

DELEGATED PLANNING APPLICATION REPORT

Ward: Abbey

App Ref: 240116/FUL

Address: 14 Waylen Street, Reading

Proposals: Additional roomlet on the Ground Floor together with internal arrangements at the property.

Case Officer: Mr Gary Miles

Date received (valid from): 1 February 2024

Target Decision date: 28 March 2024

Site visit date: 15th December for application ref 231720 later withdrawn.

1. SITE DESCRIPTION

The application site comprises a large end terrace property, over 3 floors - ground floor, first floor and a basement. The property has previously been let as a number of individual apartments and is currently being renovated by the owner. The property is constructed from red brick with stone detailing around the windows with a pitched roof and grey slate. The property has no off-street parking but has a larger than average rear garden for the type of property. Many properties in Waylen street have been subject to refurbishment and extensions of different sizes and styles. The property is not listed but it is situated within the Castle Hill/Russell Street/Oxford Road Conservation area.

Site visit photos:



1. Front elevation



2. Rear elevation



3. Existing outbuilding attached to rear elevation

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal will consist of a roomlet on the Ground Floor together with internal arrangements at the property.

The existing structure (photo 3) at ground level, attached to the rear elevation containing the ensuite and garden store will be extended by an additional 3m further along the existing boundary wall with no.14 and no.12 Waylen Street, the structure is to be extended to in-line with that of no.12 Waylen Street. The extended structure will be built to match the existing structure with materials to match. The structure will be reconfigured to contain a new ground floor entrance hall, WC and shower room and galley kitchen to serve a self-contained roomlet with the bedroom and living space within the footprint of the main dwelling at ground level and accesses off the kitchen.

Plans & Documents considered:

Drawing no. AR-P01 - Site Location Plan and Existing Floor Plans - dated Jan 24

Drawing no. AR-P01A - Site Block Plan - dated Jan 24

Drawing no. AR-P02 - Existing Floor Plans - dated Jan 24

Drawing no. AR-P03 - Existing Elevations - dated Jan 24

Drawing no. AR-P04 - Existing Elevations - dated Jan 24

Drawing no. AR-P05 - Proposed Floor Plans - dated Jan 24

Drawing no. AR-P06 - Proposed Plans - dated Jan 24

Drawing no. AR-P07 - Proposed Elevations - dated Jan 24

Design and Access Statement

Received by the Local Planning Authority on 30th January 2024

3. RELEVANT PLANNING HISTORY

231720 - Proposed Planning application to accommodate an additional single storey studio extension on the Ground Floor together with internal arrangements at the property - Withdrawn Jan 2024

210959 - Pre Application advice for: Conversion to 7x1 bed flats, with three storey extension, outbuilding, and cycle and bin storage to rear - sent Sept 2021

131451 - Internal alterations and extensions to an existing block of flats to provide an additional 3 no. units - Withdrawn Dec 2013

040872 - Conversion of 3-bedroom maisonette on first and second floors, to a 2 bedroom flat and a 1 bedroom flat, and addition of three rear facing dormer windows - Permitted Aug 2004

4. CONSULTATIONS

The following addresses were consulted by letter.

16 Waylen Street, Reading, RG1 7UR
Flat 1, 14 Waylen Street, Reading
Flat 2, 14 Waylen Street, Reading, RG1 7UR
12 Waylen Street, Reading, RG1 7UR
Flat 3, 14 Waylen Street, Reading, RG1 7UR
Flat 4, 14 Waylen Street, Reading, RG1 7UR

No letters of representation have been received.

Internal Consultees:

Conservation Officer

The conservation officer was consulted as the property lies within a conservation area. The conservation officer had no objections as the proposal causes no additional harm to the overall appearance of the property, the proposal is at the rear and is small scale and does not negatively impact on the existing streetscene.

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:

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in the exercise of its functions to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

National Policy and Guidance

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7: DESIGN AND THE PUBLIC REALM

CC8: SAFEGUARDING AMENITY

EN3: ENHANCEMENT OF CONSERVATION AREAS

SPG/SPD

A Design Guide to House Extensions SPG

Relevant Conservation Area Appraisal

6. APPRAISAL

Character and Appearance

Policy H9 states that an extension to a house 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.

The proposal, by its small scale is not considered to be harmful to the character and appearance of the host property, the neighbouring properties or the wider area and therefore the proposed changes are considered acceptable in terms of design, quality and scale and thus complies with Policies CC7 and H9 of the Reading Borough Council Local Plan 2019 and the Design Guide to House Extensions 2021.

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.

It is considered the proposed extension by its size, proposed construction materials and colours will not have a negative impact on residential amenity and therefore the proposal is considered compliant with policies H9 & CC8 of the Reading Borough Council Local Plan 2019.

Enhancement of Conservation Areas

Officers believe the proposed changes will not hinder the Castle Hill/Russell Street/Oxford Road Conservation area and therefore comply with section 72 (1) of the Planning (Listed Buildings and Conservation Areas)

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

GRANT

Recommended Conditions:

TL1
AP1
M1