

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Katesgrove

App Ref: 240377/HOU

Address: 3 Christchurch Road, Reading, RG2 7AA

Proposals: Change of Roof Material from Concrete Tile to Slate to include repair to the roof from Damp Damage

Case Officer: James Schofield

Applicant: Mr Paul Baker

Date received (valid from): 26 March 2024 **Target Decision date:** Originally 21 May 2024, target date extended to 12th of July 2024.

1. SITE DESCRIPTION

The site to which this application, and related application 240378/LBC, is an end of terrace dwellinghouse. The row of terrace houses to which No 3 belongs is sited on the northern side of Christchurch Road; between Highgrove Street and Kendrick Road. The terrace, including No 3, are Grade II listed and are within a conservation area. The dwelling has a modern rear extension.

The listing for the building is as follows:

CHRISTCHURCH ROAD 5128 (North Side) Nos 3 to 9 (odd) SU 7272 9/432 II GV 2. Before 1840. Built as part of Whitley Crescent. Altered. Stucco 3 storey and basement terrace, Nos 7 and 9 with band over ground floor. 1 range of glazing bar sashes each originally. Now altered, No 5 and No 3. Segmental headed doorways with recessed doors. Slate roofs with brick chimneys, No 3 hipped to left. Included for group value.

Listing NGR: SU7209472227

Site visit date: 22/05/2024

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Change of Roof Material from Concrete Tile to Slate to include repair to the roof from Damp Damage. Plans considered;

Drawing No: PP-12922087v1 Location Plan
Drawing No: PL001 Proposed Floorplans & Elevations
Drawing No: PL002 Site Plan
Heritage Statement
As received on 26th of March 2024

Material details Provided by Mr Paul Baker by email
As received by the Heritage Officer on the 10th of May 2024

3. RELEVANT PLANNING HISTORY

Application 191400/LBC

Description Paint the concrete render at the front and back of the house with heritage colour in keeping with the period of the property. The colour chosen is Mid Lead from the Little Greene Paint Company and is part of the English Heritage range of Georgian colours. Approval recommended with conditions on 22/10/2019 by JPS

Application 200857/HOU

Description Rear single storey extension with demolition of existing. Widening existing openings in walls. Approval recommended with conditions on 10/11/2020 by JPS

Application 200858/LBC

Description Rear single storey extension with demolition of existing. Widening existing openings in walls. Approval recommended with conditions on 10/11/2020 by JPS

4. CONSULTATIONS

The following addresses were consulted by letter.

1 Christchurch Road, Reading, Berkshire, RG2 7AB
5 Christchurch Road, Reading, RG2 7AA
125 Highgrove Street, Reading, RG1 5EJ
1 Highgrove Mews, Reading, RG1 5BP

No letters of representation have been received.

Heritage Officer Comments

Excerpt from summary:

“No objection subject to conditions - The proposal would be beneficial to the significance of the Grade II listed building, the settings of adjacent listed buildings, and the character and appearance of the conservation area, in accordance with the Council’s Policies EN1, EN3 and EN6 of the Local Plan and meeting the objectives of Chapter 16 (Conserving and enhancing the historic environment) of the National Planning Policy Framework 2023.”

Equality Act 2010:

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

5. LEGAL AND PLANNING POLICY CONTEXT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. The following local and national planning policy and guidance is relevant to this application:

National Policy

National Planning Policy Framework

National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

H9 (House Extensions and Ancillary Accommodation)

EN1 (Protection and Enhancement of the Historic Environment)

EN3 (Enhancement of Conservation Areas)

EN6 (New Development in a Historic Context)

SPG/SPD

A Design Guide to House Extensions SPG

6. APPRAISAL

Character and Listed Building considerations

Policy H9 states that an extension or other householder development will be acceptable where it respects the character of the house in terms of scale, location, materials and design and respects the character and pattern of neighbouring properties and the street as a whole in terms of scale, location, materials and design, and any important existing building line. Policy CC7 also sets out relevant considerations for design. Policies EN1, EN3, and EN6 ensure such development will not negatively impact the positive significance of the listed building and that the council will seek development which improves upon this.

The sale of the development is extremely limited. It is the view of the council's Heritage Officer that the proposal will improve the character and historic value of the listed building by changing the roof-type to match others within the wider terrace while also improving the water-tightness of the building. This is provided that the details of the slate tiles to be used are close match, being either Welsh Slate for Listed Buildings, or a very similar Spanish slate; additionally the details of the gutter trays, vents, re-flaunching, and the replacement of any chimney pots with like for like (if beyond repair) must be acceptable. Thankfully, the Heritage Officer already received the details on these materials and indicated they would be acceptable.

As such, it is considered that the proposal accords with local policies CC7, H9, EN1, EN3, and EN6 in terms of character and impact on the historic fabric of the listed building and others nearby provided a condition indicating materials must be those approved, including the email correspondence between the Heritage Officer and the applicant/agent, is included.

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. Policy H10 seeks to ensure that the amenity of gardens and other outdoor areas are not compromised. Policy CC8 states an extension to a house will be acceptable where it will not cause a significant detrimental impact to the living environment of existing or new residential properties.

The proposal will not result in a change to the residential amenity of the dwelling or neighbouring dwellings. As such, the proposal accords with local policies H10 and CC8.

7. CONCLUSION

The proposed development has been assessed as set out above and is considered to be acceptable on that basis, subject to the following conditions.

8. RECOMMENDATION

Recommended Conditions:

1. Standard time limit
2. Approved plans
3. Materials as specified