

DELEGATED PLANNING APPLICATION REPORT

Ward: Norcot

App Ref: 240440/FUL

Address: Grovelands Baptist Church, Oxford Road, Reading, RG30 1HJ

Proposals: Single Storey Rear extension to existing Church Kitchen and new Porch Door

Case Officer: Sian Hickey

Date received (valid from): 8 April 2024 **Decision date (ext):** 14 June 2024

1. SITE DESCRIPTION

The application site consists of a pitched roof property, known as Grovelands Baptist Church. It has been on the Council's list of locally listed buildings (LL12) since 23 November 2018. The property is attached to a row of terraced properties, located on the corner of Wilson Road and Oxford Road, with access off Wilson Road. There is a car park at the rear with a detached single storey hall building. The surrounding area comprises a mix of commercial and residential properties. The application site does not fall within a conservation area.

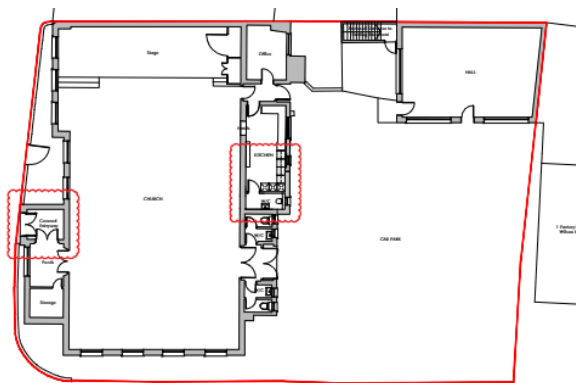
Site visit date: 02/05/2024

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a single storey infill extension to the existing church kitchen at the rear of main church building. Permission is also sought for a new porch door at the front of the main church building facing Oxford Road.



Plans considered

Location Plan received 8th April 2024

Drawing No. 3.VCR.E.13 - Existing East Elevation received 8th April 2024

Drawing No. 3.VCR.E.12 - Existing South Elevation received 8th April 2024

Drawing No. 3.VCR.E.11 - Existing West Elevation received 8th April 2024

Drawing No. 3.VCR.E.10 - Existing North Elevation received 8th April 2024

Drawing No. 3.VCR.E.02 - Existing Roof Plan received 8th April 2024

Drawing No. 3.VCR.E.01 - Existing Ground Floor Plan received 8th April 2024

Drawing No. 3.VCR.BP.01 - Block Plan received 15th April 2024

Drawing No. 3.VCR.P.01 - Proposed Ground Floor Plan received 8th April 2024

Drawing No. 3.VCR.P.02 - Proposed Roof Plan received 8th April 2024

Drawing No. 3.VCR.P.10 - Proposed North Elevation received 5th June 2024

Drawing No. 3.VCR.P.11 - Proposed West Elevation received 8th April 2024

Drawing No. 3.VCR.P.12 - Proposed South Elevation received 8th April 2024

Drawing No. 3.VCR.P.13 - Proposed East Elevation received 8th April 2024

3. RELEVANT PLANNING HISTORY

231433 - Single Storey extension and connection between existing Church and existing Church Hall with refurbishment of and rooflight to existing basement. TO BE DETERMINED

4. CONSULTATIONS

The following addresses were consulted by letter.

500 Oxford Road, Reading, Berkshire, RG30 1EF
 551A Oxford Road, Reading, Berkshire, RG30 1HJ
 549 Oxford Road, Reading, Berkshire, RG30 1HJ
 2 Wilson Road, Reading, Berkshire, RG30 2RN
 6 Wilson Road, Reading, RG30 2RN
 504 Oxford Road, Reading, RG30 1EF
 508 Oxford Road, Reading, RG30 1EF
 549a Oxford Road, Reading, RG30 1HJ
 551 Oxford Road, Reading, RG30 1HJ
 2 Wantage Road, Reading, RG30 2SE

Letters of representation have been received as follows:

Four letters of objection have been received with regards to parking and noise concerns.

Officer note: It is not considered that the development proposed under this current planning application will have an impact on noise or parking issues.

RBC Environmental Protection Officer

I have no comments on this one, I do not think it will impact on the noise issues.

RBC Transport Officer

No objections subject to parking spaces being retained and the requirement of a Construction Method Statement being conditioned.

RBC Conservation Officer

No objections

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 and Guidance

National Planning Policy Framework

National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

CC5: WASTE MINIMISATION AND STORAGE

CC7: DESIGN AND THE PUBLIC REALM

CC8: SAFEGUARDING AMENITY

TR3: ACCESS, TRAFFIC AND HIGHWAY-RELATED MATTERS

EN12: BIODIVERSITY AND THE GREEN NETWORK

EN14: TREES, HEDGES AND WOODLAND

OU1: NEW AND EXISTING COMMUNITY FACILITIES

EN1: PROTECTION AND ENHANCEMENT OF THE HISTORIC ENVIRONMENT

EN4: LOCALLY IMPORTANT HERITAGE ASSETS

SPD

Sustainable Design and Construction (2019)

APPRAISAL

Character and Appearance

Policy CC7 states: All development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located

Policy EN1 states: All proposals will be expected to protect and where possible enhance the significance of heritage assets and their settings, the historic character and local distinctiveness of the area in which they are located. Proposals should seek to avoid harm in the first instance. Any harm to or loss of a heritage asset should require clear and convincing justification, usually in the form of public benefits.

Applications which affect Listed Buildings will not have an adverse impact on those elements which contribute to their special architectural or historic interest including, where appropriate, their settings.

Policy EN4 states: Development proposals that affect locally important heritage assets will demonstrate that development conserves architectural, archaeological or historical significance which may include the appearance, character and setting of the asset.

Planning permission may be granted in cases where a proposal could result in harm to or loss of a locally important heritage asset only where it can be demonstrated that the benefits of the development significantly outweigh the asset's significance. Where it is accepted by the Local Planning Authority that retention is not important, recording of the heritage asset should be undertaken and submitted alongside development proposals.

The development proposes a single storey rear extension to enlarge the existing church kitchen. The proposed rear extension would protrude 3.260m from the original rear wall of the main building to match the depth of the existing church kitchen projection. The height and roof form of the proposed extension would also match the existing kitchen projection. The proposed extension is considered modest in scale and subservient to the main building. The proposed brickwork and roof tiles would match those of the existing which would help aid its integration with the existing building. The proposed extension would be significantly set back from the Wilson Road and only partially visible from the street.

With regards to the front porch, the size and scale of the existing porch would remain as existing, the proposal is for a new porch door only. The proposal is a single door with a central mullion and a fixed arch spandrel panel above. The appearance and materials of the proposed door are considered acceptable. Whilst visible from the street scene, it is not considered to result in such an incongruous addition to result in any unacceptable harm to either the character of the main building or the surrounding area.

Due to the small scale nature of the development along with the materials proposed, officers are satisfied that the proposals would not result in harm to the locally listed building.

Overall, the development is not considered harmful to the character or appearance of the site or its surroundings and does not have a detrimental impact on the original building. The

development is therefore considered acceptable and in accordance with Policies CC7, EN1 and EN4 of the Reading Borough Local Plan (2019).

Amenity

Due to its location within the site and the single storey nature of the proposed extension, there are no identified risks of the proposed extension causing significant detrimental harm to neighbouring amenity with regards to overbearing effects, loss of sunlight and daylight, or concerns relating to loss of privacy/overlooking. There is a sufficient distance between the proposed extension and all residential properties.

There are no identified risks of the new porch door in the front elevation of the building causing any harm to neighbouring amenity. The arrangement is considered similar to that of the existing.

The development is therefore considered in accordance with Policy CC8 of the Reading Borough Local Plan (2019).

Other matters

The proposal does not involve the loss of any on-site parking spaces. The site has the capacity for 8 car parking spaces, the proposed extension would not affect the current arrangement.

The proposal would not interfere with any existing nearby trees and would not result in an unacceptable loss of biodiversity.

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.

RECOMMENDATION - GRANT