

DELEGATED APPLICATION REPORT

Ward: Redlands

App Ref: PL/24/0268 Householder planning permission

Address: 27 Montague Street, Reading, RG1 4JH

Proposals: Loft conversion. (amended)

Applicant: Mr Dan-Nicusor Luta

Received date: 2024-03-22

Target Decision date: 2024-08-21 (EXT)

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site is two-storey terraced property located to the east of Montague Street, within the Eldon Square Conservation Area. Montague Street is characterised by a short street with 19th century brick terraced houses typical of Reading on either side. The property is not listed.

Eldon Square was Reading's first conservation area. It was designated in 1972 and extended in 1982 by the addition of Watlington Street, to the west, and Eldon Street, Victoria Street and Montague Street, to the east.

Area 3: Terraced streets east of Eldon Road i.e. Eldon Terrace, Eldon Street, Victoria Street, Montague Street, Town End.

Site visit date: 9 April 2024



2. PROPOSAL AND SUPPORTING INFORMATION

The planning permission is sought for the loft conversion with a flat roof and removal of the fireplaces. The proposed rear dormer measures ca 1.2m in width and 1.7m in height. The proposed development would project from the slope roof by ca 2.77m, set back from the edge of the existing roof slope and set down from the existing ridgeline. All proposed materials are to match those of the existing. The removal of the fireplaces does not require planning permission, and that the assessment relates to the proposed loft conversion only.

Further to the discussion regarding the scale and appearance of the proposed rear dormer with the applicant, following revised plans were received:

Location Plan

Block Plan

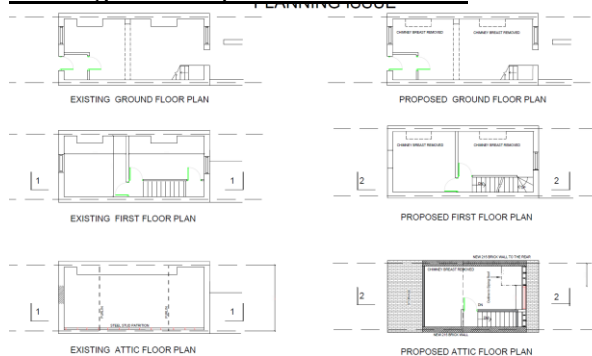
Received 5 March 2024.

Drawing No. 105421/01/R3 – Existing and proposed floor plans

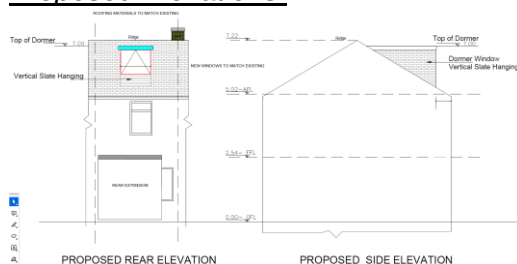
Drawing No. 105421/02/R3 – Proposed elevations
Drawing No. 105421/03/R3 – Existing and proposed section plans
Received 5 July 2024.

& an email from applicant received on 5 August 2024 confirm that all proposed materials would be the same as existing.

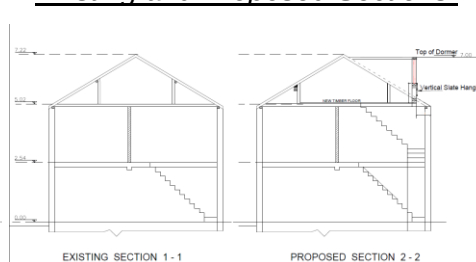
Existing and Proposed Floor Plans:



Proposed Elevations:



Existing and Proposed Sections:



Relevant Planning History:
None.

3. CONSULTATIONS

Conservation consultee

Excerpt from summary:

Objection – The proposed dormer, by reason of its size, scale, roof form and design, would have less than substantial harm on the character of the conservation area. Although this impact would be argued at the lowest level, as the proposal is solely for the applicant's benefit, therefore it is unacceptable in heritage regard. The proposal would contradict policies EN1, EN3 and EN6 of the Reading Borough Local Plan (2019). Revisions are required for it to be acceptable.

External consultation

The following addresses were consulted by letter.

29 Montague Street, Reading, Berkshire, RG1 4JH
18 Fatherson Road, Reading, RG1 4PL
25 Montague Street, Reading, RG1 4JH

No letters of representation have been received. A site notice was sent to the applicant to be displayed on site for 21 days.

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.

4. 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

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)

SPD

Design Guide to House Extensions SPD 2021

Other relevant documentation / guidance / legislation

Eldon Square Conservation Area Appraisal (2009)

5. 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. Policies EN1, EN3, and EN6 state that the special interest, character and architecture of Conservation Areas will be conserved and enhanced. Development proposals within Conservation Areas must make a positive contribution to local character and distinctiveness.

The Conservation consultee's comments on the original proposal mentioned as follows:

'The flat roof form would detract from the gabled roofed character of the conservation area. It is highly recommended to reduce the scale and size of the proposed dormer. The proportionate window(s) – dimensions matching the first-floor one could also be included in the revisions'.

Therefore, communication was conducted with the applicant and revised plans were subsequently received, showing an approximately 1.2m-wide by 1.7m-high proposed rear dormer with a proportionate window. Although the proposed roof would still be flat, it is much smaller than the one in the original proposal, which is considered acceptable. The chimney would not be disturbed or removed, as shown in the proposed rear elevation. Moreover, Conservation consultee raises no objection to the proposed materials.

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 conservation area and surrounding areas.

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.

There are no identified risks in terms of privacy and overlooking, overbearing or blocking sunlight and daylight, given that the proposal would be constructed on the roof slope. As such, the proposal accords with local policies H9, H10 and CC8.

6. 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.

7. RECOMMENDATION

Recommended Conditions:

Standard time limit

Approved plans

Materials to match