APPEAL DECISION Report

BY DIRECTOR OF ENVIRONMENT, CULTURE & SPORT
READING THE BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 11th October 2006

Ward:	Redlands
App No.:	04/01530/FUL
Site:	72a Redlands Road & 91 Christchurch Rd
Development:	Extension of existing building to form 5 new flats and car parking
Method:	Informal Hearing
Decision:	Dismissed
HPT Recommendation:	Refuse
Delegated/Committee:	Committee

REASONS FOR REFUSAL:

- The proposed development by virtue of its scale, massing, and number of units proposed constitutes an over development of the site, which is visually intrusive and detrimental to the appearance of the street and the character of this conservation area. As such the proposal is contrary to policies HSG5 (Residential Design Standards), CUD7 (new development in conservation areas) and CUD14 (Standards of Design in Development) of the Reading Borough Local Plan 1998.
- The proposed development provides inadequate amenity space for the number of units proposed, which would be detrimental to the amenities of existing and future residents and would add to the perception of the over development of the site. As such the proposal is contrary to policies HSG5 (Residential Design Standards), adopted supplementary planning guidance on "Space around dwellings" and CUD14 (Standards of Design in Development) of the Reading Borough Local Plan 1998.
- The proposed development by virtue of its size and siting will lead to a reduction in the amenity of neighbouring residents, who will feel encroached by the structure. The proposal also locates a bin store and cycle store adjacent to a neighbouring property to the detriment of the amenities of residents at that property. As such the proposal is contrary to policies HSG9 (Location of residential development) and CUD14 (Standards of Design in Development) of the Reading Borough Local Plan 1998.
- In the absence of a completed legal agreement to secure contributions towards transport, education and leisure the proposal is contrary to Policies KEY3 (The Role of Development in Improving the town), TRN 1 (Balanced Transport Strategy) & LEI3 (The Provision and Improvement of Leisure and Recreation Facilities) of the Reading Borough Local Plan 1998.

MAIN ISSUES IDENTIFIED BY THE INSPECTOR:

1. The effect of the proposed development on the character and appearance of the appeal building and surrounding area;
2. whether adequate living conditions could be provided especially open amenity space; and
3. the effect of the proposed development on neighbours

INSPECTOR'S FINDINGS:
The Inspector described the appeal site as being a substantial and attractive property with a significant area to the rear with a number of attractive trees providing a spacious and verdant setting for the appeal property. He found that the extension in to this space would result in the loss of the trees with little scope remaining for replanting. The loss of the space and tree cover would detract from the setting of the building. The proposed development would be out of keeping with the immediate surroundings of the conservation area within which many of the larger buildings are in large well landscaped grounds.

The Inspector noted that the loss of trees on the site had not been referred to in the reasons for refusal but he noted that many residents had objected to their loss and he strongly shared their view.

The Inspector considered the substantial length of the proposed extension to be insufficiently subordinate to, and out of proportion with, the existing house. It would detract from the imposing eastern elevation of the house. Attempts to reduce the scale of the extension with details results in devices out of keeping with the design of the main building and an unduly complicated roof design.

Therefore on the first issue the Inspector concluded that the proposed development would detract from the character and appearance of the appeal building and the surrounding area contrary to local policies and Government guidance that new development should preserve or enhance the character and appearance of Conservation Areas.

On the second issue the Inspector noted that the site was close to an area of public open space (it was not clear in the report if this referred to Cintra Park) and that the Council's guidance allowed for some discretion to be used. He therefore concluded that the deficiencies in amenity space would not conflict with the broad objectives of the development plan.

On the third issue the inspector concluded that the orientation of the proposed development to existing houses would not lead to an unacceptably overbearing effect. Conditions could be used to secure improved siting and details for the cycle and bin stores and there was no clear case that existing residents would be unreasonably disturbed by noise, smells or visual impact arising from the proposed development.

Nevertheless, in conclusion, the Inspector found that his concerns identified on the first issue outweighed his findings on the other two.

HPT COMMENTS ON THE DECISION:
A welcome decision upholding the decision and the policies of the Council with regards to design and the setting of new buildings in Conservation Areas. It also usefully acknowledges the views expressed by members of the public regarding the loss of trees on site either in written objections or as expressed at the hearing.

Case Officer: Julie Williams

AP/05 000028

Appeal Decision

Hearing held on 19 July 2006
Site visit made on 19 July 2006.

by R J Marshall LLB Dip TP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

The Planning Inspectorate
4/11 Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date
22 AUG 2006

Appeal Ref: APP/ E0345/A/05/1179681
72A, Redlands Road and 91, Christchurch Road, Reading, RG1 5HU

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Tony Chima against the decision of Reading Borough Council.
- The application Ref 04/01530/FUL/JW, dated 23 December 2004, was refused by notice dated 11 March 2005.
- The development proposed is extension of existing building to form 5 new flats.

Summary of Decision: The appeal is dismissed.

Procedural Matters

1. It was agreed that the application plans are those listed as Plan A at the end of this decision. Superseded Plans are listed as Plan B.

2. The Council's initial concerns about the lack of a financial contribution towards educational, leisure and transport facilities have been overcome by the appellant's provision of a Unilateral Undertaking. These matters are therefore no longer before me.

Main Issues

3. The main issues in this appeal are:

   first, the effect of the proposed development on the character and appearance of the appeal building and the surrounding area;

   second, whether adequate living conditions would be provided for occupants of the proposed development with special regard to open amenity space; and

   third, the effect of the proposed development on neighbouring occupiers with special reference to visual impact, noise and disturbance, and smell.

Planning Policy

4. The development for the area includes the Berkshire Structure Plan 2000-2016 (2005) and the Reading Borough Local Plan 1991-2006 (1998).

5. The Structure Plan seeks to promote sustainable alternative modes of travel to the private car (T4).

6. The Local Plan has a similar objective (TRN1). New development should be of a high standard of design and compatible with the scale and character of the surrounding environment (CUD14). In Conservation Areas new development should preserve or

enhance those areas (CUD7). In assessing new development regard will be had to the accessibility of sites, and impact on character and appearance and adjoining properties (HSG9). House extensions should complement the existing building in terms of design scale and proportion and protect neighbours' living conditions (HSG8). Where appropriate adequate provision should be made for play space and open space (HSG5).

7. The Council also has Supplementary Planning Guidance on Space Around Dwellings and House Extensions which expands upon some of the above Policies. The weight that may be attached to them has increased by the fact that they are cross-referenced to the development plan, have been adopted, and have been subjected to public consultation.

Reasons

First issue (character and appearance)

8. The appeal site lies in the Redlands Conservation Area. This is a busy area fairly close to the town centre and on the fringes of the University. The area is predominantly residential in character and contains a variety of Victorian style properties. Some of the area is fairly intensively developed with terraced and semi-detached houses close to the road, and a terrace of houses fronts Redlands Road to the north of the site. However, in an attractive contrast to this many of the larger properties throughout the area are set in mature well landscaped grounds. This is a feature in evidence in the vicinity of the appeal site which is at a prominent road junction. At this junction substantial roadside verges add to the feeling of spaciousness.

9. The appeal building is a substantial and attractive Victorian style property with a slightly rundown appearance. It fronts onto Christchurch Road and has a return frontage along Redlands Road. A significant area to the rear of the site abutting the latter road is open and undeveloped and contains a number of attractive trees. This area provides an attractively spacious and verdant setting for the appeal building.

10. The proposed extension to the rear of the appeal property and associated car parking area would extend substantially into this area. All of the major trees in this area would be lost and there would be limited room for any replacement planting. The loss of spaciousness around the appeal building and the loss of much of the existing tree cover would detract from its setting. It would cause the proposed development to be out of keeping with the immediate surroundings of the Conservation Area and to the wider area within which many of the larger properties are in large well landscaped grounds.

11. With regard to the loss of trees I accept that the Council has raised no objection subject to the retention of one of the trees shown to be removed. However, all that I saw has led me strongly to the view outlined above which is also held by many local residents. I accept that minor revisions to the proposed development could result in the retention of one major tree. However, that alone would not make the proposed development more acceptable.

12. I am also concerned that the substantial length of the proposed extension would result in a structure that would be insufficiently subordinate to, and out of proportion with, the existing house. As such it would detract from the imposing eastern elevation of the existing property The provision of a small glazed link between the 2 structures does not give a degree of separation that would be sufficient to overcome this. On more detailed design matters, attempts to reduce the scale of the proposed extension have resulted in the provision of a

semi-hipped gable facing the road which is out of keeping with the design of the main building. In addition, the roof design of the north elevation is unduly complicated and out of keeping with the character and appearance of the existing house. I accept that the proposed development would remove some unsightly structures at the rear of the appeal site and obscure the present rather unattractive rear elevation of the appeal building. However, such considerations do not outweigh the harm I have identified.

13. On the first issue, I conclude that the proposed development would detract from the character and appearance of the appeal building and the surrounding area. As such it would conflict with those policies of the development plan that seek to prevent such harm and with Government guidance that new development should preserve or enhance the character or appearance of Conservation Areas.

14. I have arrived at this view on the merits of the case before me. I accept that the Council has previously permitted smaller extensions to the appeal property and has no objection to the provision of some additional flats. However, neither this, nor Government guidance on making the best use of previously developed land in sustainable locations such as this, outweighs the harm that I have found.

Second issue (living conditions for future occupants)

15. The appellant accepts that the proposed development would provide 18 square metres of usable amenity space compared to the 25 square metres sought in the Council's SPG. However, the Council's guidance is written in a way that enables some discretion to be used. In this case a substantial public open space would not be too far from the proposed development. Given this I do not consider that the limited shortfall in open space provision would result in unacceptably unsatisfactory living conditions.

16. On the second issue, I conclude that the proposed development would provide acceptable living conditions for future occupants of the proposed development with particular regard to amenity open space provision. As such, although not fully according with the Council's SPG if would not conflict with the broad objectives of the development plan.

Third issue (living conditions of neighbours)

17. Given the orientation of neighbouring properties and their windows to the appeal site the proposed extension would not have an unacceptably overbearing effect when seen from neighbouring properties.

18. A separate cycle shed/bin store that is proposed would be likely to appear overbearing when seen from No.70 Redlands Road. However, a revised siting for this structure, that could have been sought by an amending condition had I been minded to allow the appeal, would have resolved this. This would also have resolved the, albeit in my view unfounded, local concerns on the effect of the structure on the occupants of No. 70 with regard to noise, disturbance and smell.

19. On the third issue, I conclude that the proposed development need not detract from the living conditions of neighbours with special regard to visual impact, noise and disturbance and smell. As such, it would not conflict with those policies of the development plan that seek to prevent such harm.

Other matters

20. Given Government guidance seeking to limit the provision of on-site car parking, and the lack of any professional highway evidence that the proposed development would make inadequate provision for car parking, I do not consider that the local concerns on this matter should stand against the proposed development. Nor, in the absence of professional evidence to the contrary do I consider that the proposed access point would be unacceptably hazardous. However, such considerations do not outweigh the other harm I have found

Conclusions

21. Drawing together my conclusions on the main issues I consider that the harm identified on the first issue outweighs the lack of harm on the second and third issues.

22. For the reasons given above and having regard to all other matters raised, including the fact that there would be no harm to the setting of 2 adjoining listed buildings in Christchurch Road and that an existing unsatisfactory access on that road would be closed, I conclude that the appeal should be dismissed.

Formal Decision

23. I dismiss the appeal.

INSPECTOR

APPEARANCES

FOR THE APPELLANT:

Mr Strang BSc (Hons) MRTPI	Of Christopher Strang Associates
Mr Tony Chima	Appellant

FOR THE LOCAL PLANNING AUTHORITY:

Miss Julie Williams BSc MRTPI	South West Area Planning Manager

INTERESTED PERSONS:

Mr P Toye	66, Elmhurst Road, Reading, RG1 5HY
Cllr P Kayes	16, College Road, Reading, RG6 1QB
Mr Sowan	24, New Road, Reading

DOCUMENTS

Document	1	Letter of notification of hearing and those notified.
Document	2	Extract from listed building register.
Document	3	Committee report on proposed Conservation Area.
Document	4	Copy of Policy T4.
Document	5	Council's notes on new Structure Plan and other matters.

PLANS

Plan A The application plans being:
- 1802/7-10 inclusive
- 1802/11A
- 1802/12B
- 1802/13A-16A inclusive

Plan B Superseded plans being:
- 1802/11
- 1802/13-16 inclusive

Reading BOROUGH COUNCIL

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: c/o Andrews Kalik Harris Partnership
The Studio
101 London Road
Reading
RG1 5BY

Application No: 04/01530/FUL/JW

Applicant: Tony Chima

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

Proposal: Extension of existing building to form five new two bedroom flats

At: 72A Redlands Road Reading RG1 5HU

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

David Gwoffry

Date: 11th March 2005

Head of Planning and Transport DB

Reading
BOROUGH COUNCIL

Application At: 72A Redlands Road Reading RG1 5HU

Application No: 04/01530/FUL

REASONS FOR REFUSAL

1. The proposed development by virtue of its scale, massing, and number of units proposed constitutes an over development of the site, which is visually intrusive and detrimental to the appearance of the street and the character of this conservation area. As such the proposal is contrary to policies HSG5 (Residential Design Standards), CUD7 (new development in conservation areas) and CUD14 (Standards of Design in Development) of the Reading Borough Local Plan 1998.

2. The proposed development provides inadequate amenity space for the number of units proposed, which would be detrimental to the amenities of existing and future residents and would add to the perception of the over development of the site. As such the proposal is contrary to policies HSG5 (Residential Design Standards), adopted supplementary planning guidance on "Space around dwellings" and CUD14 (Standards of Design in Development) of the Reading Borough Local Plan 1998.

3. The proposed development by virtue of its size and siting will lead to a reduction in the amenity of neighbouring residents, who will feel encroached upon by the structure. The proposal also locates a bin store and cycle store adjacent to a neighbouring property to the detriment of the amenities of residents at that property. As such the proposal is contrary to policies HSG9 (Location of residential development) and CUD14 (Standards of Design in Development) of the Reading Borough Local Plan 1998.

4. In the absence of a completed legal agreement to secure contributions towards transport, education and leisure the proposal is contrary to Policies KEY3 (The Role of Development in Improving the town), TRN 1 (Balanced Transport Strategy) & LEI3 (The Provision and Improvement of Leisure and Recreation Facilities) of the Reading Borough Local Plan 1998.

INFORMATIVES

1. In reaching the above decision the Local Planning Authority has taken account of the following development plan policies: Planning Policy Guidance Note 15 (Planning and the Historic Environment), Planning Policy Guidance note 3 (Housing) and recently published Planning Policy Statement 1. The most relevant Reading Borough Local Plan 1998 policies are HSG5 (residential design standards), HSG8 (House extensions), HSG9 Location of residential development), CUD7 (new development in conservation areas) and CUD14 (Standards of design in development) and supplementary planning guidance on space around dwellings and house extensions and found to not comply.

David Gwoffry

Date: 11th March 2005

Head of Planning and Transport DB

NOTES

APPEALS

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with section 78 of the Town and Country Planning Act 1990 within six months of the date of this notice. Appeals must be made using an official form which is obtainable from Customer Support Unit, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN Phone: 0117 372 8000. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted, otherwise than subject to the conditions imposed by them, having regard to the statutory requirements (a), to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

(2) If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted he may serve on the Common Council, or on the Council of the district in which the land is situated, as the case may be, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

(3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

(a) The statutory requirements are those set out in section 79(6) of the Town and Country Planning Act 1990, namely sections 70 and 72(1) of the Act.

BERKSHIRE ACT 1986 - Section 32

(1) Except as provided in subsection (a) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show -

(a) That there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended, And

(b) That the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

(2) No requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1990, unless notice of the provisions of this section is endorsed on or accompanies the planning permission.

(3) Section 16(7) and (8) and section 36(2) to (6) of the Building Act 1984 (notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the said Act 1984.

(4) Any person aggrieved by the action of the district council in rejecting plans under this section, may appeal to a magistrates' court.

(5) In this section references to the adequacy or inadequacy of means of access for the fire brigade shall be construed as references to a means of access adequate or, as the case may be, inadequate for use for fire-fighting purposes by members of one or more fire brigades and their appliances.

SECTION 76 TOWN AND COUNTRY PLANNING ACT 1990

76-(1) This section applies when planning permission is granted for any development that will result in the provision -

(a) Of a building or premises to which section 4 of the Chronically Sick and Disabled Persons Act 1970 applies (buildings or premises to which the public are to be admitted whether on payment or otherwise);

(b) Of any of the following (being in each case, premises in which persons are employed to work) -
  (i) Office premises, shop premises and railway premises to which the Offices, Shops and Railway Premises Act 1963 applies;
  (ii) Premises which are deemed to be such premises for the purposes of that Act; or
  (iii) Factories as defined by section 175 of the Factories Act 1961,

(c) Of a building intended for the purposes of a university college or college, or of a school or hall of a university;

(d) Of a building intended for the purposes of an institution within the PCFC funding sector; or

(e) Of a building intended for the purposes of a school or an institution which provides higher education or further education (or both) and is maintained or assisted by a local education authority.

(2) The local planning authority granting the planning permission shall draw the attention of the person to whom the permission is granted -

(a) In the case of such a building or premises as are mentioned in subsection (1)(a)
  (i) To sections 4 and 7 of the Chronically Sick and Disabled Persons Act 1970; and
  (ii) To the Code of Practice for Access of the Disabled to Buildings (British Standards Institution code of practice BS 5810: 1979) or any prescribed document replacing that code,

(b) In the case of such premises as are mentioned in subsection (1)(b), to sections 7 and 8A of that Act and to that code or any such prescribed document replacing it;

(c) In the case of such a building as is mentioned in subsection (1)(c), (d) or (e), to sections 7 and 8 of that Act and to Design Note 18 "Access for Disabled People to Educational Buildings" published in 1984 on behalf of the Secretary of State, or any prescribed document replacing that note.

(3) Expressions used in subsection (1)(d) and (e) and in the Education Act 1944 have the same meanings as in that Act.

HAZARDOUS WASTE AND MATERIALS

Your attention is drawn to the possibility that development of land or redevelopment of properties will give rise to hazardous material probably in the form of contaminated soil or building construction waste (e.g. asbestos lagging around pipe work) needing disposal.
Under the requirements of the Control of Pollution Act 1974 and regulations made there under it is an offence if such material is not deposited in appropriate sites licensed by the County Council acting in their capacity as Waste Disposal Authorities and additional procedures may have to be followed. Details of the sites in Berkshire and advice on suitability of wastes involved and procedures necessary can be obtained from:

Environment Agency, Isis House, Howbery Park, Wallingford, Oxon, OX10 8BD Tel: 0870 8506506

There may also be occasions when hazardous substances such as gas from former landfill sites could be a problem. The County Surveyor's Waste Management Group have agreed to list and map all such sites and copies will be available from the above address.

BUILDING REGULATIONS

This planning permission does not give approval under the Building Regulations. Before any works are commenced you should check with the Building Control Section of the Planning Department whether any approval is required under the Building Regulations.

CASE OFFICER RECOMMENDATION

Agent: c/o Andrews Kalik Harris Partnership
The Studio
101 London Road
Reading
RG1 5BY

Application No: 04/01530/FUL

Recommendation: Application Refused

Applicant: Tony Chima

Proposal: Extension of existing building to form five new two bedroom flats

At: 72A Redlands Road Reading RG1 5HU

CONDITIONS & REASONS

1. The proposed development by virtue of its scale, massing, and number of units proposed constitutes an over development of the site, which is visually intrusive and detrimental to the appearance of the street and the character of this conservation area. As such the proposal is contrary to policies HSG5 (Residential Design Standards), CUD7 (new development in conservation areas) and CUD14 (Standards of Design in Development) of the Reading Borough Local Plan 1998.

2. The proposed development provides inadequate amenity space for the number of units proposed, which would be detrimental to the amenities of existing and future residents and would add to the perception of the over development of the site. As such the proposal is contrary to policies HSG5 (Residential Design Standards), adopted supplementary planning guidance on "Space around dwellings" and CUD14 (Standards of Design in Development) of the Reading Borough Local Plan 1998.

3. The proposed development by virtue of its size and siting will lead to a reduction in the amenity of neighbouring residents, who will feel encroached upon by the structure. The proposal also locates a bin store and cycle store adjacent to a neighbouring property to the detriment of the amenities of residents at that property. As such the proposal is contrary to policies HSG9 (Location of residential development) and CUD14 (Standards of Design in Development) of the Reading Borough Local Plan 1998.

4. In the absence of a completed legal agreement to secure contributions towards transport, education and leisure the proposal is contrary to Policies KEY3 (The Role of Development in Improving the town), TRN 1 (Balanced Transport Strategy) & LEI3 (The Provision and Improvement of Leisure and Recreation Facilities) of the Reading Borough Local Plan 1998.

INFORMATIVES

1. In reaching the above decision the Local Planning Authority has taken account of the following development plan policies: Planning Policy Guidance Note 15 (Planning and the Historic Environment), Planning Policy Guidance note 3 (Housing) and recently published Planning Policy Statement 1. The most relevant Reading Borough Local Plan 1998 policies are HSG5 (residential design standards), HSG8 (House extensions), HSG9 Location of residential development), CUD7 (new development in conservation areas)

and CUD14 (Standards of design in development) and supplementary planning guidance on space around dwellings and house extensions and found to not comply.

Approved by Planning Manager/Team Leader: (YES) / NO

Signed: D.f. Breese

Date: 10/03/05

COMMITTEE REPORT BY THE DIRECTOR OF ENVIRONMENT
READING BOROUGH COUNCIL

ITEM NO. 26

WARD: Redlands

PLANNING APPLICATIONS COMMITTEE: 9th March 2004

Application number: 04/01530/FUL & 04/01532/CON

Address: 91 Christchurch Road and 72a Redlands Road, Reading

Proposal: Extension to existing buildings to form five new 2 bedroom flats. (Amended to 4no.2 beds and 1no.1 bed flats).

Applicant: Tony Chima

Date received: 24th December 2004

Minor 8 week application target date: 18th February 2005

RECOMMENDATION
04/01530/FUL REFUSE planning permission for the following reasons:

1. The proposed development by virtue of its scale, massing, and number of units proposed constitutes an over development of the site, which is visually intrusive and detrimental to the appearance of the street and the character of this conservation area. As such the proposal is contrary to policies HSG5 (Residential Design Standards), CUD7 (new development in conservation areas) and CUD14 (Standards of Design in Development) of the Reading Borough Local Plan 1998.
2. The proposed development provides inadequate amenity space for the number of units proposed, which would be detrimental to the amenities of existing and future residents and would add to the perception of the over development of the site. As such the proposal is contrary to policies HSG5 (Residential Design Standards), adopted supplementary planning guidance on "Space around dwellings" and CUD14 (Standards of Design in Development) of the Reading Borough Local Plan 1998.
3. The proposed development by virtue of its size and siting will lead to a reduction in the amenity of neighbouring residents, who will feel encroached by the structure. The proposal also locates a bin store and cycle store adjacent to a neighbouring property to the detriment of the amenities of residents at that property. As such the proposal is contrary to policies HSG9 (Location of residential development) and CUD14 (Standards of Design in Development) of the Reading Borough Local Plan 1998.
4. In the absence of a completed legal agreement to secure contributions towards transport, education and leisure the proposal is contrary to Policies KEY3 (The Role of Development in Improving the town), TRN 1 (Balanced Transport Strategy) & LEI3 (The Provision and Improvement of Leisure and Recreation Facilities) of the Reading Borough Local Plan 1998.

Informative
In reaching the above decision the Local Planning Authority has taken account of the following development plan policies: Planning Policy Guidance Note 15 (Planning and the Historic Environment), Planning Policy Guidance note 3 (Housing) and recently published Planning Policy Statement 1. The most relevant Reading Borough Local Plan 1998 policies are HSG5 (residential design standards), HSG8 (House extensions), HSG9 Location of residential development), CUD7 (new development in conservation areas) and CUD14 (Standards of design in development) and supplementary planning guidance on space around dwellings and house extensions and found to not comply.

04/001532/CON - REFUSE conservation area consent for the following reasons:
1. The proposed development for the site (04/01530/FUL) is not considered acceptable and therefore it would not be expedient to allow the proposed demolition to proceed without a scheme for the site first being approved in order to comply with policy CUD6 (demolition of unlisted buildings in conservation areas) of the Reading Borough Local Plan 1998.

Informative
In reaching the above decision the Local Planning Authority has taken account of the following development plan policies: Planning Policy Guidance Note 15 (Planning and the Historic Environment) and Reading Borough Local Plan 1998 policy CUD6 (demolition of unlisted buildings in conservation areas) and CUD7 (new development in conservation areas) and found to not comply.

1. INTRODUCTION

The application site is located at the signalised junction of Redlands Road, Shinfield Road and Elmhurst Road. The character of the area is mixed with shops on the south side of Christchurch Road, the University campus to the east and residential properties to the north and west. The existing buildings are sub-divided into 4 flats and there is some communal amenity space immediately to the front and rear of the property. There is a car parking area with 5 garages accessed from Redlands Road with no clear evidence of who uses it, although a number of cars are parked there most days.

The site measures 0.12 hectares and is mainly level. There are a few trees on site but none of any particular individual merit although together they contribute to the appearance of this area known as Christchurch Green. The site lies in the Redlands Road Conservation Area but the building, which has unusual decorative features and brickwork, is not listed.

2. PLANNING HISTORY

90/0726/OA	Extension and alterations to form 10 flats	Refused 20/9/90
91/0788/FD	Three storey rear extension to form 2no. two bedroom flats.	Granted 9/1/92
96/0900/FD	Renewal of 91/0788	Granted 16/1/97

3. PROPOSAL

The proposal is to erect a three storey extension to the rear of the building to create 5 2 bedroom apartments with 9 car parking spaces marked out at the rear (the garages to be demolished). Cycle parking is also proposed. The external treatment attempts to be in keeping with the style and details of the original houses.

Following the case officer's concerns about the design and scale of the original submission and environmental health officer's comments on internal room sizes amended plans were submitted. These amended the proposal to 4no 2 bed flats and 1no 1 bed flat and made some changes to the external appearance.

The conservation area application has been submitted to cover the small amount of demolition required (part of an existing ground floor extension and the garages) to enable the proposed extension to proceed.

4.CONSULTATIONS

Letters were sent to 85-91a & 72,72a 82 Christchurch Road; 64-70, 72 & 72a Redlands Road; 1,3,2,4 Marlborough Avenue; 1 Shinfield Road and all Marlborough House, Northcourt Avenue residents. A site notice was posted and press advert published.

12 letters were received objecting to the original submission and then a further 28 letters following the consultation on the amended scheme. Most letters refer to both applications. Councillor Kayes has also objected. The objections are based on the following:

- Design of the buildings is unacceptable in this conservation area and dominates the design of the original house
- The dilapidated appearance of the site is no excuse for allowing a poor new development
- Dominate the street scene at this prominent corner
- Too many flats
- Effect upon / loss of trees
- Inadequate car parking provision/traffic problems
- Loss of amenity to adjacent residents from over looking and the location of the bin store and cycle shed.

The Planning Section's Tree Advisor has commented that the removal of the 2 horse chestnuts and maple is acceptable, however the Lime on the boundary to 70 Redlands Road should be retained.
Building Control had no objections and environmental health had no objections subject to some of the room sizes being increased and the bin store being relocated.
The Council's Consultant Conservation officer commented that the proposal attempts to present an interesting elevation to the boundary, which faces the street.

5. TRANSPORT IMPLICATIONS

This proposed development is very close to local facilities and public transport access as well as being within walking distance of the University and RBH etc.
The proposed plan shows the 9 total dwellings being provided with 9 car parking spaces, which is adequate given its location. The plan also shows a cycle store but there is some concern that this may not be big enough to accommodate the 9 cycles that would be required (not 4 as shown on the application form). It may be that a small extension to the west would allow sufficient space for 4 Sheffield stands and a wall bracket, and the bin store could be relocated. This could mean that the bike store could be a small separate building from the car port and would allow retention of the mature tree where the proposed bin store is shown.
Access to the site and turning space within the car park are adequate and the removal of the access to Christchurch Road is also a positive benefit although it doesn't appear to have been used for vehicles recently.
The applicant should be asked to review how the required level of cycle parking is to be provided before the application is considered.

RUAP contributions

The proposed development will contribute to the need for additional transport facilities. The existing Borough transport systems are unable to cope with peak demands and the Borough Local Transport Plan sets out a programme of transport measures (the Reading Urban Area Package - RUAP) to provide the necessary additional capacity to cope with growth in demand due to development and to economic growth. Accordingly this development should contribute to the costs incurred in implementing the RUAP.

6. ACCESS IMPLICATIONS

The proposed ground floor flats could be designed to be capable of being used by those in wheelchairs or with other disabilities.

7. SUSTAINABILITY IMPLICATIONS

PPG3 requires Local Authorities to encourage developers to make efficient use of sites in urban areas for housing by achieving densities of at least 30 dwellings per hectare and at least 50 per hectare in particularly well served areas. The site is in an established residential area within a short walk of bus routes and local shops on Christchurch Road and services on Northcourt Avenue so an increase in density would be sustainable.

8. APPRAISAL

These applications have been considered in the context of Planning Policy Guidance Note 15 (Planning and the Historic Environment), Planning Policy Guidance note 3 (Housing) and recently published Planning Policy Statement 1. The most relevant Reading Borough Local Plan 1998 policies are HSG5 (residential design standards), HSG8 (House extensions), HSG9 Location of residential development), CUD6 (demolition of unlisted buildings in conservation areas), CUD7

(new development in conservation areas) and CUD14 (Standards of design in development) and supplementary planning guidance on space around dwellings and house extensions.

The main issues to be examined in considering this application are:
(a) The principle of increasing the number of dwellings on the site,
(b) The design and impact of the proposal on the original buildings and the character of the conservation area
(c) The impact of the proposal on neighbouring properties
(d) Infrastructure

(a) PRINCIPLE OF DEVELOPMENT
The principle of using part of the site for additional residential use has been established by the previous planning permission for two additional flats and this is still in accordance with current national and local plan policy. Some trees may be required to be felled to enable this to happen but again this was accepted in principle before and the tree advisors comments above do not change that opinion.

The site is in a sustainable location within a short walk of bus routes and local amenities and therefore its use for some additional development is considered acceptable in principle.

(b) THE DESIGN AND IMPACT ON CHARACTER
The original pair of houses have a very distinctive appearance with unusual but attractive design details. They occupy a prominent corner site so the rear elevations to Christchurch Green is as decorated as the frontage on to Christchurch Road. There is a brick boundary wall but this does not obscure views of the site from most aspects.

The planning application has attempted to replicate the design features of the original buildings and to create an attractive frontage to Christchurch Green and this is acknowledged in the comments on the design from the consultant conservation advisor. However, adopted planning guidance on house extensions requires that these should adhere to the general principle of keeping extensions to houses subservient to the original house. The proposed addition fails to achieve this as it is too high and occupies too much of the site. It therefore competes with the original house and over-dominates the site, which is detrimental to the positive contribution that this site makes to the open character and appearance of this part of the conservation area. This perception is borne out by the many letters of objection from local residents concerned about the impact on the conservation area.

PPG15 requires that planning decisions for development in conservation areas must give high priority to the objective of preserving or enhancing the character or appearance of the area. PPG3 supports the efficient use of urban land in order to promote regeneration and to minimise the amount of greenfield land being taken

up for development but supports the rejection of proposals with poor design where this is backed up by adopted local plan policies and guidance. PPS1 places a strong emphasis on the need to promote good design. "Good design ensures attractive, usable, durable and adaptable places and is a key element in achieving sustainable development".

The number of properties proposed on the site should be served by 225 square metres of private amenity space to comply with adopted guidance on space around dwellings. The actual area of amenity space not adjacent to the busy junction is nearer to 160 square metres equating to just under 18 square metres per dwelling. No justification has been provided for the level of amenity space proposed, which is considered inadequate and serves as an indication that this proposal for 5 flats is an overdevelopment of the site.

Local plan policies CUD 7 and CUD 14 respectively support the need for good design to protect the character of conservation areas and for new development generally to be compatible with the scale and character of the surrounding area. By seeking to develop the site for 5 flats the proposal overwhelms the site and the original buildings and fails to comply with these policies.

CUD6 discourages the demolition of unlisted buildings in conservation areas unless detailed plans for redevelopment are approved and a contract for carrying out works has been entered into to ensure that appearance of the conservation area is not harmed. In this case the demolition of the garages would normally be acceptable but they provide a screen for adjacent properties and their removal should be refused permission until it is agreed what should go in their place.

The application includes many references to the benefits to the appearance of the conservation area of getting the site tidied up through allowing this development. The site is not maintained by the owner and undoubtedly is a cause for concern for neighbours. However, this argument is not an acceptable justification for allowing inappropriate development anywhere and is rejected.

(c) THE IMPACT OF THE PROPOSAL ON NEIGHBOURING PROPERTIES

The adjoining properties are 89 Christchurch Road and 70 Redlands Road. The relative siting of these properties to the application site are such that I do not consider that loss of privacy would arise or that the setting of no.89, a listed building, will be harmed. The east flank elevation of no. 89 would be about 10 metres distant from the proposed new building, which has bedroom windows in the nearest elevation so only oblique views might be possible over a distance of almost 15 metres. The nearest windows to the gardens of both properties serve the staircase so could be obscured glazed and fixed shut.

However, the bulk of the proposed new development will obscure the easterly aspect from the two adjacent properties to an extent that is considered to be unreasonable and contrary to policy HSG9 (Location of residential development).

Finally the amended site plan still shows the bin store and cycle store abutting the boundary to no.70 where they could lead to unacceptable disturbance for residents at that property from noise and smells. This siting also requires the felling of a tree identified as being worthy of retention for its contribution to the appearance of the site and its screening value. This is considered detrimental to the amenities of neighbours and contrary to policy HSG9 Location of residential development).

(d) INFRASTRUCTURE

The applicant has agreed to the request for infrastructure contributions but a formal agreement has not been entered into. Consequently, if Members decide to refuse this application the failure to make an acceptable contribution towards transportation, education, leisure or affordable housing provision would make the application contrary to policies KEY3 (The Role of Development in Improving the town), TRN 1 (Balanced Transport Strategy) and LEI3 (The Provision and Improvement of Leisure and Recreation Facilities) of the Reading Borough Local Plan 1998.

9. CONCLUSION

It is considered that the proposal for 5 flats is unacceptable for this site. The Council's adopted guidance on house extensions is that these should be subservient to the main building in terms of height and mass. The proposed building would be too high and out of balance with the main house and there is insufficient amenity space to serve the number of dwellings existing and proposed.

The details have tried to replicate those used on the main building but this, along with the size of the proposed building adds to the way the proposed extension competes with the character of the original house.

The site is in a prominent location in a conservation area within which adopted policy requires that new development does not cause harm to the character or appearance of the area. The proposed development is judged to fail this requirement.

Without an approved redevelopment scheme for the site it would be inappropriate to proceed with any demolition on the site.

Finally, although the applicant has agreed to the Council's request for contributions towards relevant infrastructure provision a formal agreement has not been reached so this is also included as a reason for refusing the application.

PLANS

Drawings: 1802/7 Existing ground floor
1802/8 Existing first floor
1802/9 Existing second floor
1802/10 Existing elevations

1802/11A Location & Block plan
1802/12B Proposed site plan/ground floor plan
1802/13A Proposed first floor plan
1802/14A Proposed second floor plan
1802/15A Proposed elevations east/north
1802/16A proposed elevations west

Case officer: Julie Williams



Title:

Christchurch Green

Drg no:

Date: 23/02/2005

Scale at A4 : 1:1250

No Window

Produced by Planning Section

File: Dt36901/

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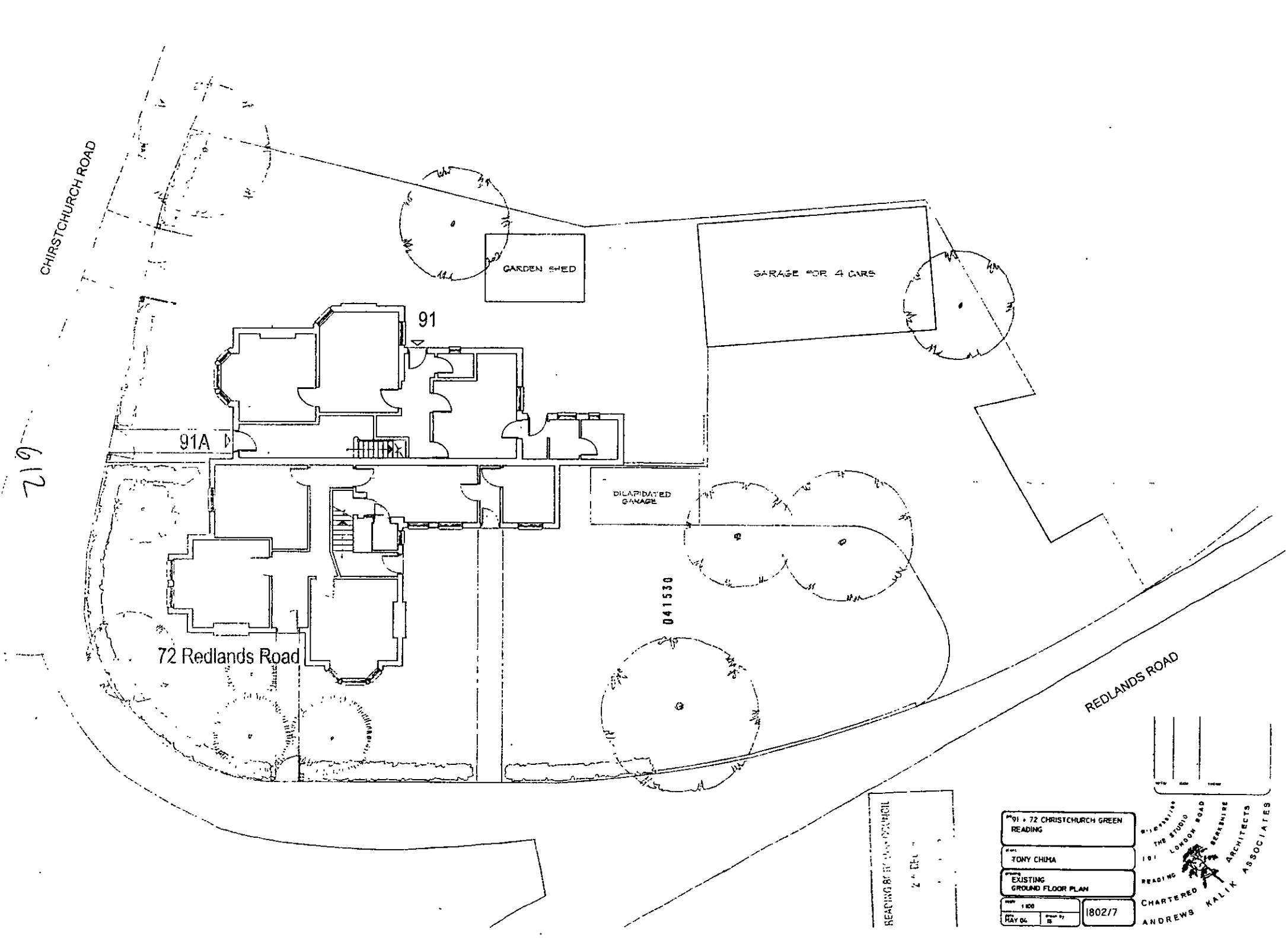
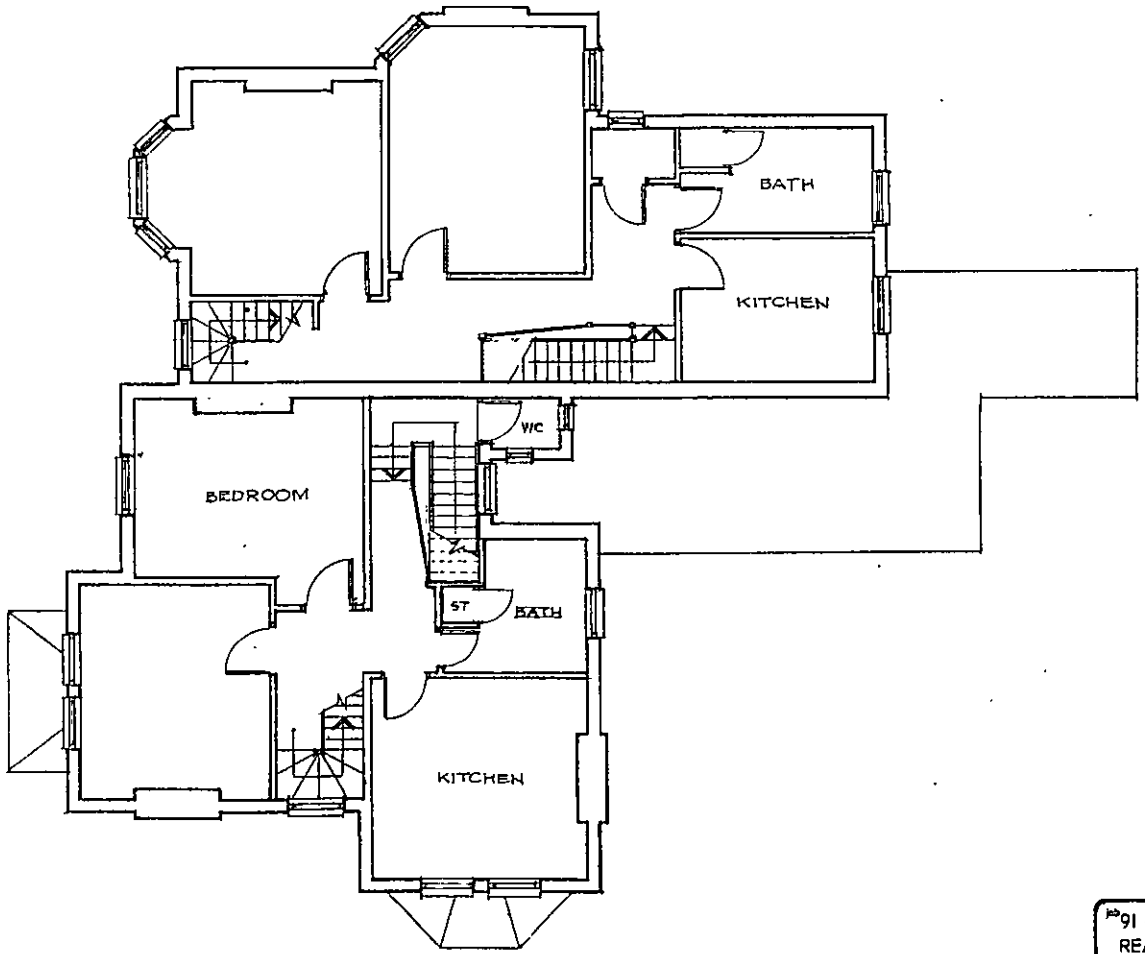

CHIRSTCHURCH ROAD
GARDEN SHED
GARAGE FOR 4 CARS
91
91A
DILAPIDATED GARAGE
041530
72 Redlands Road
REDLANDS ROAD
91 + 72 CHRISTCHURCH GREEN
READING
TONY CHIMA
EXISTING
GROUND FLOOR PLAN
1:100
MAY 04
1802/7
THE STUDIO
101 LONDON ROAD
READING BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

041530



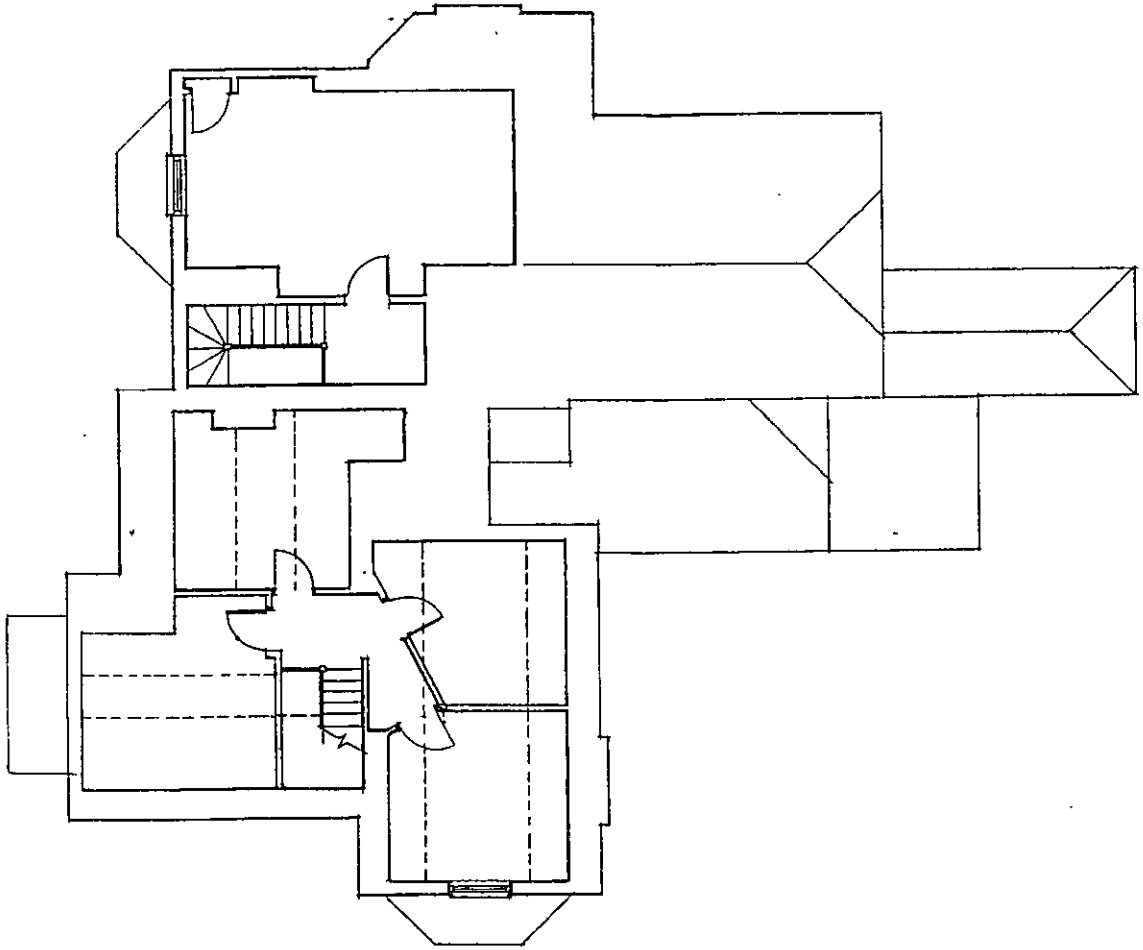
EXISTING FIRST FLOOR PLAN

job	91 + 72 CHRISTCHURCH GREEN READING
client	TONY CHIMA
drawing	EXISTING FIRST FLOOR PLAN
scale	1:100
date	MAY'04
drawn by	IS
	1802/8

letter | date | revision

THE STUDIO
101 LONDON ROAD
READING BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

614



EXISTING SECOND FLOOR PLAN

041530

job	91 + 72 CHRISTCHURCH GREEN READING
client	TONY CHIMA
drawing	EXISTING SECOND FLOOR PLAN
scale	1:100
date	MAY'04
drawn by	IS
	1802/9

letter | date | revision

THE STUDIO
101 LONDON ROAD
READING BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

READING BOROUGH COUNCIL
24 DEC 2004
PLANNING
041530

S19



EAST ELEVATION



WEST ELEVATION



letter	date	revision

job 91 + 72 CHRISTCHURCH GREEN
READING

client
TONY CHIMA

drawing
EXISTING
ELEVATIONS

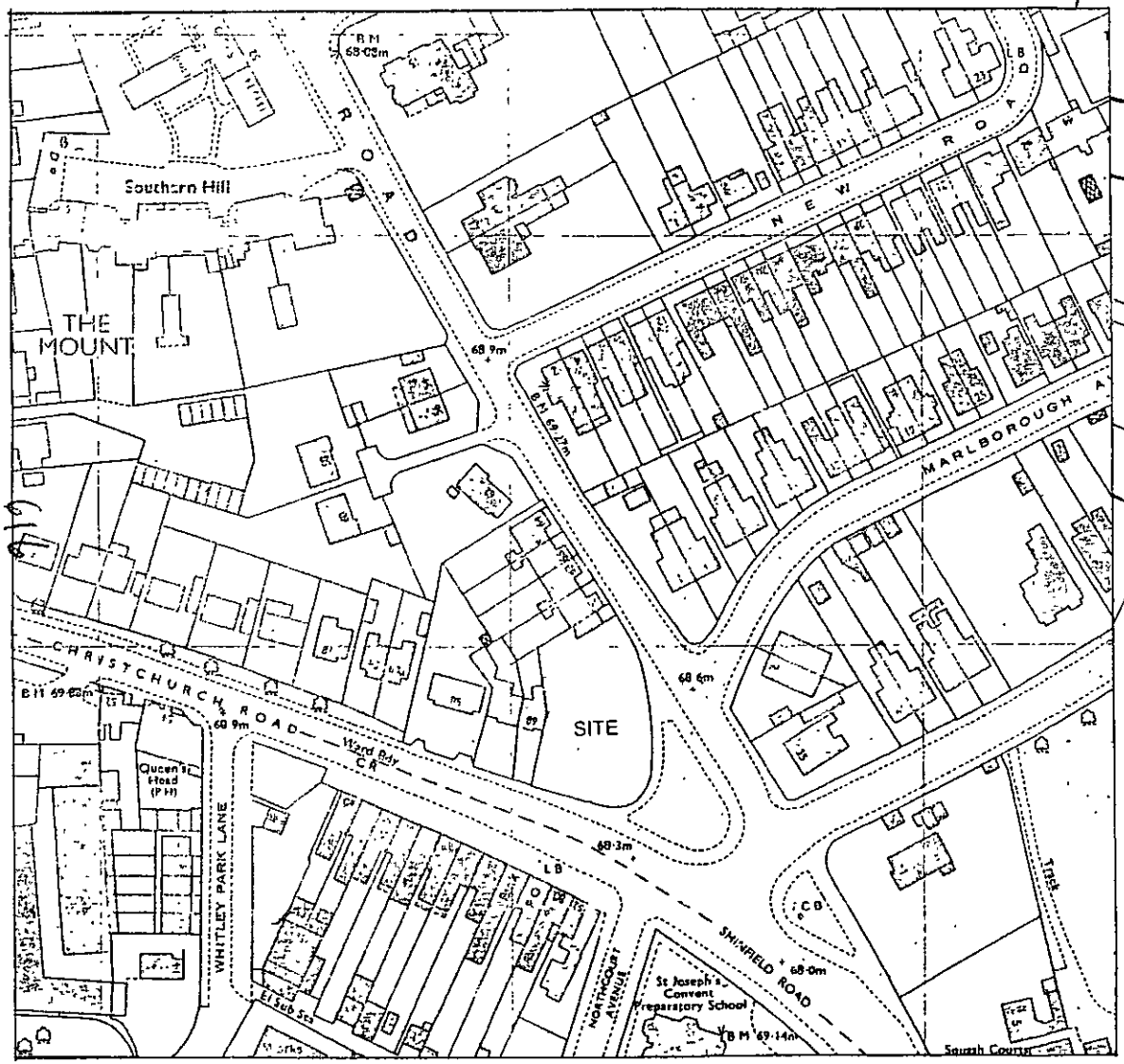
scale 1:100

date MAY'04

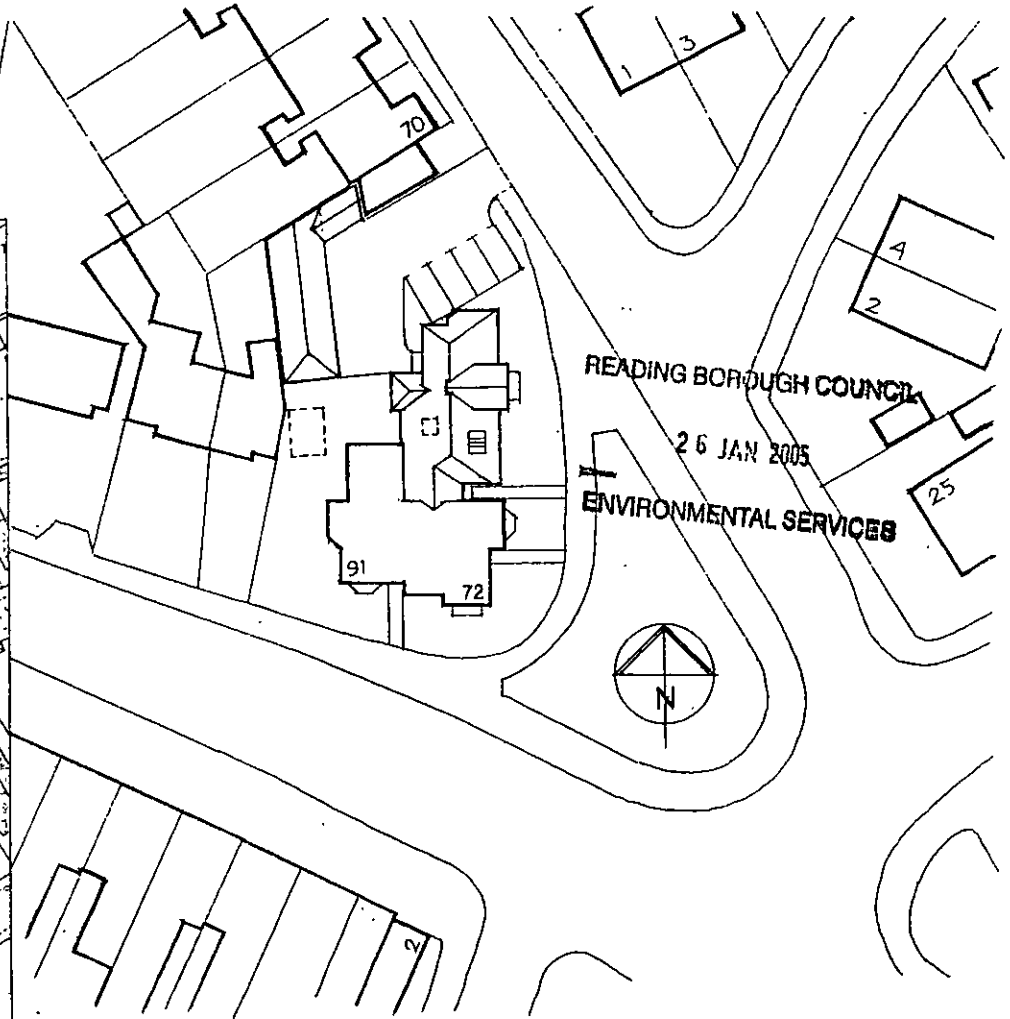
drawn by IS

1802/10

Diagonal 100
THE STUDIO
101 LONDON ROAD
READING
BERKSHIRE
CHARTERED ARCHITECTS
KALIK ASSOCIATES
ANDREWS



LOCATION PLAN 1:1250



READING BOROUGH COUNCIL
26 JAN 2005
ENVIRONMENTAL SERVICES

BLOCK PLAN 1:500

letter	date	revision
	JAN' 05	041530 PLANNING AMENDMENTS

READING BOROUGH COUNCIL
AMENDED PLAN

job: 91 + 72 CHRISTCHURCH GREEN READING

client: TONY CHIMA

drawing: LOCATION PLAN & BLOCK PLAN

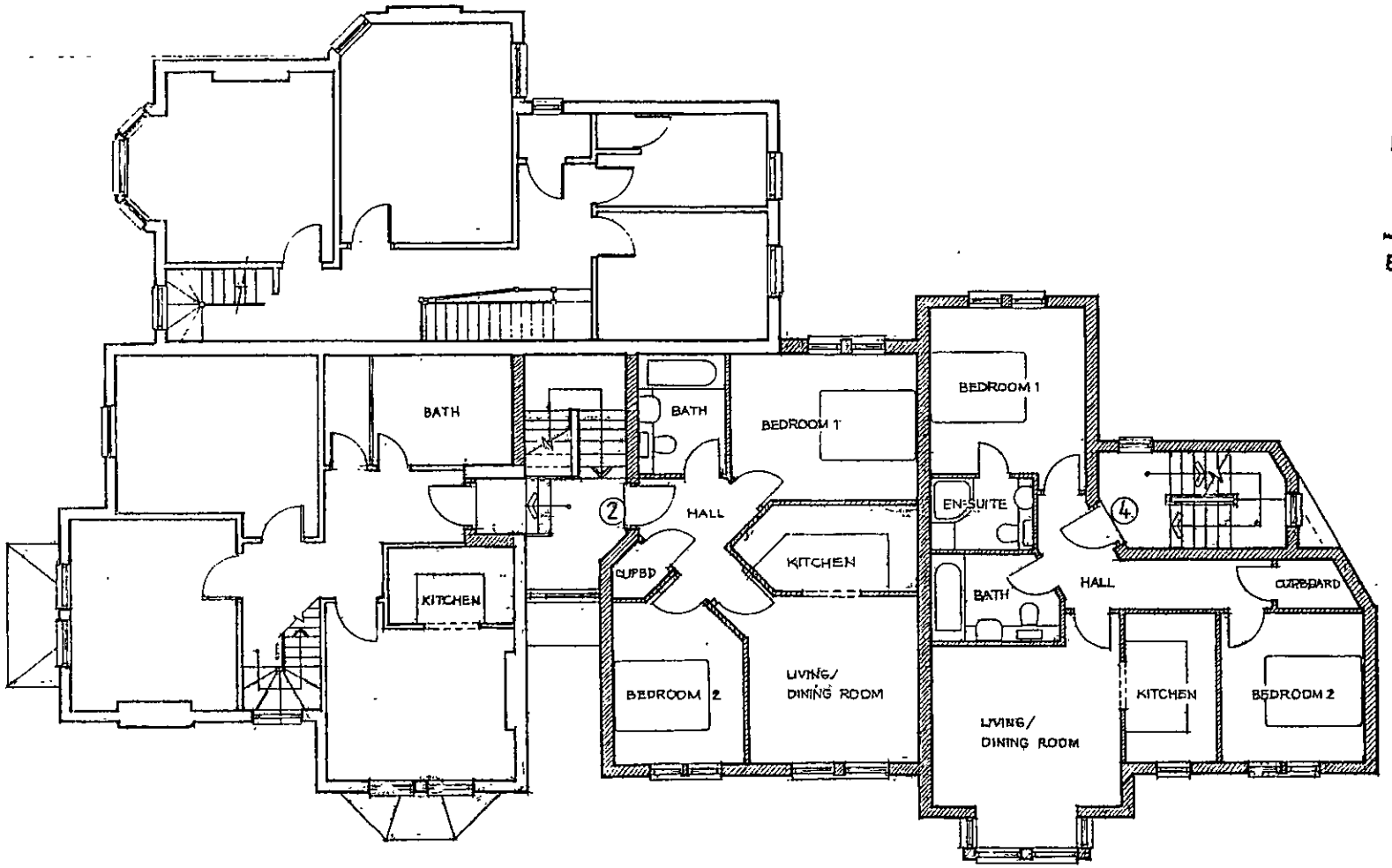
scale: 1:1250/ 1:500

date: MAY'04 | drawn by: IS

1802/11A

THE STUDIO
101 LONDON ROAD
READING BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

READING BOROUGH COUNCIL
AMENDED PLAN



FIRST FLOOR PLAN

READING BOROUGH COUNCIL
26 JAN 2005
ENVIRONMENTAL SERVICES

EXISTING WALL

NEW WALL

~~050030~~

041530

A	JAN'05	PLANNING AMENDMENTS
letter	date	revision

job 91 + 72 CHRISTCHURCH GREEN
READING

client
TONY CHIMA

drawing
PROPOSED
FIRST FLOOR PLAN

scale 1:100

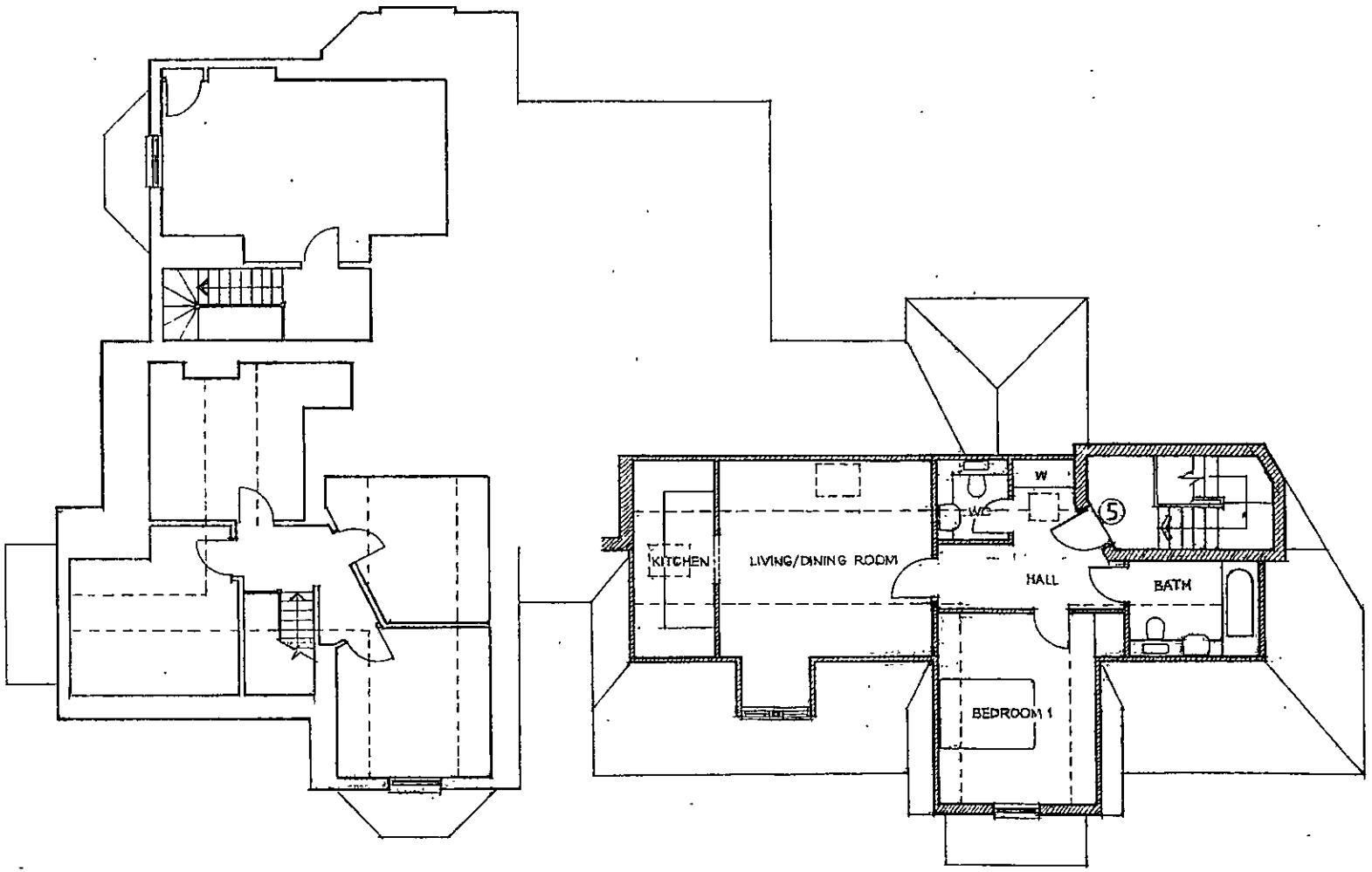
date MAY'04 | drawn by IS

1802/13A

(0118) 9507700
THE STUDIO
101 LONDON ROAD
READING BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

617

READING BOROUGH COUNCIL
AMENDED PLAN



EXISTING WALL

NEW WALL

READING BOROUGH COUNCIL

26 JAN 2005

ENVIRONMENTAL SERVICES

letter	date	revision
A	JAN / 05	PLANNING AMENDMENTS

SECOND FLOOR PLAN

job 91 + 72 CHRISTCHURCH GREEN
READING

client TONY CHIMA

drawing PROPOSED
SECOND FLOOR PLAN

scale 1:100

date MAY'04

drawn by IS

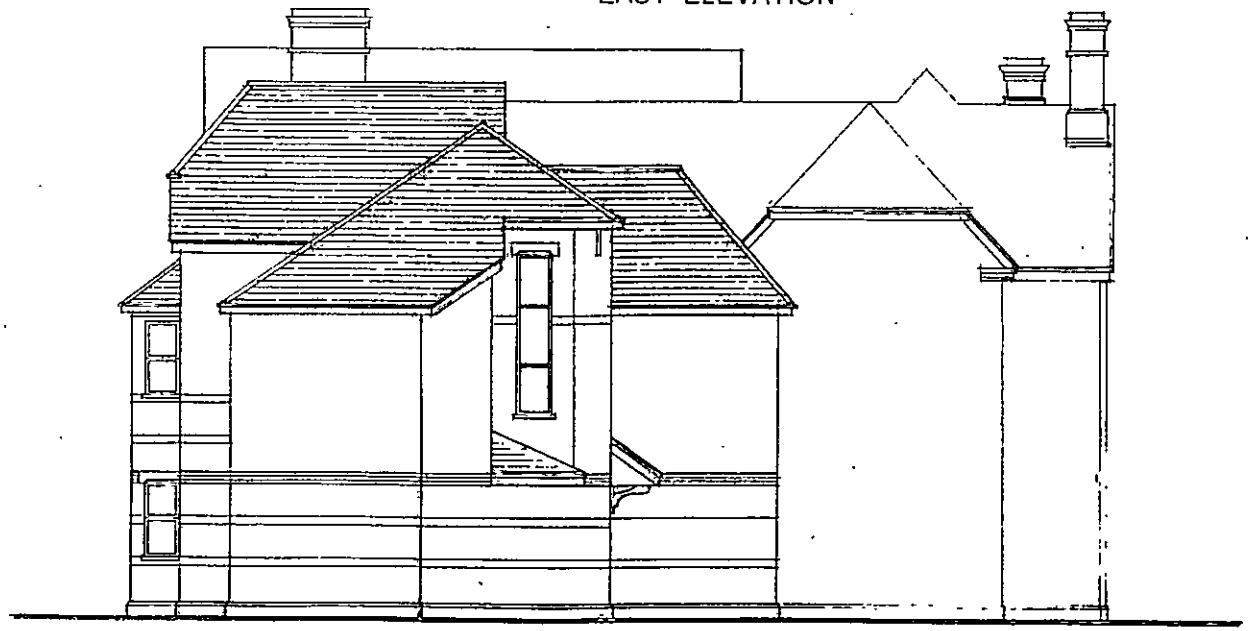
1802/14A

KALIK ASSOCIATES
CHARTERED ARCHITECTS
ANDREWS
101 LONDON ROAD
READING
BERKSHIRE
THE STUDIO

READING BOROUGH COUNCIL
AMENDED PLAN



EAST ELEVATION



NORTH ELEVATION

619

READING BOROUGH COUNCIL
26 JAN 2005
ENVIRONMENTAL SERVICES

041530

letter	date	revision
A	JAN/05	PLANNING AMENDMENTS

job 91 +·72 CHRISTCHURCH GREEN
READING

client TONY CHIMA

drawing PROPOSED
ELEVATIONS

scale 1.100

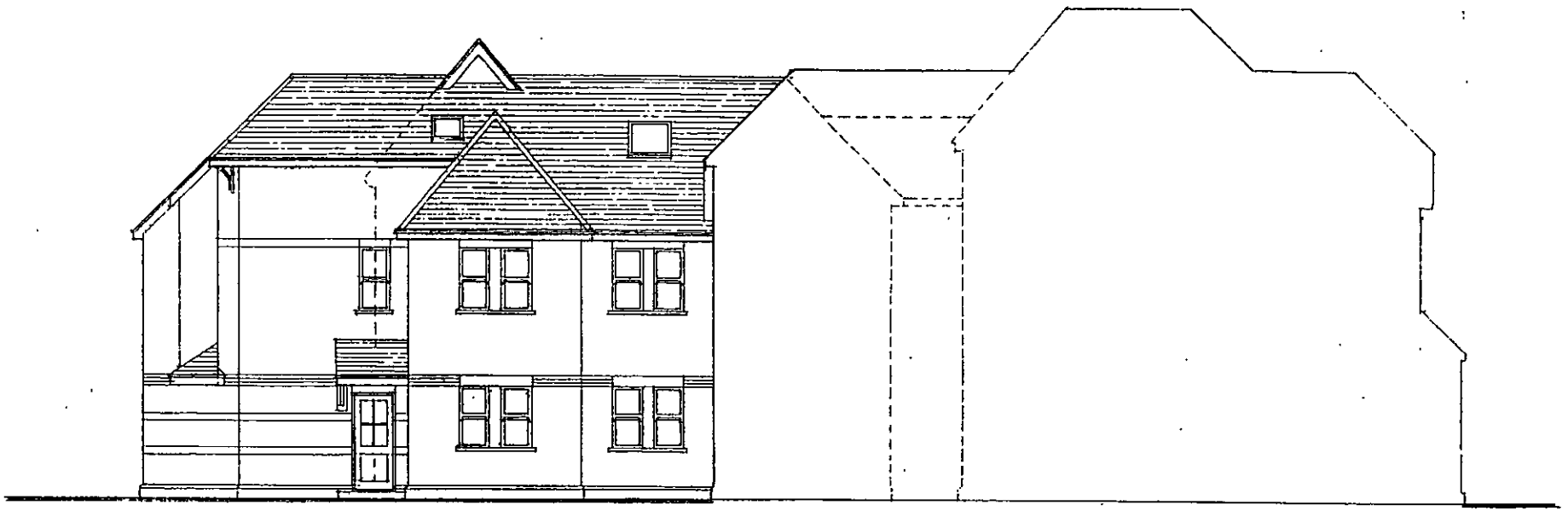
date

drawn by

1802/15A

THE STUDIO
101 LONDON ROAD
READING BERKSHIRE
CHARTERED ARCHITECTS
KALIK ASSOCIATES

READING BOROUGH COUNCIL
AMENDED PLAN

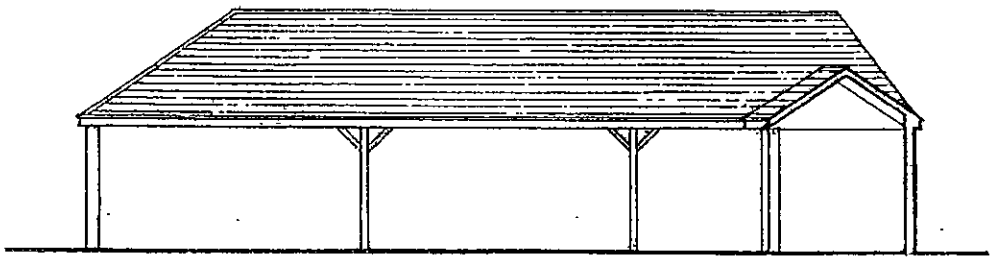


WEST ELEVATION

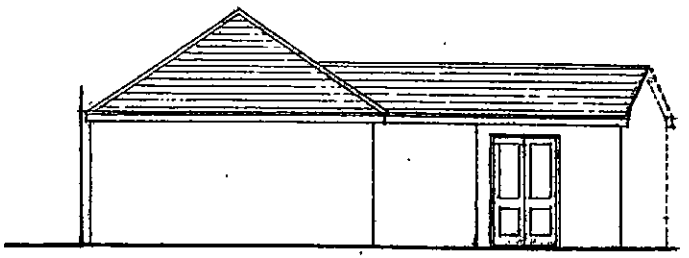
READING BOROUGH CO

26 JAN 2005

ENVIRONMENTAL SERVIC



CARPORT · FRONT ELEVATION



SIDE ELEVATION

~~050030~~

041530

letter	date	revision
A	JAN '05	PLANNING AMENDMENTS

job 91 + 72 CHRISTCHURCH GREEN READING

client TONY CHIMA

drawing PROPOSED ELEVATIONS

scale 1:100

date MAY '04 | drawn by IS

1802/16A

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READING BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

620

Reading BOROUGH COUNCIL

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: J W Associates
11 Columbia Court
WOKINGHAM
Berks RG11 4PE

Application No:
96/0900 /FD

Applicant: Sir G Vaughan

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

Renewal of planning consent 91/0788/FD - Three storey rear extension to form two 2 bedroom flats.

at 91 CHRISTCHURCH ROAD/72 REDLANDS ROAD

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

Date: 13th January 1997

Head of Planning and Transport Strategy

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

Reading BOROUGH COUNCIL

91 CHRISTCHURCH ROAD/72 REDLANDS ROAD

Application No: 96/0900 Conditions and 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) to the Town and Country Planning Act 1990.

2 The development to which this permission relates shall be carried out in accordance with the approved plans and details before the building(s) are occupied, except as may be subsequently agreed in writing by the Local Planning Authority. Reason: to ensure the completion of the development in accordance with the approved plans and details before occupation of the building(s) takes place.

3 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for the parking of personnel vehicles and plant and storage of materials during the construction period; thereafter during that period personnel vehicles, plant and materials shall be parked and stored in the approved facilities. Reason: as the development, without this facility, would be likely to lead to storage of plant and materials on the public highway causing a hazard and inconvenience to other road/pavement users.

4 In connection with the implementation of this permission the demolition and construction works shall not take place outside the hours 8am to 6pm Mondays to Fridays or 8am to 1pm on Saturdays. Works shall not take place at all on Sundays and Bank Holidays without the prior written approval of the Local Planning Authority. Reason: to protect local residents from unreasonable disturbance from works connected with implementing this permission.

5 Details, including samples, of all external materials and finishes to include bricks, roofing, cladding, colour and finish of mortar, glazing and joinery, to be used on the walls and roofs of the building shall be submitted to and approved in writing by the Local Planning Authority, before any development is commenced. Reason: as no such details have been submitted and in the interests of ensuring that the finished building is in keeping with the character of the existing buildings or surrounding area.

91 CHRISTCHURCH ROAD/72 REDLANDS ROAD

Application No: 96/0900 Conditions and Reasons:

6 The areas identified on the approved drawings for the parking of vehicles shall be constructed, surfaced and marked out and kept available or used for vehicle parking at all times. No development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification) shall be carried out on such areas or in such a position as to restrict vehicular access to these reserved parking areas. Reason: as the development, without the provision of off-street parking facilities, would be likely to lead to vehicles being parked on the public highway to the detriment of road safety.

7 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for both hard and soft landscaping. The submitted details shall include any pedestrian and vehicle circulation areas, surfacing materials, structures and ancillary objects (refuse bins, lighting columns etc). For schemes involving soft landscaping the submitted details should include schedules of plants giving the species, plant sizes, proposed numbers/densities and an implementation and maintenance programme. Other details shall include the provision where appropriate of fencing, walling and other means of enclosure and screening, the formation of banks, terraces or other earthworks. Following approval by the Local Planning Authority the hard and soft landscaping works shall be carried out in accordance with the approved details before any of the development is occupied and all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the buildings or the completion of the development, whichever is the sooner. Reason: in the interests of ensuring that the redevelopment of this site enhances the visual local environment.

8 If within a period of three years from the date of the planting of any tree or shrub, or any tree or shrub planted in replacement of it, is removed, uprooted or destroyed or dies or becomes in any other way defective in the opinion of the Local Planning Authority, another tree or shrub of the same species and size of that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation. Reason: to ensure that any trees or shrubs planted as part of the landscaping scheme are replaced in accordance with that scheme.

91 CHRISTCHURCH ROAD/72 REDLANDS ROAD

Applicati : 96/0900 Conditions and Reasons:

9 The plans and particulars submitted in accordance with the above condition (requiring details of landscaping) shall include:
a. a plan showing the location of, with a reference number, each existing tree on the site which has a stem with a diameter exceeding 75mm measured over the bark at a point 1.5 metres above ground level and showing which trees are to be retained and the crown spread of each retained tree;
b. details of the species, diameter (measured as above) and the approximate height, and an assessment of the general state of health and stability of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs c and d below apply;
c. details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site;
d. details of any proposed alterations in existing ground levels, and of the position of any proposed excavation either within the crown spread (or in the case of fastigiate, columnar or upright trees, at no less a distance from the trunk than equivalent of half the height of the tree) of any retained tree or of any tree adjacent to the site;
e. details of the specification and position of fencing or any other measures to be taken for the protection of any retained tree (to BS5837:1991) from damage before or during the course of development.
In this condition "retained tree" means an existing tree which is to be retained in accordance with the plan referred to in paragraph (a) above. Reason: to ensure that existing trees are accurately recorded and included in any landscaping proposal and that trees to be retained are protected.

10 Such tree protection as required by the above condition shall be erected around all retained trees at a distance no less than 1 metre outside the outermost spread of any round or spreading tree, or, in the case of fastigiate, columnar or upright trees, at no less a distance from the trunk of the tree as is the equivalent of 2/3 the height of the trees before any equipment, machinery, or materials are brought on to the site for the purposes of development, including demolition, and before any other works are started. Reason: to ensure that proper protection is given to important trees on the site.

91 CERISTCHURCH ROAD/72 REDLANDS ROAD

Application No: 96/0900 Conditions and Reasons:

11 Such protection as required by the above condition shall be retained throughout the entire period of construction and until all equipment, machinery and surplus materials have been removed from the site. No materials, soil, rubbish or vehicles shall be deposited or stored on the land so enclosed nor against the fencing. No fires shall be lit, and no raising or lowering of ground levels shall take place under the canopy of the retained trees or within the area protected by the fencing. No drains, pits, ditches or trenches shall be dug in or run across the area protected by the fencing, at any time before, during and after the development of the site, unless otherwise agreed in writing by the Local Planning Authority. Reason: to ensure that proper protection is given to important trees on the site.

12 During all construction works on site, including the provision of services, hand excavation shall be undertaken through root areas and all roots, exceeding 5cm in diameter, shall be left bridging trenches and pipes and cables shall be inserted under the roots. Reason: In order to protect the more sensitive trees on the site from damage caused by mechanical diggers close to their roots.

13 Before the development is commenced details showing how the ground floor layout(s), including internal and external circulation spaces, entrances, toilet accommodation and other relevant facilities can be made fully accessible to all disabled persons 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.

14 Before the development begins, and throughout construction, a hoarding of minimum height of 1.8 metres shall be erected and maintained along the whole frontage to the site to prevent unauthorised access and to provide safety for users of the adjoining public highway. Reason: in the interests of site security, road safety and the appearance of the area.

15 This permission relates only to the application as changed by drawings 240/100C, 240/104C and 240/103B which were received by the Local Planning Authority on 19 December 1991. Reason: as some plans were changed and to clarify which plans are approved.

16 Plans showing how the existing vehicle access from Christchurch Road shall be permanently closed shall be submitted to and approved in writing by the Local Planning Authority. The existing access shall be permanently closed in accordance with the approved plans before the new access, hereby permitted, is brought into use. Reason: in the interests of road safety.

Reading BOROUGH COUNCIL

91 CHRISTCHURCH ROAD/72 REDLANDS ROAD

Application No: 96/0900 Conditions and Reasons:

INFORMATIVE - The proposed development involves the demolition of buildings in a Conservation Area. Before development can commence Conservation Area consent will be required.

Date: 16th January 1997

Head of Planning and
Transport Strategy

READING BOROUGH COUNCIL

WARD: Redlands ITEM NO. 12

PLANNING COMMITTEE - 17 JANUARY 1997

REPORT BY THE HEAD OF PLANNING AND TRANSPORT STRATEGY

96/0900/FD/JW - 91 CHRISTCHURCH RD/ 72 REDLANDS ROAD
Renewal of planning consent 91/0788/FD - Three storey rear extension to form two 2 bedroom flats

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Introduction

1. The site lies at the junction of Christchurch Road and Redlands Road in the Redlands Conservation Area. The two properties are large attached Victorian dwellings which are already converted in to four two bedroom flats. There are two vehicle entrances; one off Christchurch Road and one off Redlands Road.

Planning History

2. 90/0726/OA - Extension & alterations to form 10 flats - Refused 20/9/90
91/0788/FD - 3 storey rear extension to form 2no two bed flats - consent 9/1/92

Proposal

3. Construction of a three storey extension, mainly to the rear of 72 Redlands Road, to create two flats. Car parking for 9 cars (including existing 4 space garage block) to be accessed from Redlands Road.

Consultations

4. Christchurch Rd/Redlands Rd Residents Association; 1-4, 13 Marlborough Avenue; 25, 62-72 Redlands Rd; 1,2 Shinfield Rd; 85,87,89,91,91a Christchurch Rd. Letters of objection received from three local residents raising concerns about impact of development on this attractive building in a conservation area, traffic issues, overlooking to 89 Christchurch Road and the increase in residents on the site.

Transport Implications

5. Car parking provision accords with Council requirements. Subject to the closure of the entrance to Christchurch Road and the retention of the car parking area for its assigned use there are no objections.

Access for the Disabled

6. Access for wheelchair users can be provided to the ground floor flats. It would be difficult to provide access to the upper floors without taking up habitable living space or adding to the size of the extension.

Sustainability Implications

7. The proposal makes more intensive use of an existing built site in the urban area and through minimal use of materials provides an additional two homes. The need to ensure that the materials to be used are in keeping with the existing house may also encourage the use of recycled materials. There are no pollution or environmental implications caused by the proposal.

Appraisal

8. This appraisal examines any material changes in circumstances since the original proposal was granted consent. The original Deposit Draft Reading Borough Local Plan was in use at that time and there have been no changes to the relevant policies in the subsequent Deposit Reading Borough Local Plan (CWD as modified).

The design of the proposed extension is in keeping with the character of the original house and, subject to the approval of materials and details, will be an acceptable addition to the building and this conservation area. The buildings already have two frontages (one on Christchurch Road and one facing the junction of Redlands Road and Shinfield Road) and this proposal will make the latter frontage more prominent but, if details and materials are controlled by planning conditions, not to the detriment of the appearance of the buildings or the area.

The car parking provision conforms with normal requirements and the proposal includes a commitment (which can be secured by condition) to close the existing access on to Christchurch Road. I can appreciate the comments made about existing traffic problems and the wisdom of allowing more cars to access the site off Redlands Road. However, the access already exists and currently serves four flats (six spaces). I consider that it would be unreasonable to refuse this renewal on this basis as there have been no changes to the local highway network since the original application was approved.

The concerns about loss of privacy have been considered. The flank wall of 89 Christchurch Road which is closest to the proposed extension (almost 9 metres away) has no windows in it. The rear windows of the closest property in Redlands Road are at an angle away from the new extension. I can see no justification for refusing the application on this matter.

Recommendation

9. GRANT

Conditions to include: storage of construction materials on site
construction 8-6pm M-F & 8-1pm Sat. Not Sun/B.H
details & materials to be approved
protection of trees to be retained
landscaping to be approved
disabled access to ground floor
parking area to be kept clear for parking

Julie Williams

WARD: Redlands

ITEM NO. 17

PLANNING SUB-COMMITTEE - 16 OCTOBER 1991 - Deferred
Re-submitted - 8 JANUARY 1992

REPORT BY THE DIRECTOR OF PLANNING AND TECHNICAL SERVICES

91/0788/FD - 91 CHRISTCHURCH ROAD/72 REDLANDS ROAD
Three storey rear extension to form ~~three~~ two, two bedroomed flats.

Introduction

1. Two large part two, part three storey semi-detached Victorian houses (occupied as 4 flats) on corner of Christchurch Road and Redlands Road. Prominent feature within Redlands Conservation Area with decorative features/brickwork. Existing accesses from Christchurch Road and Redlands Road. Rear garage court (5 garages).

Proposal

2. Construction of a three storey extension to the rear, with recessed link to principal building to form 2 flats. Demolition of out-buildings and detached garages and creation of parking area (9 spaces). This is an amended proposal following deferral of the application by you on 13 November 1991 (copy report attached at Appendix A) to seek a reduced density of development.

Planning History

3. 90/0726/OA - Extension and alterations to form 10 flats. Refused 20/9/90.

Consultations

4. Christchurch Road/Redlands Road Residents Association, 1-14, 13 Marlborough Avenue, 25, 62-72 Redlands Road, 1, 2 Shinfield Road, 85, 87, 89, 91, 72-82 Christchurch Road, 82 Elmhurst Road were consulted. Any observation received will be reported at the meeting.

Highways

5. The access arrangements are acceptable and the parking provision is reduced to 9 spaces as a result of the reduction in the number of units. A condition will be required to achieve the parmanent closure of the access onto Christchurch Road.

   The amended parking layout and access is acceptable. A condition should be imposed requiring the permanent closure of the access onto Christchurch Road.

Access for the Disabled

6. The layout has been amended to provide access to ground floor units. Design constraints make the installation of a lift difficult to achieve and given the need to retain the character of this important building in this location I feel that limited access is acceptable in this instance.

Appraisal

7. This is a highly prominent site in a Conservation Area and any development must be in keeping with and positively enhance the character of the area. The scale of the development is substantial, but I am of the view that a 3 storey extension can be satisfactorily accommodated on the site without detriment to either the setting of the building or the amenities of nearby residents. The elevations have been carefully detailed and the scheme

has been amended to minimise overlooking of adjacent properties. The existing trees on the boundary will be retained (with the exception of some in the vicinity of the access).

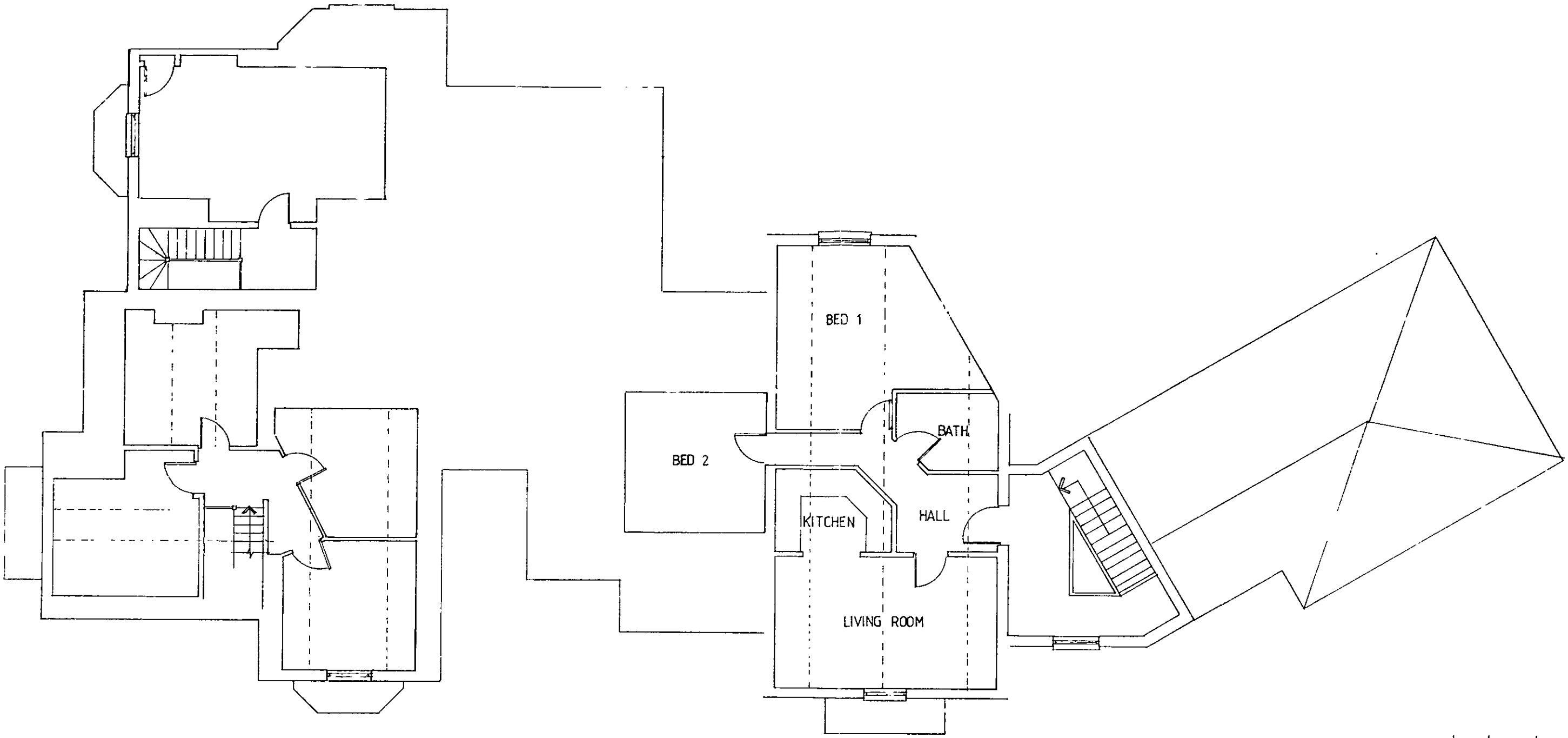
By reducing the scale of the development by one unit, the level of traffic generation will be reduced and a larger area of amenity space per unit, which is a significant benefit. The design and elevations remain largely as before with the exception of the removal of the dormer windows. These amendments have sought to address your concerns regarding the intensification of use of the site and I am of the view that the scale of the development is now wholly in keeping with the character of the Conservation Area and the massing of the existing building.

Recommendation

8. GRANT

Conditions to include:

- Materials details to match existing building
- Detailed landscaping
- Completion of refurbishment of existing flats prior to occupation of new flats
- Hours of construction
- Provision of access and space for vehicles/materials during construction.



READING BOROUGH COUNCIL
- 9 FEB 2004
ENVIRONMENTAL SERVICES

letter	date	revision

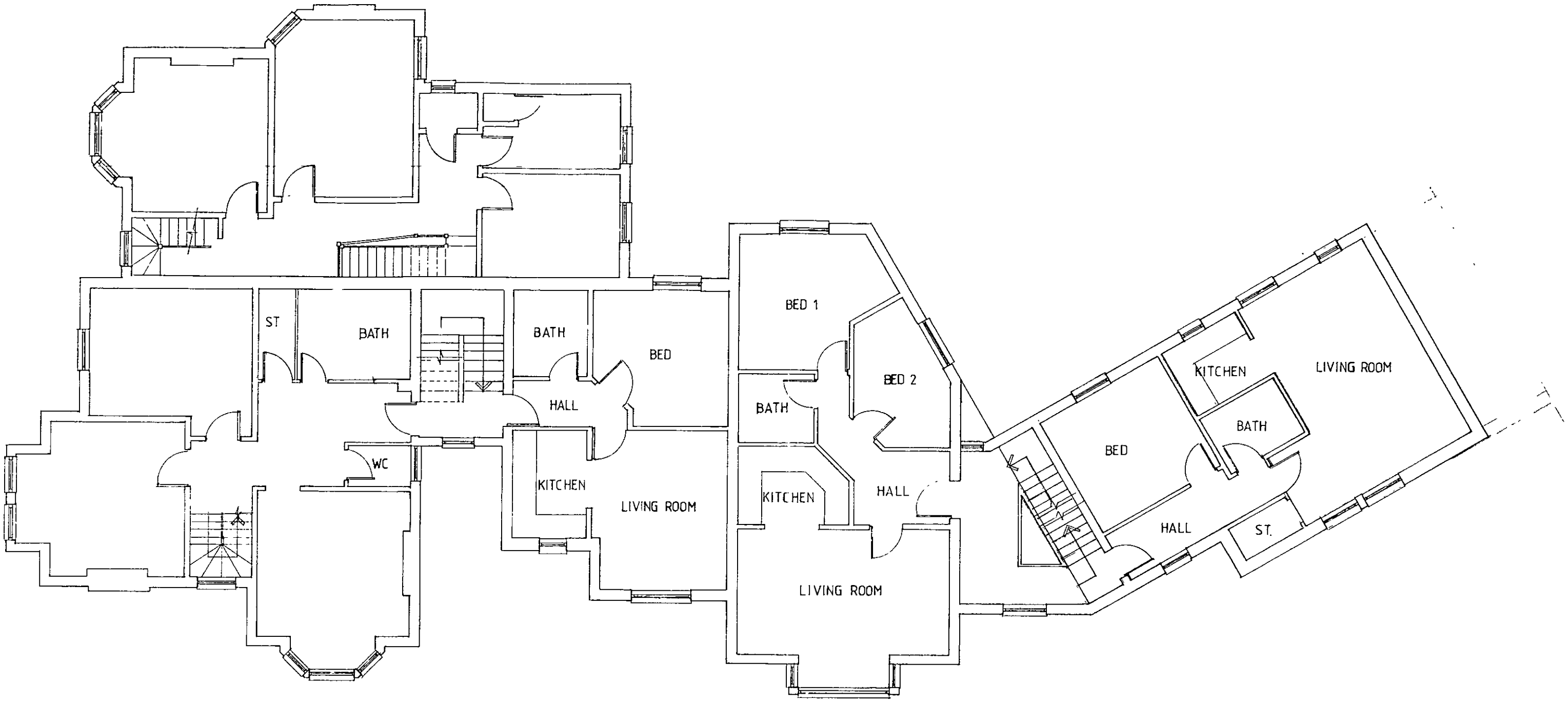
job 91 + 72 CHRISTCHURCH GREEN
READING

client
TONY CHIMA

drawing
RESIDENTIAL FEASIBILITY
SECOND FLOOR PLAN

scale 1:100
date JAN '04
drawn by JAC
1802/3

(0118) 9507100
THE STUDIO
101 LONDON ROAD
READING BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES



letter	date	revision

job
91 + 72 CHRISTCHURCH GREEN
READING

client
TONY CHIMA

drawing
RESIDENTIAL FEASIBILITY
FIRST FLOOR PLAN

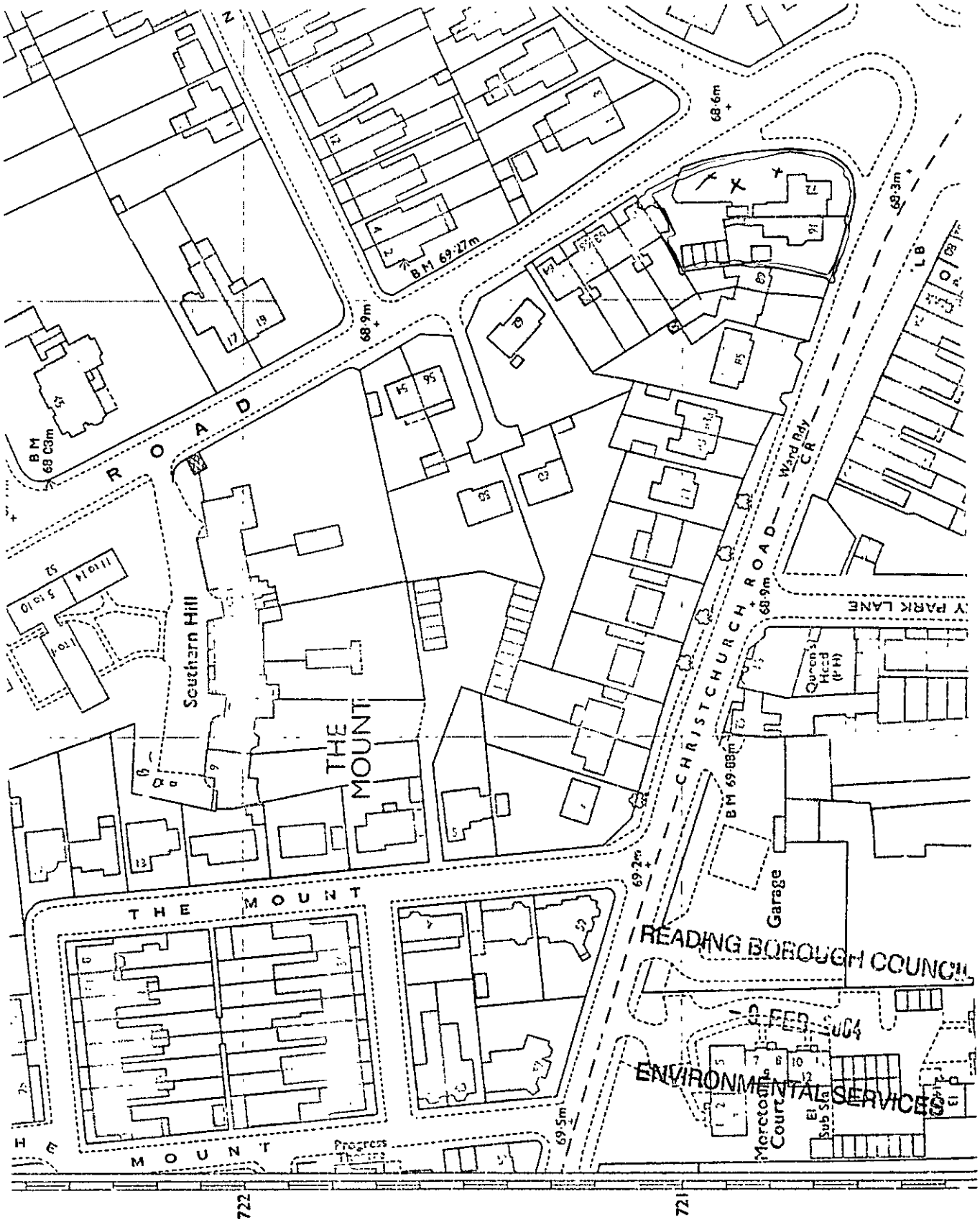
scale
1:100

date
JAN '04

drawn by
JAC

1802/2

(0118) 9507100
101 THE STUDIO LONDON ROAD READING BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES



READING BOROUGH COUNCIL
9 FEB 2004
ENVIRONMENTAL SERVICES

N

Redlands Road

The Green

2 B Maisonette

stairs

3×2B Flats

2×1B Flats

10

bins

stairs

Existing building converted to 5 flats

72

91

Car park

1

4

5

cycles

Christchurch Road

Shops

ENVIRONMENTAL SERVICES

Subject to a detail survey

91+72 Christchurch Green, Reading

Tony Chima

Residential Feasibility

1:250 approx.

Dec'03

CG 1

THE STUDIO 101 LONDON ROAD READING BERKSHIRE (0118) 9501100

KALIK ASSOCIATES CHARTERED ARCHITECTS ANDREWS

SUPERSEDED

041530

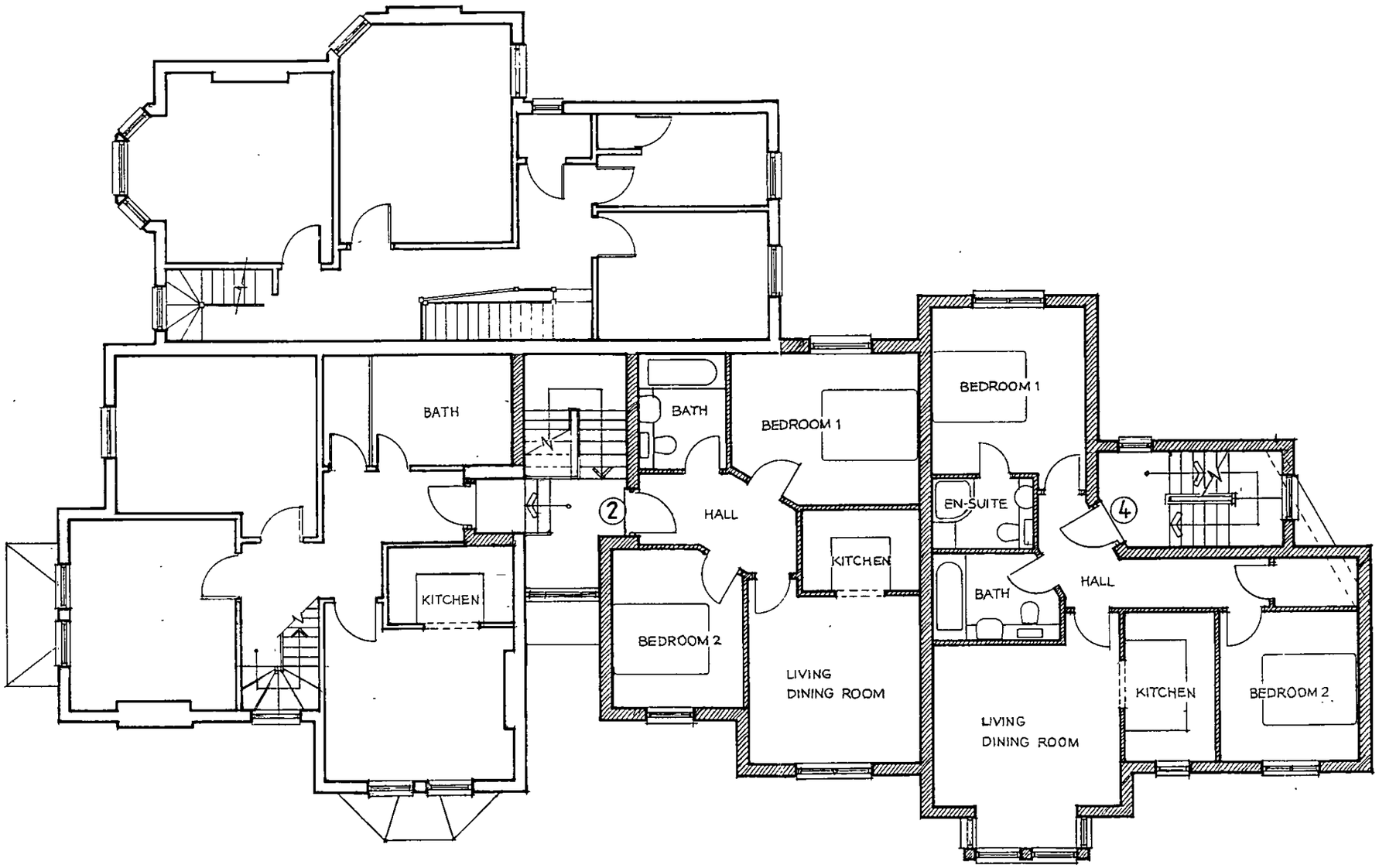
READING BOROUGH COUNCIL

24 DEC 2004

PLANNING

EXISTING WALL

NEW WALL



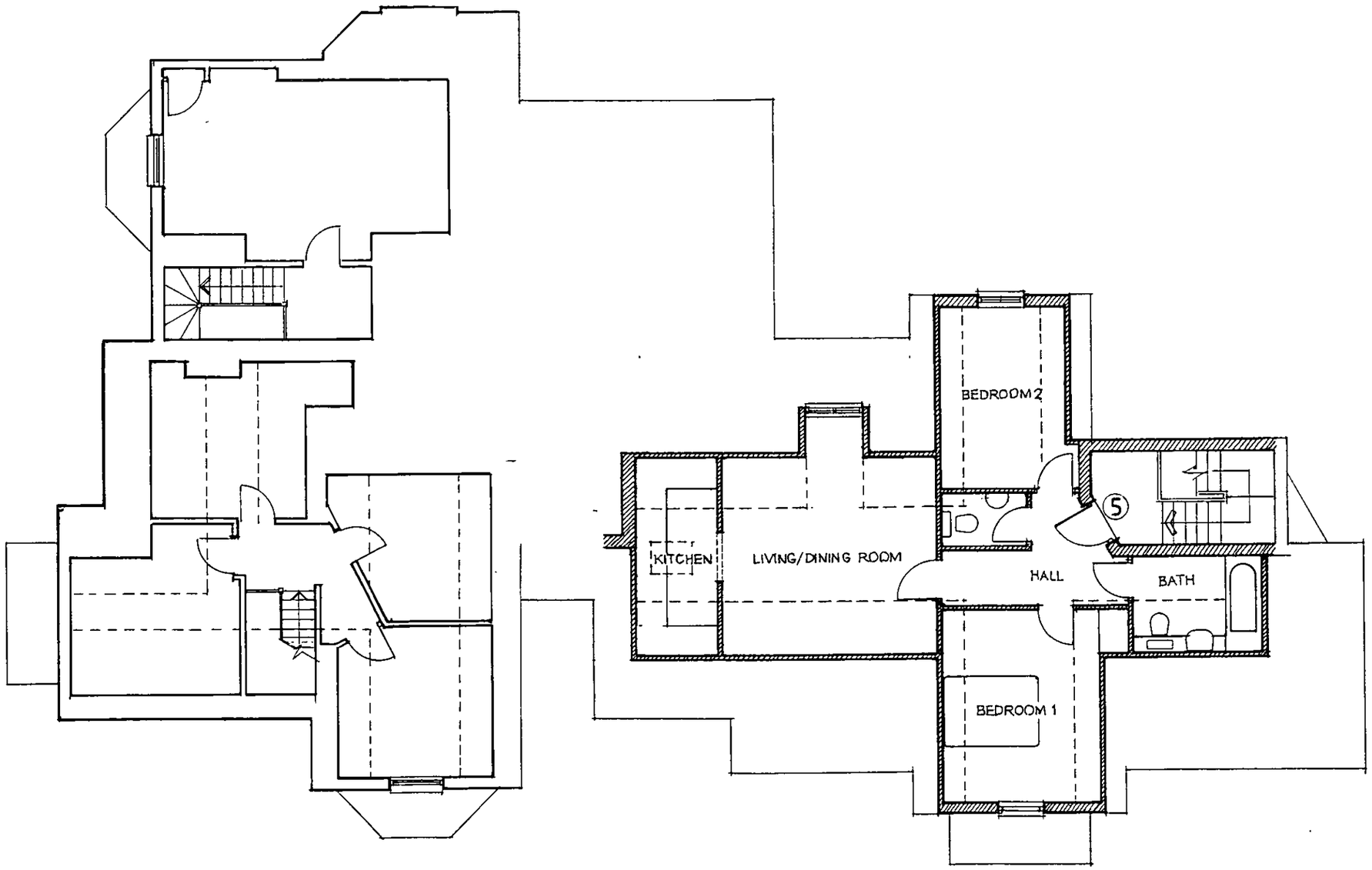
FIRST FLOOR PLAN

job 91 + 72 CHRISTCHURCH GREEN READING	
client TONY CHIMA	
drawing PROPOSED FIRST FLOOR PLAN	
scale 1:100	1802/13
date MAY'04	drawn by IS

letter	date	revision

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
101 LONDON ROAD READING BERKSHIRE
THE STUDIO
(0118) 9501100

SUPERSEDED



EXISTING WALL

NEW WALL

SECOND FLOOR PLAN

READ
READING
NCIL
2
PL

letter	date	revision
		041532

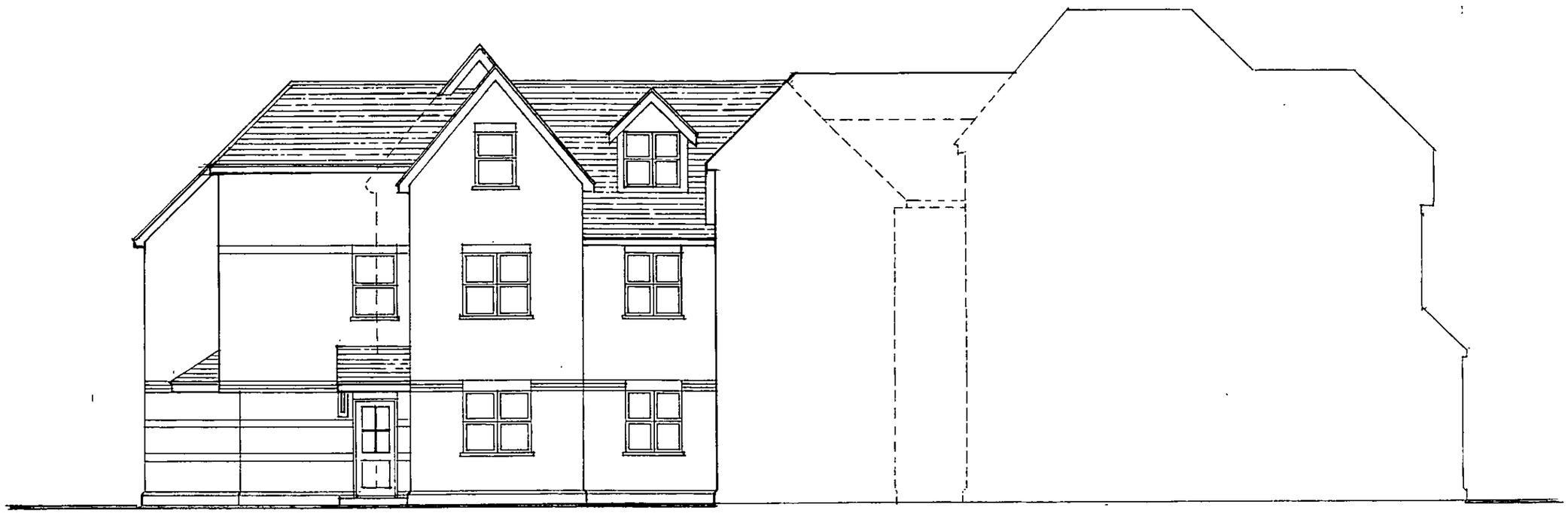
job 91 + 72 CHRISTCHURCH GREEN
READING

client
TONY CHIMA

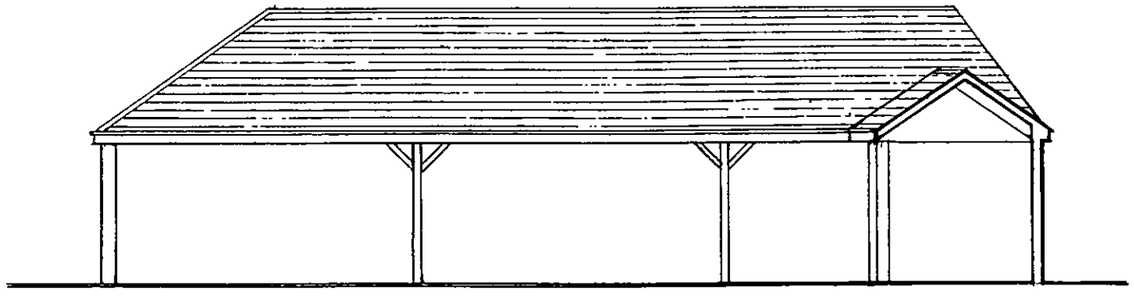
drawing
PROPOSED
SECOND FLOOR PLAN

scale 1:100 | date MAY'04 | drawn by IS | 1802/14

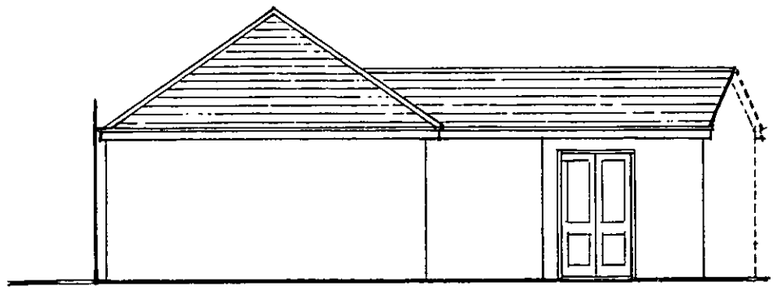
(0118) 9501700
THE STUDIO
101 LONDON ROAD
READING BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES



WEST ELEVATION



CARPORT · FRONT ELEVATION



SIDE ELEVATION

READING BOROUGH COUNCIL
24 DEC 2004
PLANNING

letter	date	revision

job 91 + 72 CHRISTCHURCH GREEN
READING

client
TONY CHIMA

drawing
PROPOSED
ELEVATIONS

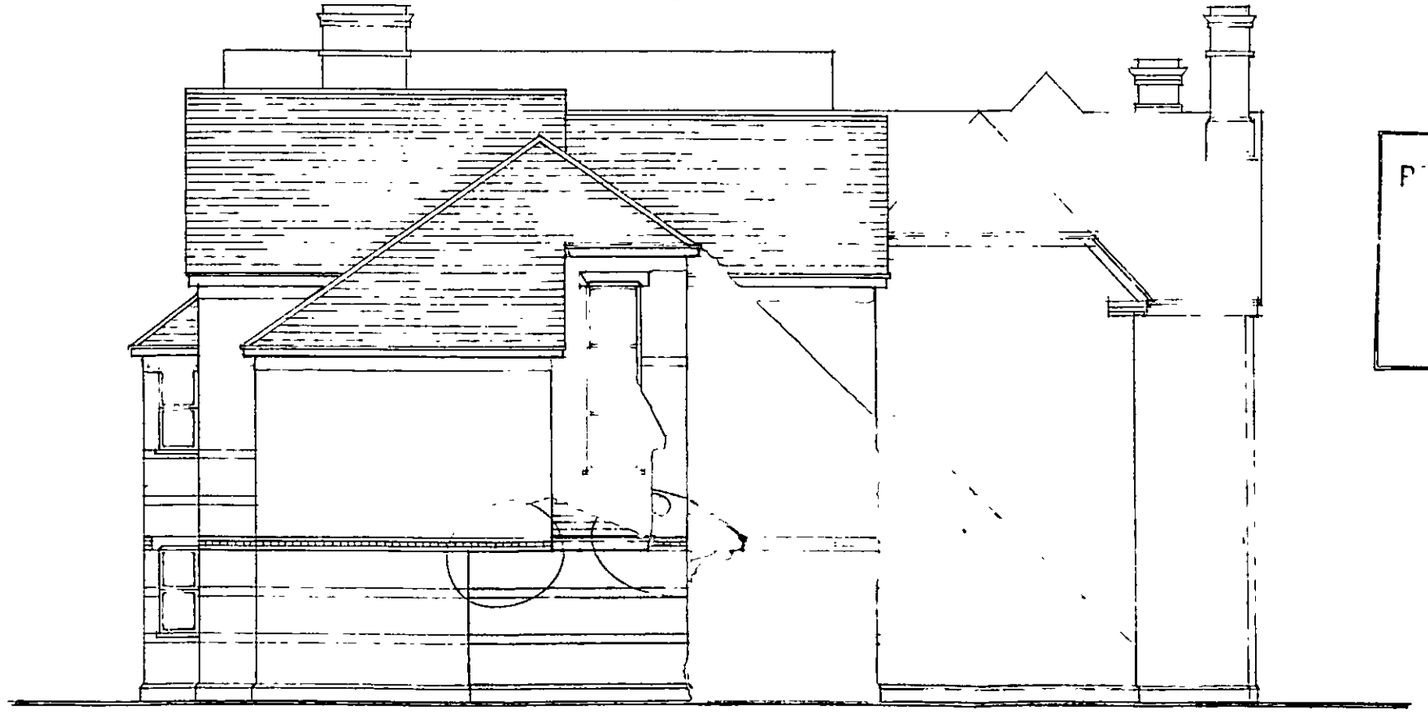
scale 1:100 | date MAY'04 | drawn by IS

1802/16

KALIK ASSOCIATES
CHARTERED ARCHITECTS
ANDREWS
101 LONDON ROAD READING BERKSHIRE
THE STUDIO (0118) 9501700



EAST ELEVATION



NORTH ELEVATION

P[illegible]OROUGH COUNCIL
[illegible] DEC 2004
[illegible]NNING

letter	date	revision
		04153/0

job 91 + 72 CHRISTCHURCH GREEN
READING

client
TONY CHIMA

drawing
PROPOSED
ELEVATIONS

scale 1:100 | date MAY'04 | drawn by IS

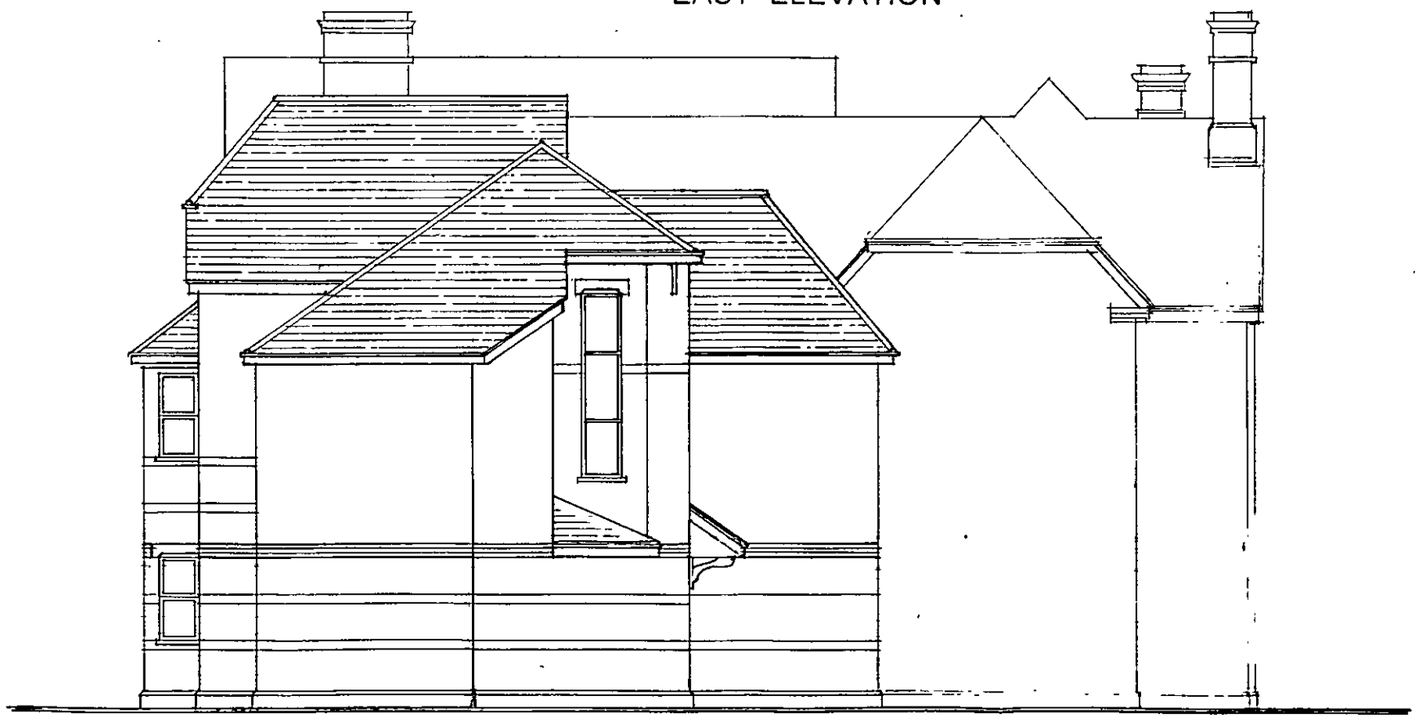
1802/15

KALIK ASSOCIATES
CHARTERED ARCHITECTS
ANDREWS
THE STUDIO
101 LONDON ROAD
READING BERKSHIRE
(0118) 9507100

READING BOROUGH COUNCIL
AMENDED PLAN



EAST ELEVATION



NORTH ELEVATION

READING BOROUGH COUNCIL
26 JAN 2005
ENVIRONMENTAL SERVICES
04 1530

letter	date	revision
A	JAN/05	PLANNING AMENDMENTS

job 91 + 72 CHRISTCHURCH GREEN
READING

client
TONY CHIMA

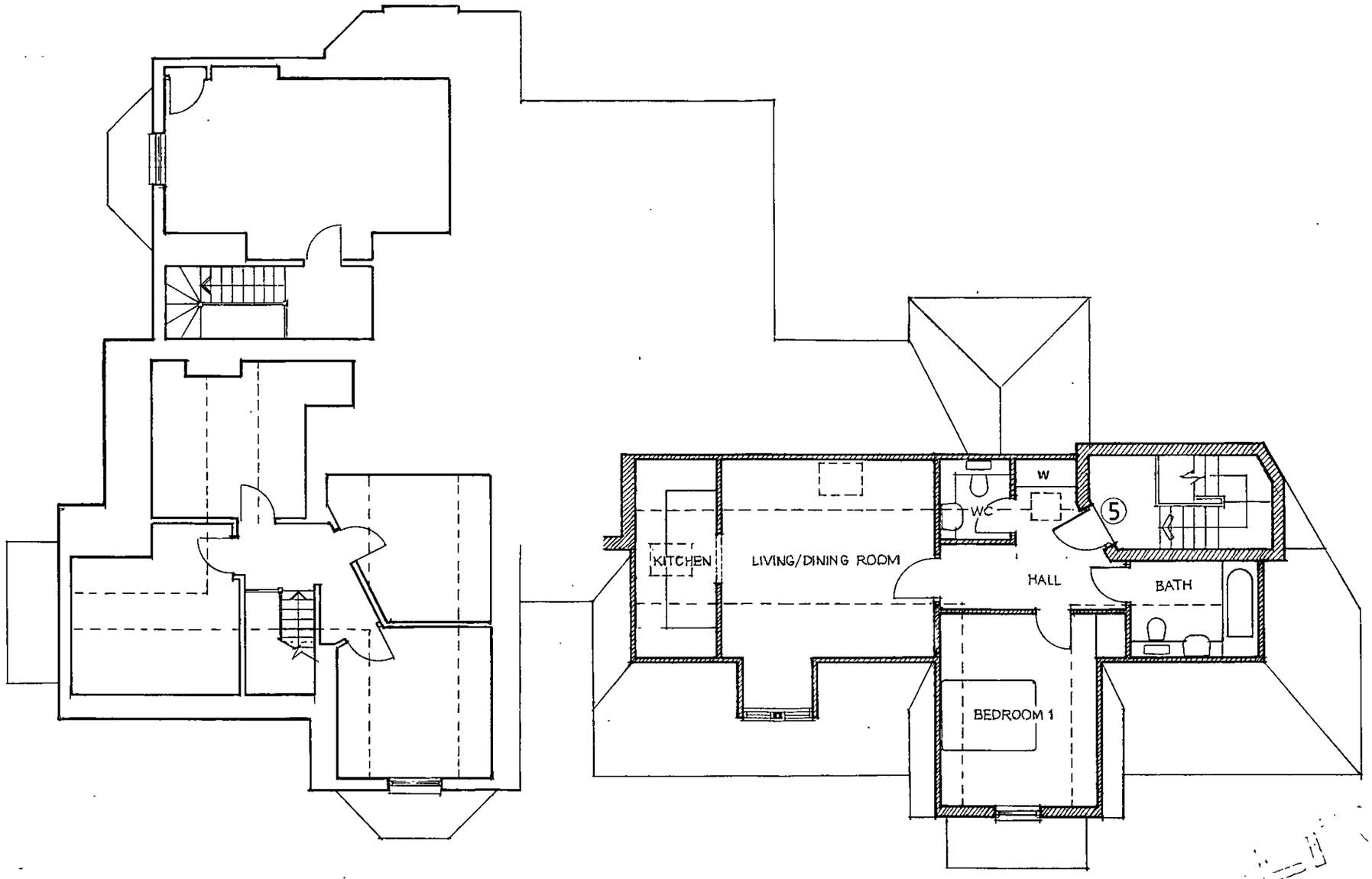
drawing
PROPOSED
ELEVATIONS

scale 1:100
date MAY'04
drawn by IS

1802/15A

THE STUDIO
101 LONDON ROAD
READING
BERKSHIRE
(0118) 9501700
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

READING BOROUGH COUNCIL
AMENDED PLAN



EXISTING WALL

NEW WALL

READING BOROUGH COUNCIL

26 JAN 2005

ENVIRONMENTAL SERVICES

A	JAN '05	PLANNING AMENDMENTS
letter	date	revision

041530

SECOND FLOOR PLAN

job 91 + 72 CHRISTCHURCH GREEN
READING

client
TONY CHIMA

drawing
PROPOSED
SECOND FLOOR PLAN

scale 1:100

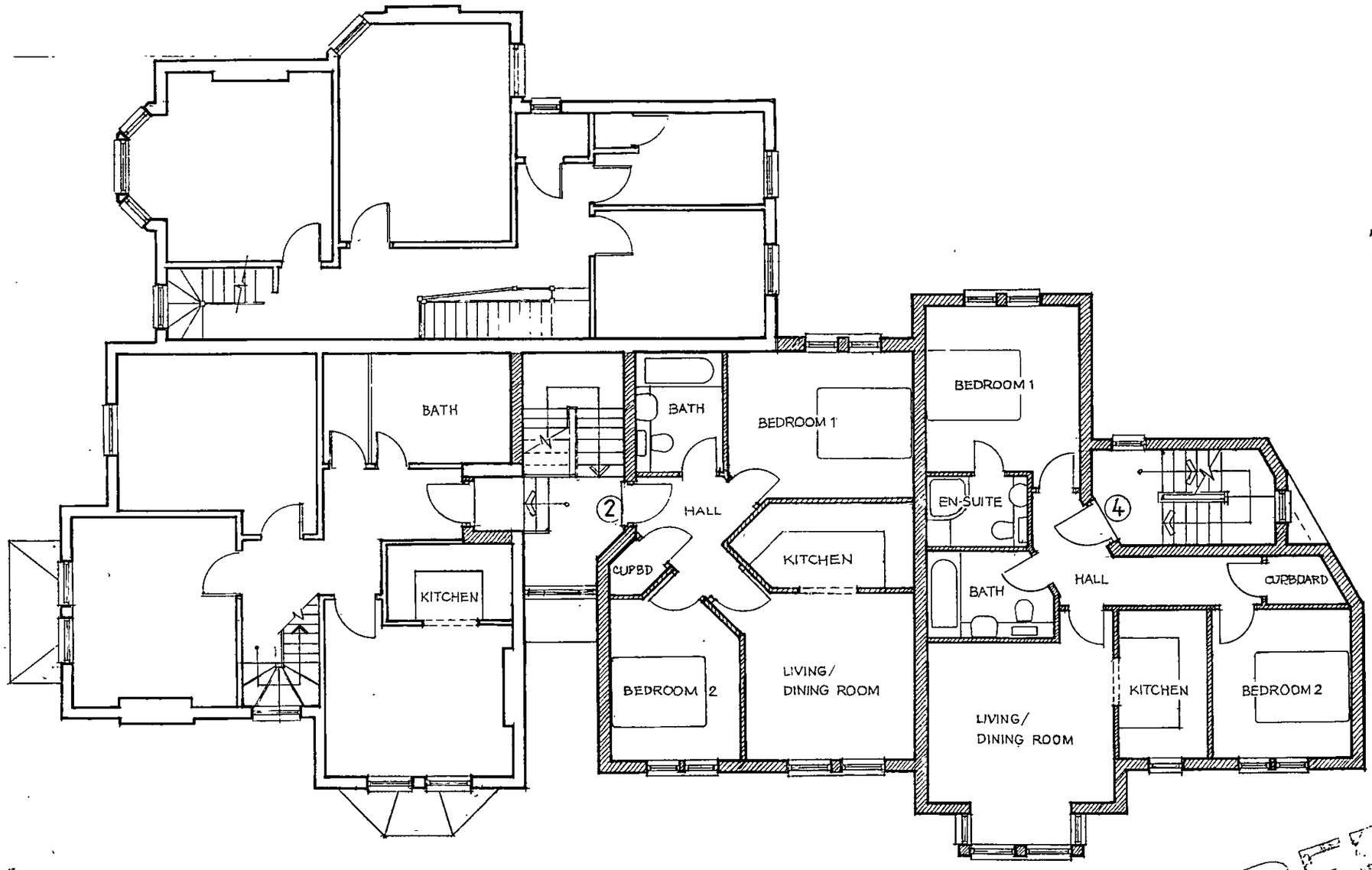
date MAY'04

drawn by IS

1802/14A

(0118) 9507700
THE STUDIO
101 LONDON ROAD
READING
BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

READING BOROUGH COUNCIL
AMENDED PLAN



FIRST FLOOR PLAN

READING BOROUGH COUNCIL
26 JAN 2005
ENVIRONMENTAL SERVICES

EXISTING WALL

NEW WALL

~~050030~~

041530

A	JAN '05	PLANNING AMENDMENTS
letter	date	revision

REFUSED

job 91 + 72 CHRISTCHURCH GREEN
READING

client TONY CHIMA

drawing PROPOSED
FIRST FLOOR PLAN

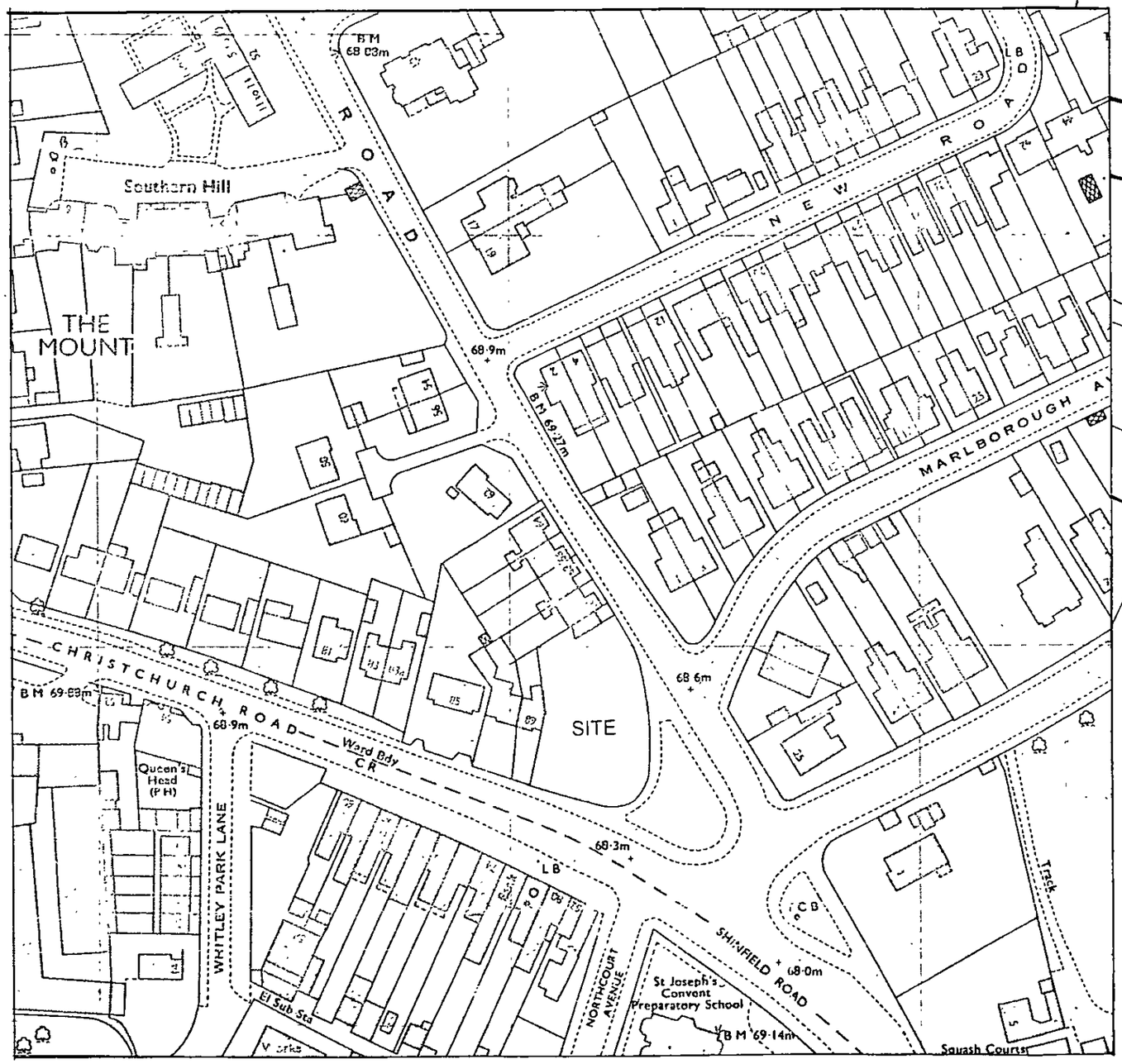
scale 1:100

date MAY'04

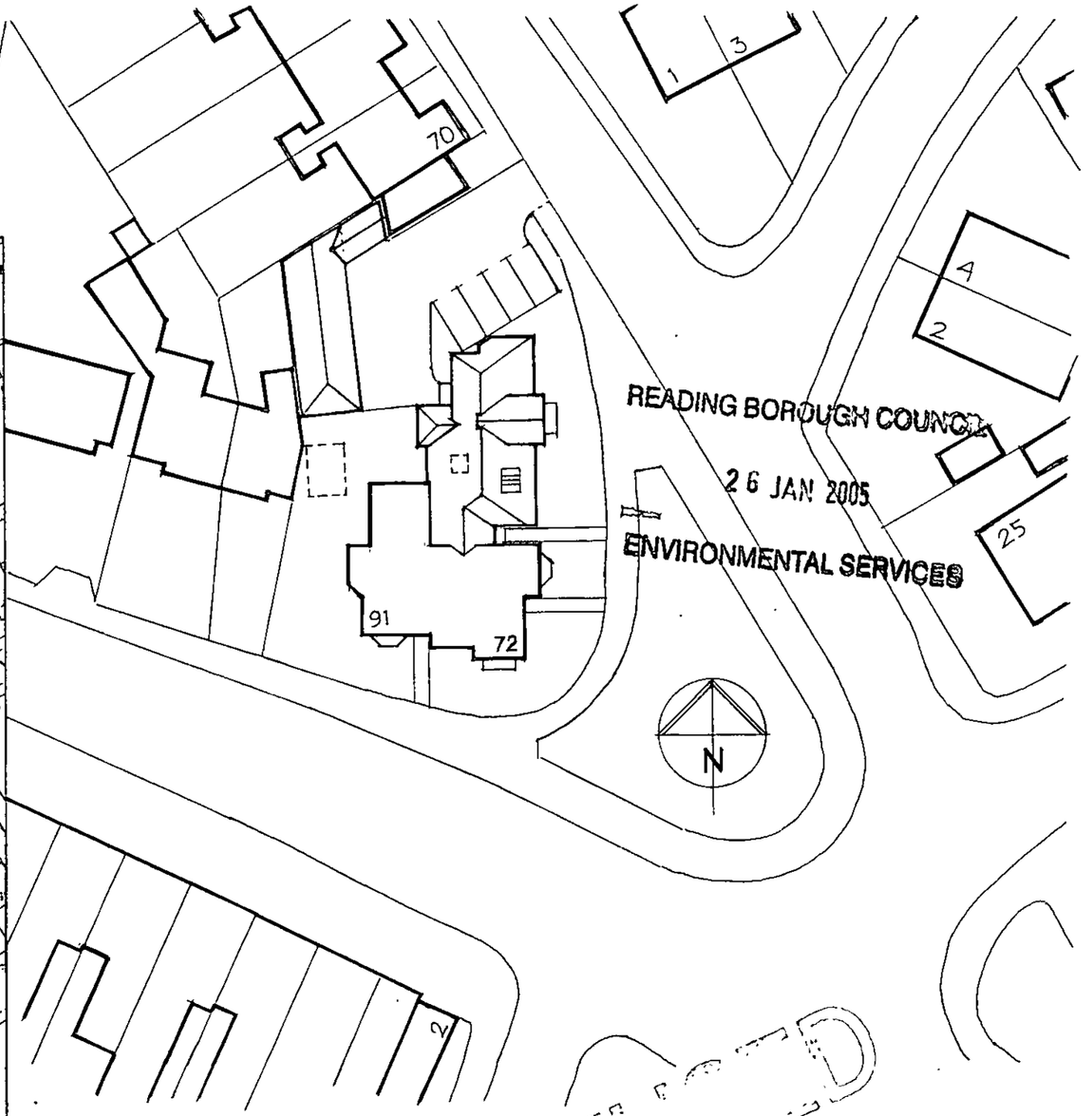
drawn by IS

1802/13A

(0118) 9507700
THE STUDIO
101 LONDON ROAD
READING BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES



LOCATION PLAN 1:1250



BLOCK PLAN 1:500

READING BOROUGH COUNCIL
26 JAN 2005
ENVIRONMENTAL SERVICES

REFUSED

READING BOROUGH COUNCIL
AMENDED PLAN

letter	date	revision
	JAN' 05	041530 PLANNING AMENDMENTS

job: 91 + 72 CHRISTCHURCH GREEN READING

client: TONY CHIMA

drawing: LOCATION PLAN & BLOCK PLAN

scale: 1:1250/ 1:500

date: MAY'04

drawn by: IS

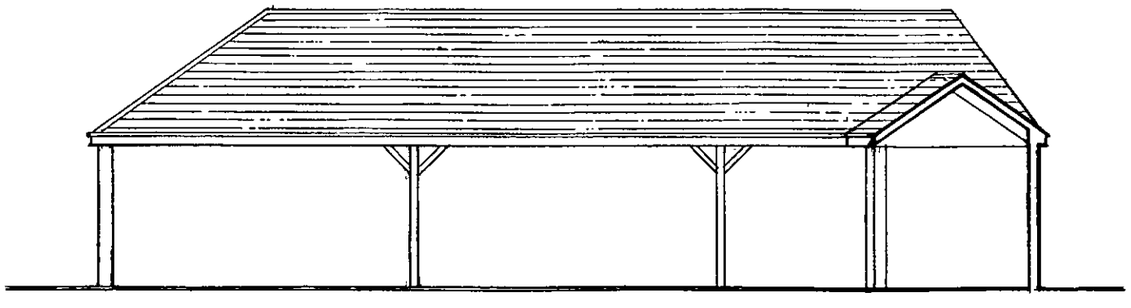
1802/11A

(0118) 9507700
THE STUDIO
101 LONDON ROAD
READING BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

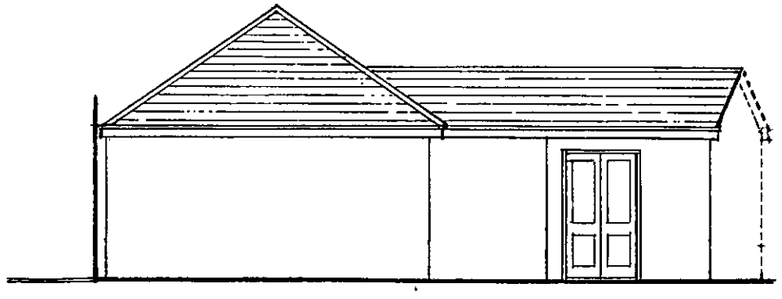
READING BOROUGH COUNCIL



WEST ELEVATION



CARPORT • FRONT ELEVATION



SIDE ELEVATION

READING BOROUGH COUNCIL
REVISED
26 JAN 2005
ENVIRONMENTAL SERVICES

letter	date	revision
A	JAN '05	PLANNING AMENDMENTS

950030
041530

job 91 + 72 CHRISTCHURCH GREEN
READING

client
TONY CHIMA

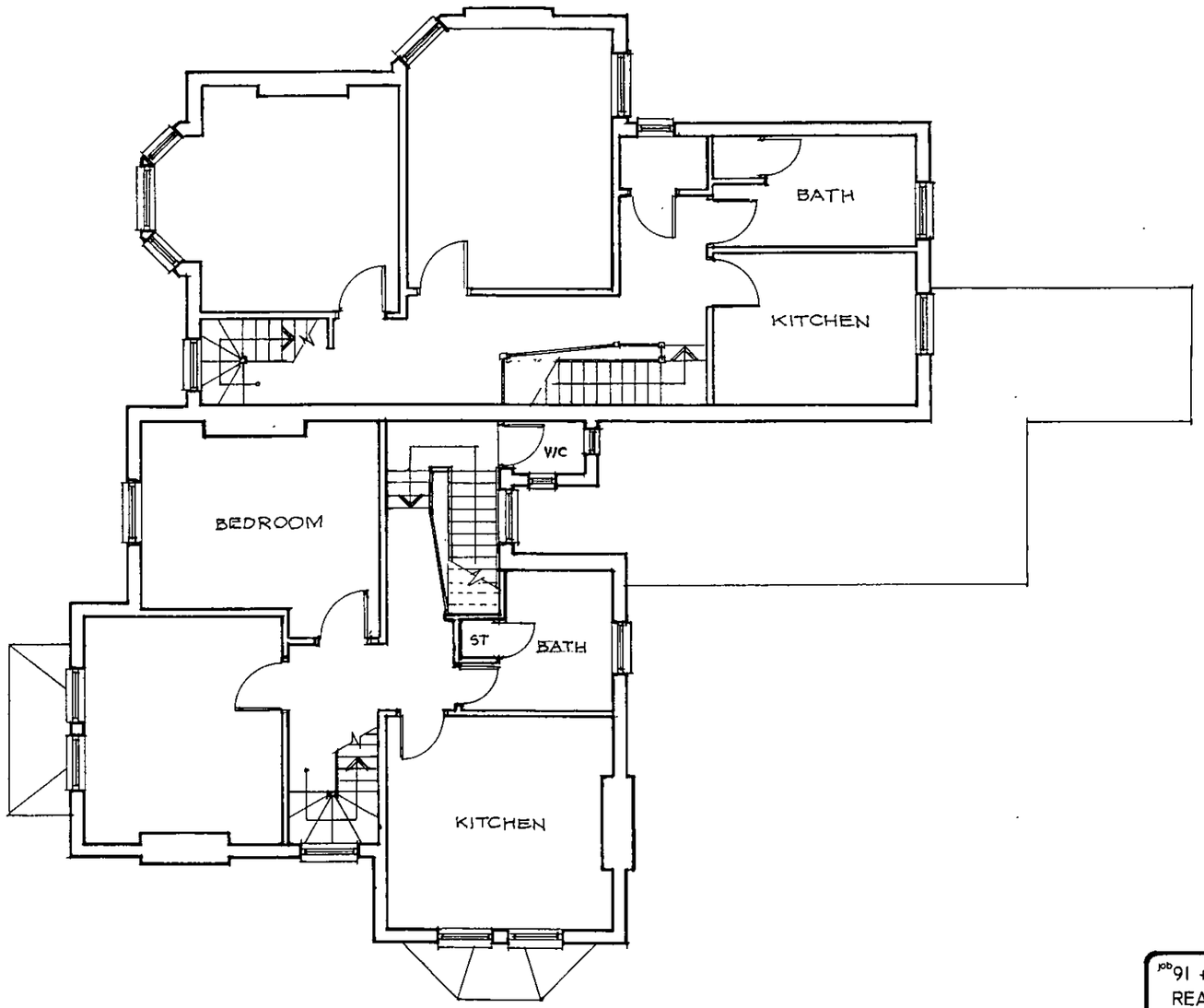
drawing
PROPOSED
ELEVATIONS

scale 1:100
date MAY'04
drawn by IS

1802/16A

KALIK ASSOCIATES
CHARTERED ARCHITECTS
ANDREWS
101 LONDON ROAD READING BERKSHIRE
THE STUDIO
(0118) 9501700

041530



EXISTING FIRST FLOOR PLAN

letter	date	revision

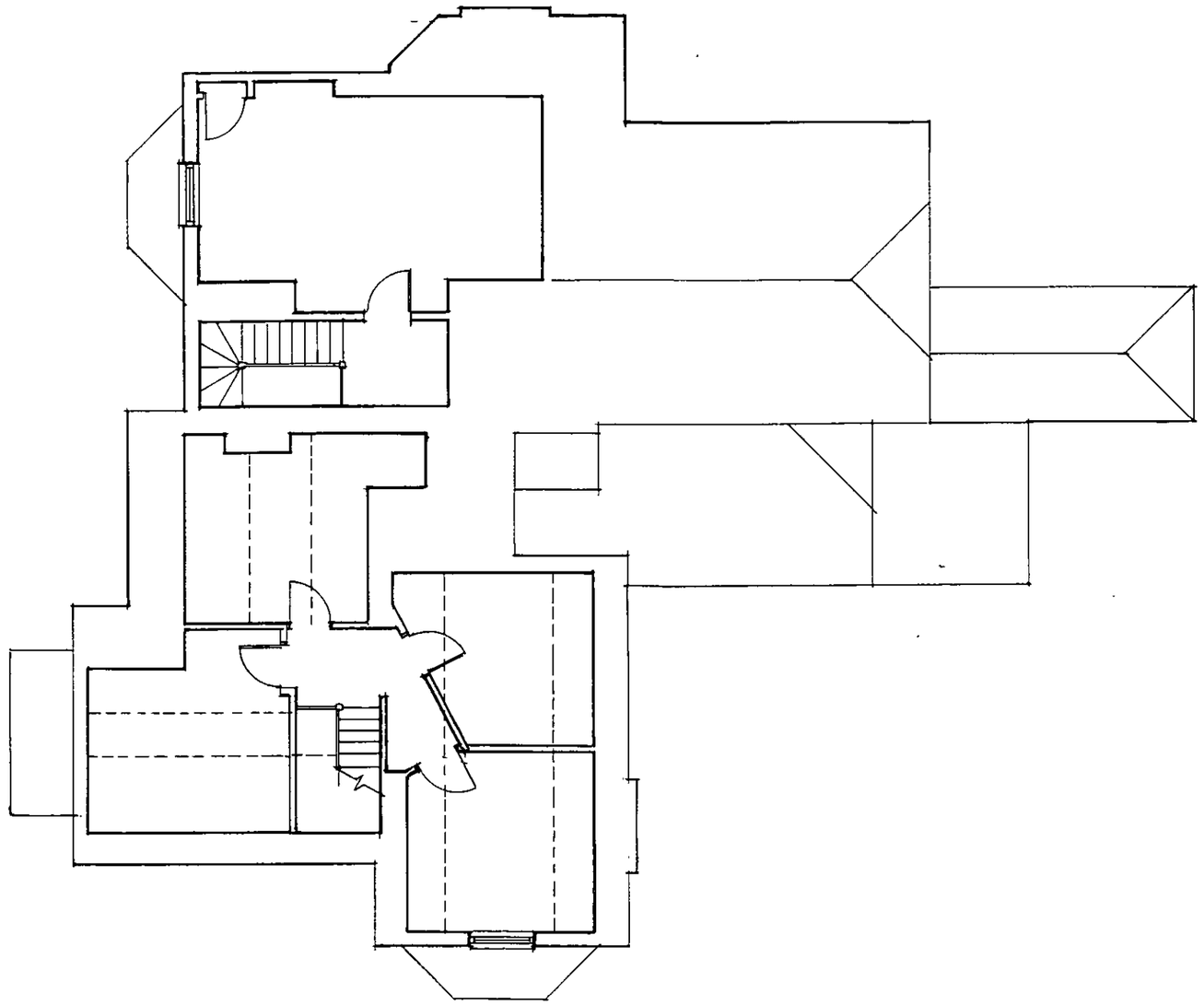
job 91 + 72 CHRISTCHURCH GREEN
READING

client
TONY CHIMA

drawing
EXISTING
FIRST FLOOR PLAN

scale 1:100 | date MAY'04 | drawn by IS | 1802/8

KALIK ASSOCIATES
CHARTERED ARCHITECTS
ANDREWS
101 LONDON ROAD READING BERKSHIRE
THE STUDIO (0118) 9501700



EXISTING SECOND FLOOR PLAN

041530

letter	date	revision

job 91 + 72 CHRISTCHURCH GREEN
READING

client
TONY CHIMA

drawing
EXISTING
SECOND FLOOR PLAN

scale 1:100

date MAY'04

drawn by IS

1802/9

(0118) 9507700
THE STUDIO
101 LONDON ROAD
READING
BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

READING BOROUGH COUNCIL
24 DEC 2004
PLANNING
041530



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

job	91 + 72 CHRISTCHURCH GREEN READING
client	TONY CHIMA
drawing	EXISTING ELEVATIONS
scale	1:100
date	MAY'04
drawn by	IS
	1802/10

letter	date	revision

KALIK ASSOCIATES
ARCHITECTS
CHARTERED
ANDREWS
THE STUDIO
101 LONDON ROAD
READING
BERKSHIRE
(0118) 9501100

CHIRSTCHURCH ROAD

68

GARDEN AREA

VEHICLE ACCESS
TO BE CLOSED OFF

CARPORT

5 6 7 8 9

BIN STORE

BIKE STORE

CAR PARK.

70

GARAGE

91

BATH

KITCHEN/
DINING

BATH

KITCHEN

BEDROOM 1

BATH

BEDROOM 1

HALL

BEDROOM 2

KITCHEN

LIVING
DINING ROOM

EN-SUITE

BATH

HALL

HOLLY

KITCHEN

BEDROOM 2

LIVING
DINING ROOM

4 3 2 1

72

LIME YEW HOLLY LIME YEW

HOLLY LIME YEW LIME

EXISTING WALL

REDLANDS ROAD

SUPERSEDED

SITE PLAN / GROUND FLOOR PLAN

THE GREEN

EXISTING WALL

NEW WALL

041530

READING BOROUGH COUNCIL
24 DEC 2004
PLANNING

letter | date | revision

91 + 72 CHRISTCHURCH GREEN
READING

client
TONY CHIMA

drawing
PROPOSED
SITE PLAN/GROUND FLOOR PLAN

scale 1:100
date MAY'04 | drawn by IS

1802/12

(0118) 950 7100
THE STUDIO
101 LONDON ROAD
READING BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

CHIRSTCHURCH ROAD

68

GARDEN AREA

VEHICLE ACCESS
TO BE CLOSED OFF

CARPORT

BIN STORE

BIKE STORE

CAR PARK.

70

GARAGE

91

BATH

KITCHEN/
DINING

BATH

KITCHEN

BEDROOM 1

BATH

BEDROOM 1

HALL

EN-SUITE

KITCHEN

CUPBD

BATH

HALL

CUPBOARD

BEDROOM 2

LIVING
DINING ROOM

LIVING
DINING ROOM

KITCHEN

BEDROOM 2

HOLLY

72

LIME

YEW

HOLLY

LIME

YEW

HOLLY

LIME

YEW

LIME

EXISTING WALL

READING BOROUGH COUNCIL
26 JAN 2005
ENVIRONMENTAL SERVICES

REDLANDS ROAD

THE GREEN

SITE PLAN / GROUND FLOOR PLAN

REFUSED

EXISTING WALL

NEW WALL

READING BOROUGH COUNCIL
AMENDED PLAN

050530
041530

letter	date	revision
B	JAN'05	PLANNING AMENDMENTS
A	DEC'04	TREES REVISED

job 91 + 72 CHRISTCHURCH GREEN
READING

client
TONY CHIMA

drawing
PROPOSED
SITE PLAN/GROUND FLOOR PLAN

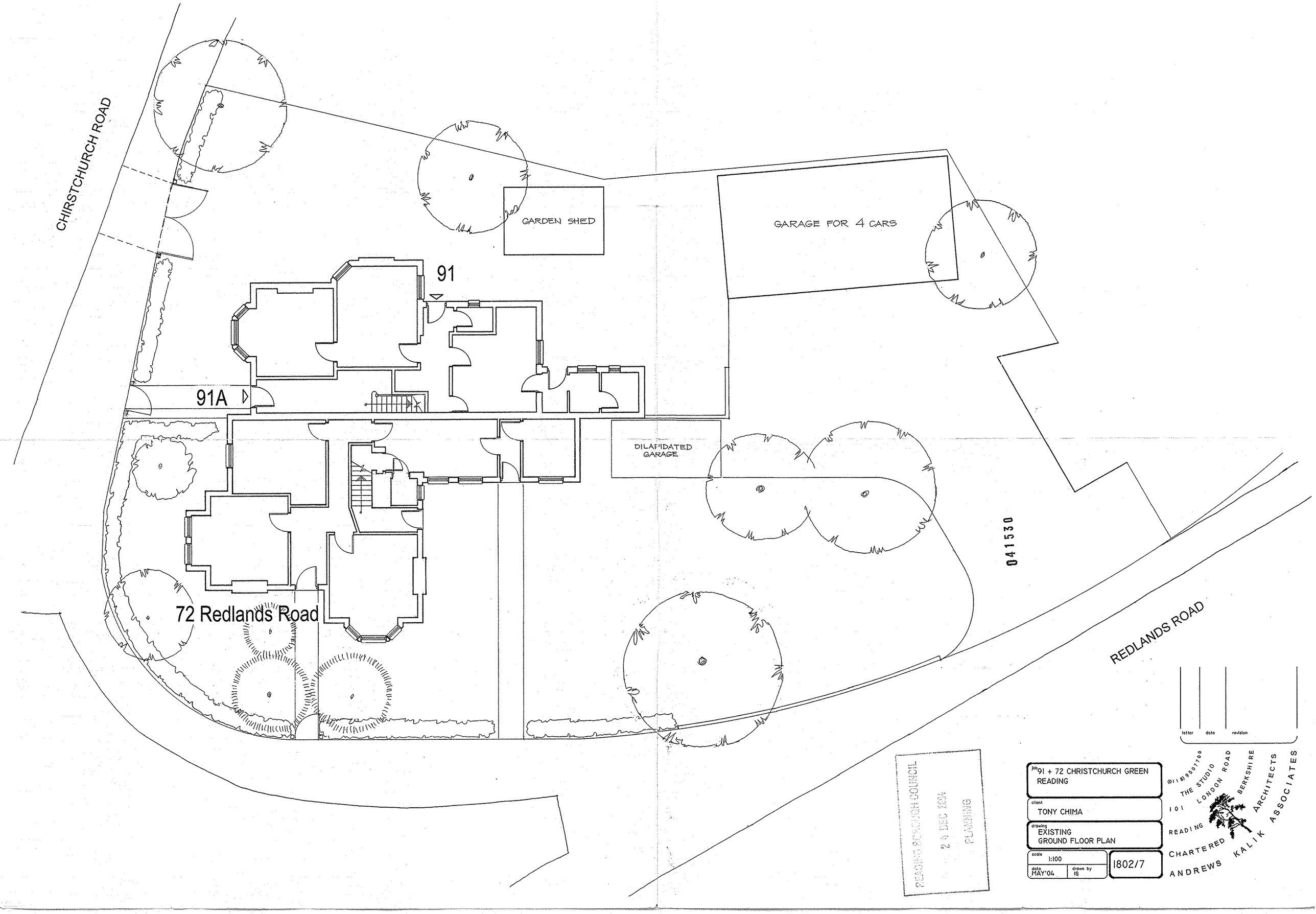
scale 1:100

date MAY'04

drawn by IS

1802/12B

(0118) 950 1700
THE STUDIO
101 LONDON ROAD
READING BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES


CHIRSTCHURCH ROAD
GARDEN SHED
GARAGE FOR 4 CARS
91
91A
DILAPIDATED GARAGE
72 Redlands Road
REDLANDS ROAD
041530
letter
date
revision
job 91 + 72 CHRISTCHURCH GREEN READING
client TONY CHIMA
drawing EXISTING GROUND FLOOR PLAN
scale 1:100
date MAY'04
drawn by IS
1802/7
(0118) 9507700
THE STUDIO
101 LONDON ROAD
READING BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES
READING BOROUGH COUNCIL
24 DEC 2004
PLANNING