

DELEGATED APPLICATION REPORT

Ward: Abbey

App Ref: PL/23/0988 Full planning permission

Address: 2 Mason Street, Reading, RG1 7PD

Proposal: Proposed roof alterations, part two part single storey extensions and conversion of the existing building to 3 x flats. Resubmission of Planning Permission 190533.

Applicant: Ms Riaz

Received date: 2023-07-17

Target Decision date: 2024-09-17

Case Officer: Marcelina Rejwerska

1. SITE DESCRIPTION

The application site comprises a two-storey end-terrace dwelling on the north side of Mason Street. The dwelling has a distinct appearance relative to other properties in Mason Street, as its original use is not residential. The property has an integral single garage at the front elevation. At the rear of the site, there are single and two-storey extensions partially implemented under planning permission ref. PL/04/1155 and PL/20/1318. The applicant could complete the development under this approval therefore the starting point for the assessment of this application is that the works are complete. The surrounding area is dense residential, comprising a high density of converted HMOs and flats. The site is not within an Article 4 Direction area.

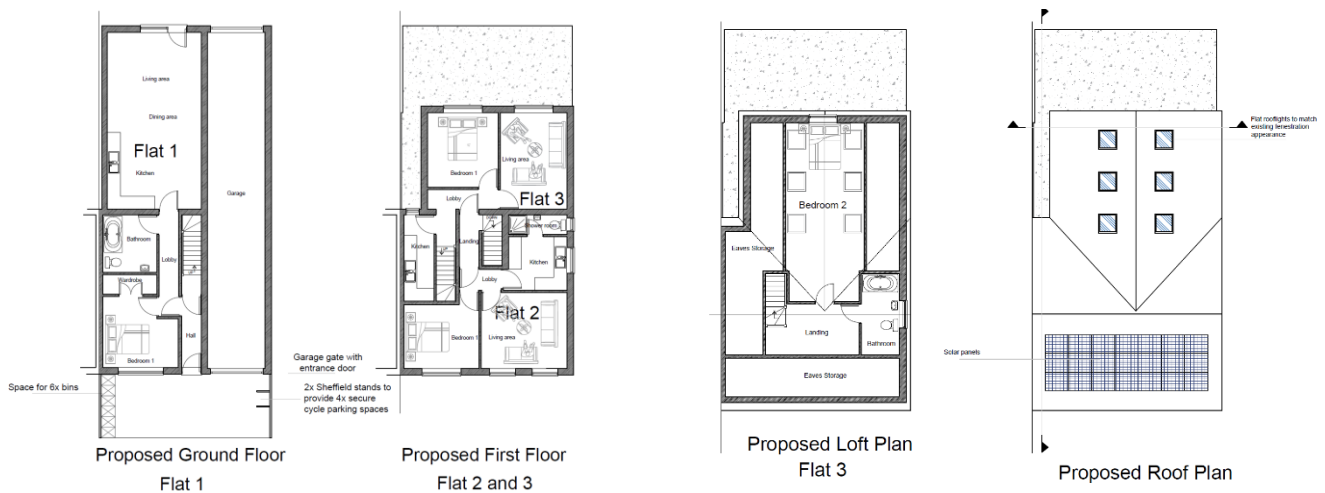


Application site principal elevation. Photo taken by case officer on 11th September 2024.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for minor amendments to the already approved extensions and the conversion of the property to 3x flats. The proposed extensions at ground floor are identical to those previously approved under planning permission ref PL/20/1318; the extension will have a flat roof and measure a depth of 8.47m from the original rear elevation of the property. The proposed first floor rear extensions vary marginally from those previously approved. The depth is similar at 4.7m (previously approved measures 4.47m) and would have a single gable instead of previously approved two gable design. The internal layout of the flats is also identical to previously approved permission PL/19/0533, with 1-bedroom flat on the ground floor, 1x 1-bedroom flat and 1x 2-

bedroom flats on the upper floors, including the loft. The proposal also includes solar PV panels on the principal roof slope.



2.1. Information Submitted:

Planning Statement
Sustainability and Air Quality Statement
13823-01 Location Plan
Drwg No. 10 – Existing Floor Plan
Drwg No. 08 – Existing Sections
Drwg No. 07 Rev C – Proposed Block Plan
Drwg No. 09 Rev A – Proposed Sections

Received by the LPA on 17th July 2023

Drwg No. 06 Rev A – Proposed Floor Plan
Drwg No. 07 Rev A – Proposed Floor Plan
Drwg No. 09 Rev A – Proposed Elevations
Arboricultural Impact Statement, GHA Trees, dated 28th March 2024
Tree Constraints Plan, GHA Trees

Received by the LPA on 23rd July 2024

3. RELEVANT PLANNING HISTORY

- PL/89/0633 - Change of use from off license premises to office and control facilities for courier service. – Refused
- PL/95/0553 - Single storey flat roof rear extension. – Refused
- PL/96/0858 - First floor rear extension. – Permitted
- PL/02/1440 - Two storey side and single rear extension – Refused
- PL/03/0662 - Two storey side extension to extend garage and add a bedroom and single rear extension of existing garage. – Permitted
- PL/04/1155 – Second storey pitched roof rear extension – Permitted
- PL/19/0533 – Proposed roof alterations, part two part single storey extensions and conversion of the existing building to 3 x flats – Permitted on 04/10/2019
- PL/19/1940 – Part one part two storey extension (part-retrospective) – Refused on 02/07/2020

- PL/19/1927 – Various works including roof alteration, part one part two storey rear extension (part-retrospective) and conversion to 3 flats – Refused on 06/05/2022
- PL/20/1318 – Proposed part two part single storey rear extension (part retrospective) – Permitted on 20/11/2020

4. CONSULTATIONS

The following were consulted:

- RBC Transport Development Control – Amendments required to proposed cycle storage.
- Ecology Consultations – No objections subject to conditions.
- RBC Natural Environment – No comments to make.

The following addresses were consulted by letter:

- 5 Cambridge Street, READING RG1 7PA
- 46 George Street, READING RG1 7NT
- 3 Cambridge Street, READING RG1 7PA
- 3 Mason Street, READING RG1 7PD
- Flat 1, Grosvenor House, 44a George Street READING RG1 7NT
- Flat 2, Grosvenor House, 44a George Street READING RG1 7NT
- Flat 3, Grosvenor House, 44a George Street READING RG1 7NT
- Flat 4, Grosvenor House, 44a George Street READING RG1 7NT
- Flat 5, Grosvenor House, 44a George Street READING RG1 7NT
- Flat 6, Grosvenor House, 44a George Street READING RG1 7NT
- Flat 7, Grosvenor House, 44a George Street READING RG1 7NT
- Flat 8, Grosvenor House, 44a George Street READING RG1 7NT
- Flat A, 42 George Street READING RG1 7NT
- Flat B, 42 George Street READING RG1 7NT
- Flat C, 42 George Street READING RG1 7NT
- Flat 1, 44 George Street READING RG1 7NT
- Flat 2, 44 George Street READING RG1 7NT
- Flat 1, 4 Mason Street READING RG1 7PD
- Flat 2, 4 Mason Street READING RG1 7PD
- Flat 3, 4 Mason Street READING RG1 7PD

No letters of representation received.

A site notice was displayed on site by the applicant.

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'. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12).

National Policy and Guidance

National Planning Policy Framework

National Planning Practice Guidance



Reading Borough Local Plan (2019)

CC1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

CC2: SUSTAINABLE DESIGN AND CONSTRUCTION

CC5: WASTE MINIMISATION AND STORAGE

CC7: DESIGN AND THE PUBLIC REALM

CC8: SAFEGUARDING AMENITY

EN12: BIODIVERSITY AND THE GREEN NETWORK

EN14: TREES, HEDGES AND WOODLAND

H1: PROVISION OF HOUSING

H2: DENSITY AND MIX

H3: AFFORDABLE HOUSING

H5: STANDARDS FOR NEW HOUSING

H7: PROTECTING THE EXISTING HOUSING STOCK

H8: RESIDENTIAL CONVERSIONS

H9: HOUSE EXTENSIONS AND ANCILLARY ACCOMMODATION

H10: PRIVATE AND COMMUNAL OUTDOOR SPACE

TR1: ACHIEVING THE TRANSPORT STRATEGY

TR3: ACCESS, TRAFFIC AND HIGHWAY-RELATED MATTERS

TR5: CAR AND CYCLE PARKING AND ELECTRIC VEHICLE CHARGING

SPD

Affordable Housing (2021)

Revised Parking Standards and Design (2011)

Residential Conversions (2013)

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.

6. APPRAISAL

6.1. Land Use Matters

Paragraph 123 of the NPPF states that: *“Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.”*

Policies H7: Protecting the Existing Housing Stock and H8: Residential Conversions, and the Residential Conversions SPD also apply. The previously granted planning permissions are a material consideration. The SPD identifies this area of Reading as having a large proportion of converted single-family homes to HMOs or self-contained flats. Indeed, within the 50m radius of the application site, the density of HMOs and self-contained flats is 40%. However, within the context of the previously granted permission for the conversion to flats against the current Local Plan, a refusal based on deterioration of mixed communities would be difficult to sustain at appeal, and, therefore, a degree of flexibility is applied.

Overall, the principle of conversion of the property to flats is accepted.

6.2. Character and Design

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. The various components of development form, including: -*

- *Layout: urban structure and urban grain;*
- *Landscape;*
- *Density and mix;*
- *Scale: height and massing; and*
- *Architectural detail and materials”*

The proposed extensions would measure the same depth and width as those previously granted permission. Therefore, no objections are raised in this respect. The proposal also includes increasing the height of the roof to align with the terrace on the north side of Mason Street. This is also considered acceptable. The main difference from the last granted planning permission is the roof form of the two-storey rear extension. The proposed single gable is considered an improvement on the previously approved two gable roof form and is therefore accepted.

The proposal also includes solar PV panels on the principal roof slope. While the submitted plans give an idea of the panels location and layout, a pre-commencement condition is recommended to secure further details.

6.3. Residential Amenity

Policy CC8 states: *“Development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, in terms of:*

- *Privacy and overlooking;*
- *Access to sunlight and daylight;*
- *Visual dominance and overbearing effects of a development;*
- *Harm to outlook;*
- *Noise and disturbance;*
- *Artificial lighting.”*

As the proposed rear extensions are already part implemented, no further harm is created through the completion of these works and the minor amendments to their layout. In terms of neighbouring properties, the adjoining no.4 Mason Street also comprises flats and therefore there is no identified harm through the proposed conversion of the application site.

In terms of future occupants of the proposed flats, the proposed fenestration layout would allow an adequate access to natural sunlight/daylight. The stacking of the rooms is also considered appropriate.

The existing rear amenity space is made up entirely of hardstanding and includes a large outbuilding used for storage, which is in a poor state of disrepair. No proposed changes to the rear amenity space are proposed, and the area would be only accessible to residents of the ground floor flat. This is considered acceptable in this instance, as occupiers of the upper floor flats would have access to nearby Victoria Recreation Park. Due to the constrained nature of the rear of the site, a condition is recommended to remove Class A, Class B and Class E permitted development rights to prevent further extensions without planning permission.

Overall, there are no significant risks to residential amenity either for neighbouring residents or future occupiers identified.

6.4. Transport and Parking

The application site is located within the Zone 2, the primary core area on the peripheral of the central core area of Reading. In accordance with the Revised Parking Standards and Design SPD, each flat in this zone would require 1 parking space, equating to a requirement for 3 off-road parking spaces. The existing dwelling has a hard surface frontage and a dropped kerb, providing 1 off-road parking space. It is evident that 3 off-road parking spaces would not be achievable on this site. Given the site is located within close proximity to the town centre and has access to good public transport links, a reduced provision on this site can be accepted. The development is located in an area designated as a Residents Parking Permit Zone (05R); as the proposal would result in additional pressure for on-street parking, the future occupiers of the flats would likely not be issued parking permits.

Cycle parking and storage would also be required at a ratio of 0.5 storage space per unit, equating to 2 cycle parking spaces in total. The proposed Sheffield stands at the front of the property are not considered acceptable as they are neither secure nor covered. As such, a pre-commencement condition is recommended to secure a revised proposal for cycle storage on site.

The proposed refuse storage would be situated on the frontage of the property, and this is reflective of the arrangements for neighbouring properties. This is, therefore, accepted.

6.5. Other matters

Policy EN12 seeks to secure biodiversity improvements on all sites. A condition is recommended to secure habitat enhancements on site in the form of 2x Swift bricks to enhance the deteriorating Swift habitat in the local area.

The proposal is CIL liable, with a NIL charge.

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

Approve with Conditions

Recommended Conditions:

1. Time Limit Standard
2. Approved Plans
3. Materials to Match
4. Solar PV details to be submitted – **Pre-commencement**
5. Habitat Enhancement Scheme (2 Swift Bricks) – **Pre-commencement**
6. Cycle storage – **Pre-commencement**
7. Parking permits Notification to LPA
8. Parking permits Notification to Occupants
9. Use of flat roof restricted