants for full planning permission, including householder applications and reserved matters following an outline planning permission, and applicants for lawful development certificates are required to provide the following information. **Please read the associated Guidance Notes before you complete the form. Notes on the questions are provided at https://ecab.planningportal.co.uk/uploads/1app/cil_guidance.pdf**

Please complete the form using block capitals and black ink and send to the Charging Authority (or Collecting Authority if this differs from the Charging Authority).

See [Planning Practice Guidance for CIL](#) for guidance on CIL generally, including exemption or relief..

1. Application Details

Applicant or Agent Name:

Mr Paul Butt

Planning Portal Reference
(if applicable):

Local authority planning application number
(if allocated):

Site Address:

18-18A Waylorn Street,
Reading,
RG1 7UR

Description of development:

Retrospective planning application for the demolition of a pre-existing extension and the construction of a two storey rear extension, and the demolition of the boundary wall adjacent to the highway.

Does the application relate to minor material changes to an existing planning permission (is it a Section 73 application)?

Yes ☐

Please enter the application number:

No ☐

If yes, please go to **Question 3**. If no, please continue to **Question 2**.

2. Liability for CIL

Does your development include:

a) New build floorspace (including extensions and replacement) of 100 sq m or above?

Yes ☐ No ☐

b) Proposals for one or more new dwellings either through conversion or new build (except the conversion of a single dwelling house into two or more separate dwellings)?

Yes ☐ No ☐

c) None of the above

Yes ☐ No ☐

If you answered yes to either a), or b) please go to **Question 4**.

If you answered yes to c), please go to **8. Declaration** at the end of the form.

3. Applications for Minor Material Changes to an Existing Planning Permission

a) Does this application involve a change in the amount or use of new build floorspace, where the total floorspace, including that previously granted planning permission, is over 100 sq m?

Yes ☐ No ☐

b) Does this application involve a change in the amount of floorspace where one or more new dwellings are proposed, either through conversion or new build (except the conversion of a single dwelling house into two or more separate dwellings)?

Yes ☐ No ☐

If you answered yes to either a), or b) please go to **Question 4**.

If you answered no to both a) and b), please go to **8. Declaration** at the end of the form.

4. Exemption or Relief

a) Is the site owned by a charity where the development will be wholly or mainly for charitable purposes, and the development will be either occupied by or under the control of a charitable institution?

Yes ☐ No ☐

b) Does the proposed development include affordable housing which qualifies for mandatory or discretionary Social Housing relief?

Yes ☐ No ☐

If you answered yes to a) or b), please note that you will need to complete and have agreed CIL Form 2 - 'Claiming Exemption or Relief', and submitted a Commencement (of development) Notice to the Charging/Collecting Authority, which the Authority must receive prior to the commencement of your development, in order to benefit from relief from the levy. You will also need to complete CIL Form 2 if you think you are eligible for discretionary charitable relief, or exceptional circumstances relief, if this is available in your area. Please check the Charging Authority's website for details. CIL Form 2 is available from www.planningportal.co.uk/cil

c) Do you wish to claim a self build exemption for a whole new home?

Yes ☐ No ☐

If you have answered yes to c) please also complete a CIL Form 7 - 'Self Build Exemption Claim Form: Part 1' available from www.planningportal.co.uk/cil. Please note you will need to complete and have agreed CIL Form 7, and submitted a Commencement (of development) Notice to the Charging/Collecting Authority, which the Authority must receive prior to the commencement of your development, in order to benefit from relief from the levy.

d) Do you wish to claim a self build exemption for a residential annex or extension?

Yes ☐ No ☐

If you have answered yes to d) please also complete either CIL Form 8 - 'Self Build Residential Annex Exemption Claim Form' or CIL Form 9 - 'Self Build Extension Exemption Claim Form' available from www.planningportal.co.uk/cil. Please note you will need to have completed and agreed either CIL Form 8 or 9, as appropriate, and submitted a Commencement (of development) Notice to the Charging/Collecting Authority, which the Authority, if in respect of a residential annex, must receive prior to the commencement of your development, in order to benefit from relief from the levy.

5. Reserved Matters Applications

Does this application relate to details or reserved matters pursuant to an application that was granted planning permission prior to the introduction of the CIL charge in the relevant local authority area?

Yes ☐ Please enter the application number:

No ☐

If you answered yes, please go to **8. Declaration** at the end of the form.

If you answered no, please continue to complete the form.

6. Proposed New Floorspace

a) Does your application involve new **residential floorspace** (including new dwellings, extensions, conversions/changes of use, garages, basements or any other buildings ancillary to residential use)?

N.B. conversion of a single dwelling house into two or more separate dwellings (without extending them) is NOT liable for CL. If this is the sole purpose of your development proposal, answer 'no' to Question 2b and go straight to the declaration at Question 8.

Yes ☐ No ☐

If yes, please complete the table in section 6c) below, providing the requested information, including the floorspace relating to new dwellings, extensions, conversions, garages or any other buildings ancillary to residential use.

b) Does your application involve new **non-residential floorspace**?

Yes ☐ No ☐

If yes, please complete the table in section 6c) below, using the information provided for Question 18 on your planning application form.

c) Proposed floorspace:

Development type	(i) Existing gross internal floorspace (square metres)	(ii) Gross internal floorspace to be lost by change of use or demolition (square metres)	(iii) Total gross internal floorspace proposed (including change of use, basements, and ancillary buildings) (square metres)	(iv) Net additional gross internal floorspace following development (square metres) (iv) = (iii) - (ii)
Market Housing (if known)				
Social Housing, including shared ownership housing (if known)				
Total residential floorspace				
Total non-residential floorspace	327.71	179.03	323.68	144.65
Total floorspace	327.71	179.03	323.68	144.65

7. Existing Buildings

a) How many existing buildings on the site will be retained, demolished or partially demolished as part of the development proposed?

Number of buildings:

b) Please state for each existing building/part of an existing building that is to be retained or demolished, the gross internal floorspace that is to be retained and/or demolished and whether all or part of each building has been in use for a continuous period of at least six months within the past thirty six months. Any existing buildings into which people do not usually go or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted temporary planning permission should not be included here, but should be included in the table in question 7c).

	Brief description of existing building/part of existing building to be retained or demolished.	Gross internal area (sq ms) to be retained.	Proposed use of retained floorspace.	Gross internal area (sq ms) to be demolished.	Was the building or part of the building occupied for its lawful use for 6 continuous months of the 36 previous months (excluding temporary permissions)?		When was the building last occupied for its lawful use? Please enter the date (dd/mm/yyyy) or tick still in use.	
1	Pre-existing extension has been demolished.			179.03	Yes ☐	No ☐	Date: or Still in use: ☐	18/04/2013
2					Yes ☐	No ☐	Date: or Still in use: ☐	
3					Yes ☐	No ☐	Date: or Still in use: ☐	
4					Yes ☐	No ☐	Date: or Still in use: ☐	
Total floorspace				179.03				

7. Existing Buildings continued

c) Does your proposal include the retention, demolition or partial demolition of any whole buildings **into which people do not usually go or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted planning permission for a temporary period**? If yes, please complete the following table:

	Brief description of existing building (as per above description) to be retained or demolished.	Gross internal area (sq ms) to be retained	Proposed use of retained floorspace	Gross internal area (sq ms) to be demolished
1				
2				
3				
4				
Total floorspace into which people do not normally go, only go intermittently to inspect or maintain plant or machinery, or which was granted temporary planning permission				

d) If your development involves the conversion of an existing building, will you be creating a new mezzanine floor within the existing building?

Yes ☐ No ☐

e) If Yes, how much of the gross internal floorspace proposed will be created by the mezzanine floor (sq ms)?

Use	Mezzanine floorspace (sq ms)

8. Declaration

I/we confirm that the details given are correct.

Name:

Mr Paul Butt

Date (DD/MM/YYYY). Date cannot be pre-application:

5/12/2017

It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a collecting or charging authority in response to a requirement under the Community Infrastructure Levy Regulations (2010) as amended (regulation 110, SI 2010/948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.

For local authority use only

App. No: