

PLANNING STATEMENT

**FOR THE ERECTION OF AN OUTBUILDING WITHIN THE REAR
GARDEN OF A LISTED BUILDING**

**EAST LODGE, COLEY AVENUE, READING, RG1
6LS**

ON BEHALF OF MR & MRS RAMGOBIN

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PLANNING | **DESIGN** | **ENVIRONMENT** | **ECONOMICS**

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1. INTRODUCTION

- 1.1 This Planning Statement is submitted in support of the planning application for the erection of an outbuilding within the grounds of a listed building; East Lodge, Coley Avenue, Reading, RG1 6LS.
- 1.2 This statement will cover the background to the application and provide the necessary information to enable its determination by officers at the Council. It will summarise the relevant planning policies and assess the proposal in light of these policies, and with regards to any impacts on the listed building. The conclusion reached is that national planning policies and the Development Plan support the granting of permission.
- 1.3 In addition to this planning statement, the application is accompanied by the appropriate planning application forms and ownership certificate, duly signed and completed, and the following plans and documents:
- Site Location Plan
 - Site Plan
 - Existing Plans & Elevations
 - Proposed Plans & Elevations
 - Proposed Outbuilding Details
 - Tree Constraints Plan
 - Tree Statement
 - Heritage Note
 - CIL Form
- 1.4 The relevant application fee will be sent to the Council under separate cover.

2. SITE BACKGROUND & HISTORY

- 2.1 The application site is located at the end of Coley Avenue, within a residential area and adjacent to the former DEFRA offices site, which is currently being redeveloped for housing. The site comprises a one-and-a-half-storey dwelling and garden known as East Lodge. The building is one of two Grade II listed gatehouses that are situated opposite one another, flanking an entrance road to the former DEFRA site. Both properties, listed together under reference number 115076, are currently in use as dwellings. Further description and information relating to the listed building is included in the accompanying Heritage Statement.

Site History

- 2.2 The following planning history relates to the applications site, East Lodge, Coley Avenue, Reading, RG1 6LS:

Reference: 162234

Date Determined: 10/01/2017

Description: Retrospective application for the replacement of fence, gate and retaining walls to the rear of the property, within the curtilage of a listed building.

Decision: Approved

Reference: 060716

Date Determined: 22/05/2016

Description: Erection of detached dwelling on land to the rear of East Lodge.

Decision: Refused

Reference: 990763

Date Determined: 03/10/2000

Description: Installation of four rooflights.

Decision: Approved

- 2.3 There is no other recent planning history relevant to the site. However, the planning history for the adjacent West Lodge should be noted, and considered in relation to this application. The most relevant planning history for West Lodge includes: permitted applications for the erection of a single-storey storehouse and workshop (90/00081/GOVT), now in use as a detached garage and workshop, and the erection of a single-storey timber framed conservatory (ref: 111632 & 111633).

3. DESIGN & ACCESS STATEMENT

- 3.1 With reference to the requirements of Circular 01/2006 in respect of Design and Access Statements, the proposal is described as follows:

Use and Amount

- 3.2 The proposed outbuilding is to be used as a home office/study, which will facilitate the applicant's flexible working requirement. This will essentially allow additional internal space for the house, without the need for any additions on to the listed building itself. The outbuilding will be ancillary to the house and will not be used as a separate dwelling.

Layout and Scale

- 3.3 The proposed outbuilding will be located on a 32 sq m concrete foundation within southern corner of the garden. The outbuilding itself will measure approximately 2.1m high x 6.7m long x 3.9m wide; with an internal area of 24 sq m.

Landscaping

- 3.4 A small section of hedging is proposed to be removed, along with an existing shed, in order to accommodate the outbuilding. New timber close-boarded fencing with trellis to match existing is also proposed along the site's western boundary, situated in front of the existing metal railings. 2no sycamore trees just outside the site are also proposed to be removed, subject to the Council's consent. These trees can be replaced with less mature trees elsewhere within or outwith the site if necessary. Additional landscaping can also be conditioned if required.

Appearance

- 3.5 The external materials of the proposed outbuilding consist of vertical timber cladding with full height glass panels on the front and a small part of the eastern side elevation. Views of the structure will be almost wholly limited to from within the site; with only the top of the roof protruding above the existing and proposed fencing and hedge.

Access

- 3.6 The outbuilding will be accessed solely from within the site, with no new access proposed into the site.

4. ASSESSMENT AGAINST PLANNING POLICY AND GUIDANCE

National Planning Policy Framework 2012

- 4.1 One of the core principles identified within paragraph 17 requires planning to: *"conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations"*. The proposal doesn't involve any alterations to the listed building and isn't considered to significantly impact on its setting; therefore, conserving this heritage asset.
- 4.2 Paragraph 21 states that Local Authorities should *"facilitate flexible working practices such as the integration of residential and commercial uses within the same unit"*. The proposal would allow for the applicant to work flexibly, with the inclusion of a home office at their place of residence. The option to work from home from time to time will inevitably reduce the need for car travel, which is in-line with other sustainability policies within the NPPF.

Local Planning Policy

- 4.3 The Development Plan is comprised of the Reading Borough Local Development Framework Core Strategy (2008) and the Sites and Detailed Policies Document (2012). The following policies from these documents are relevant, and the proposal will be considered against these policies and applicable planning considerations:

Reading Borough Local Development Framework Core Strategy 2008

- CS7 – Design and the Public Realm
- CS33 – Protection and Enhancement of the Historic Environment
- CS38 – Trees, Hedges and Woodlands

Sites and Detailed Policies Document

- SD1 – Presumption in Favour of Sustainable Development
- DM4 – Safeguarding Amenity
- DM9 – House Extensions and Ancillary Accommodation
- DM10 – Private and Communal Outdoor Space

Principle

- 4.4 The application site is within the defined urban area and would represent a small addition to an existing dwelling; the principle of which is considered to be

acceptable in this location, subject to other considerations and policies. The proposal would normally constitute permitted development; however, due to the site being within the curtilage of a listed building, permitted development rights do not apply.

- 4.5 Policy DM 9 states that: “*ancillary accommodation, such as granny annexes, will be acceptable where it would not be capable of operating as a separate dwelling which could be let or sold separately*”. The proposal is intended to be used solely for the purpose of a home office/study. Nevertheless, due to the small size of the proposal and lack of separate access, the proposed outbuilding would not be capable of operating as a separate dwelling.

Design and Impact on Listed Building & Character

- 4.6 The design and scale of the proposed outbuilding has been carefully considered to ensure that the structure is sympathetic and subservient to the listed building. The proposed outbuilding utilises timber and glass and has a maximum height of only 2.1 metres; thus not being obviously visible from public view.
- 4.7 The proposed outbuilding will not alter the experience or appreciation of the heritage asset from within its immediate surrounds, nor the combined experience of the two Lodges as seen from Coley Avenue; the proposed outbuilding will not be visible when approaching the Lodges from Coley Avenue. As such, based upon the limited contribution made by the location of the proposed outbuilding to the overall heritage significance of East Lodge, and the sympathetic design of the proposed structure, it is considered that its construction will not result in a change that will cause harm to the overall architectural and historic interest of either East or West Lodge via a change in setting. Further assessment is made within the accompanying Heritage Note.
- 4.8 The proposal will not have an adverse impact on the setting of the listed building or the character and appearance of the area, thus complying with policy CS33 of the Core Strategy.

Amenity

- 4.9 The location of the proposed outbuilding is in the corner of the rear garden, away from any neighbouring dwellings and surrounded by high boundary treatments. The only glazing on the proposed outbuilding will be on the front elevation facing

the existing house, and a small part of the side elevation facing the garden boundary towards the back of garages. The glazing will be below the height of the boundary fences and vegetation. Therefore, there will be no impact on any neighbouring amenity. Sufficient garden area will remain to provide ample amenity space to the occupiers of East Lodge. The proposal safeguards amenity and fully complies with policies DM4 and DM10 of the Sites and Detailed Policies Document.

Tree Impact

- 4.10 All trees within the site will be retained, with only a small section of hedge being removed. This application does, however, propose to remove 2no trees which are just outwith the site; on Council-owned land currently occupied by garages. The trees in question are immediately adjacent to the location of the proposed outbuilding and their roots would pose a risk to the integrity of the structure's foundations.
- 4.11 Both trees that are proposed to be removed are low quality, semi-mature sycamores. The accompanying Tree Statement and Tree Constraints Plan identifies the trees as Category C (poor) and Category U (dead/weak) and recommends their removal in the interests of public safety. Owing to their location, the ground conditions, and current condition of the trees, both trees are severely limited in terms of their future growth, life expectancy, and amenity value. Consequently, the removal of these trees will be acceptable and in the interest of both public safety and the integrity of the existing garages and proposed outbuilding. It is respectfully requested that the Council give permission for the removal of the two identified trees. Replacement tree planting can be conditioned if necessary.

5. CONCLUSION

- 5.1 The proposal will provide a much-needed home office/study and additional residential space, thus facilitating flexible working, and providing better living standards for the occupiers of East Lodge. The proposal will respect the listed building and its setting, whilst not having a detrimental impact on the character and appearance of the surrounding area. The removal of two poor quality trees adjacent to the site is considered justified in order to accommodate the development and in the interests of public safety.
- 5.2 It is therefore respectfully requested that planning permission be granted for the proposed development. It is also requested that the Council allow the identified trees to be removed.