

DELEGATED APPLICATION REPORT

Ward: Redlands Ward

App Ref: PL/24/0966 Householder planning permission

Address: 36 NEW ROAD, READING, RG1 5JD

Proposal: Existing two-storey and single-storey rear extensions to be demolished and rebuilt. Installation of two rear-facing rooflights. Restoration of render on front elevation. Replacement of existing roof. New paving to front garden. (Amended)

Applicant: Claudia Murray

Received date: 2024-07-29

Target Decision date: 2024-12-11 (EXT)

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site is a two-storey semi-detached dwelling with a single-storey rear extension. The property is close to the bend of New Road. There are on-site parking spaces in front of the house. Apart from some properties and facilities of the University of Reading in the vicinity, the surrounding area is predominantly residential. It is not a listed building but is within Redlands Conservation Area.

Site visit date: 21 October 2024



Fig. 1: 36 New Road, captured from Google Street View on 29/11/2024

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is seeking planning permission for the demolition and rebuilding of the existing two-storey and single-storey rear extensions, combined with internal and fenestration alterations. The proposed height, width, and depth of the two-storey rear extension would remain the same as existing, while the proposed heights of the single-storey rear extension would differ, measuring approximately 2.61m in eaves height and approximately 3.78m in total height.

The proposal would involve the installation of two rear-facing rooflights with double-glazed black aluminium and the replacement of the existing roof with similar slates, as shown in Fig. 2. Additionally, the proposed works would include restoring the render on the front elevation and laying new paving in the front garden.



Fig. 2: One sample of slates, provided by the applicant on 2/12/2024

All proposed brickwork would be Flemish bond red bricks, identical to the existing walls. For other proposed materials, please refer to the Appraisal section below.

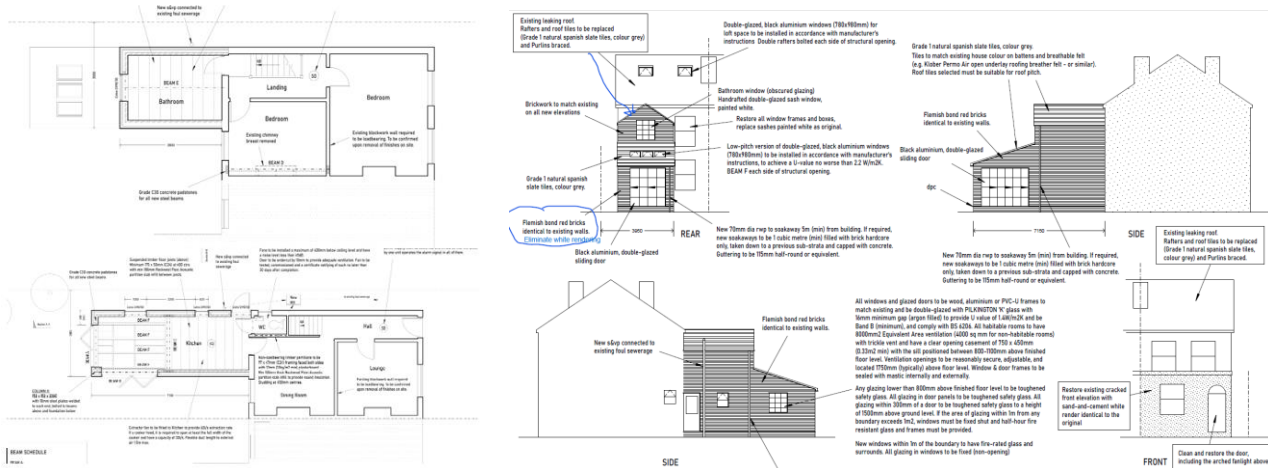
Further to communications with the agent and applicant, plans/documents are under consideration as follows:

- Image of tile sample
 - Drawing No. Murray-0724-10 – Proposed Terracotta Tile Rev. A
 - Drawing No. Murray-0724-03 – Proposed Elevations Rev. B
Received on 2 December 2024.
 - Drawing No. Murray-0724-01 – Proposed Ground Floor Plan Rev. A received 4/11/2024.
 - Drawing No. Murray-0724-09 – Block Plan Rev. A received 23/10/2024.
 - Drawing No. Murray-0724-06 – Existing Floor Plans received 23/10/2024.
 - Drawing No. Murray-0724-07 – Existing Elevations
 - Drawing No. Murray-0724-08 – Location Plan
 - Drawing No. Murray-0724-04 – Proposed Section A-A
 - Drawing No. Murray-0724-02 – Proposed First Floor Plan
 - Drawing No. Murray-0724-05 – Proposed Section B-B
 - RISCs Level2 Your survey report at 36 New Road RG1 5JD, dated 7/2/2024, Surveyor's RICS number 6759721.
 - Design and Access Statement
Received 29/7/2024.
- & An email with the applicant, dated 4/12/2024, further confirmed the proposed materials of the proposal.

Existing floor plans and elevations:



Proposed floor plans and elevations:



Planning History:

PL/24/0717 – Pre-application for partial demolition and replacement of ground floor extension and loft conversion.

3. CONSULTATIONS

Internal Consultation:

Reading Borough Council, Conservation consultee:

- The first comments, received on 30/10/2024, are as follows:

Clarification Required – The proposal includes replacement of many original elements on every elevation of this 150 year old building within the conservation area. There are some inconsistencies between submitted documents – application form, design and access statement, drawings, and survey -. Replacing all historic and original elements is considered excessive and therefore the Council requires strong justifications, further clarifications about inconsistencies between submitted documents and material specifications for the proposed works, otherwise the Council cannot support the application on heritage grounds. The replacement of extensions could be acceptable in principle however we need more information about the proposed works and their reasons. I also highly recommend to keep works to the front elevation minimum, not to replace original windows on the façade to preserve the character and appearance of the Redlands Conservation Area and to comply with EN1, EN3 and EN6 of the Local Plan.

- The agent/applicant submitted a response and revised plans on 4/11/2024 in response to the comments above. Follow-up conservation comments were received on 20/11/2024 as follows:
 - The applicant needs to submit a heritage statement that assesses the impacts of the proposal.
 - The proposal is to retain the cement-based render, which is harmful to most historic buildings.
 - There is no reference to conservation legislation or the Council's policies in the submitted statement.
 - From the photographs, the Conservation consultee sees no structural problems; the brickwork appears almost new, and no rotten timber has been noted. The RICS survey is not the same as the heritage assessment; it is for building regulations and the construction phase of the proposals.

Planning Officer notes: *The response and revised plans have provided most of the clarifications, and relevant information has been updated in the proposed plans following the officer's request. Further confirmation regarding the rest of the proposed materials was made with the applicant on 4/12/2024. Therefore, it is considered that the submitted plans/documents are sufficient to proceed with a decision.*

External Consultation:

The following addresses were consulted by letter:

- 34 New Road, READING RG1 5JD
- 27 Marlborough Avenue, READING, RG1 5JB
- 29 Marlborough Avenue, READING, RG1 5JB
- 38 New Road, READING, RG1 5JD
- Flat 2, 40 New Road, READING, RG1 5JD
- Flat 3, 40 New Road, READING, RG1 5JD
- Flat 1, 40 New Road, READING, RG1 5JD

One letter of representation has been received, outlined as follows:

- 1) Concerns over disruption and security during reconstruction at 34 New Road
- 2) Internal alterations at 36 New Road impacting 34 New Road
- 3) Request for frosted glass in new door and windows on the west elevation of 36 New Road
- 4) Concerns about flue placement and fumes from new boiler at 36 New Road
- 5) Noise and odour concerns from new extractor fans at 36 New Road

Planning Officer's notes: *The officer confirmed with the applicant that all windows, including the glass in the west side door, would be frosted. Details would be secured via condition. Please see the informatives in the decision notice, which cover the comments raised. The arrangement of the internal layout is not a material consideration on planning grounds.*

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:

National Policy

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
EN1 (Protection and Enhancement of the Historic Environment)
EN3 (Enhancement of Conservation Areas)
EN14 (Trees, Hedges and Woodlands)
H9 (House Extensions and Ancillary Accommodation)
H10 (Private and Communal Outdoor Space)

SPD

Design Guide to House Extensions SPD 2021
Redlands Conservation Area Appraisal 2008

5. APPRAISAL

Impacts on Historic Character and Appearance of the Property and Conservation Area

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. EN1 and EN3 state that historic features, areas of historic importance and other elements of the historic environment, including their settings will be protected and where possible enhanced.

Following communications and confirmations between the planning officer and the applicant/agent, all details of the proposed materials have been confirmed. Although the application site falls within the Redlands Conservation Area, the proposed works are not considered to harm the historic character and appearance of the property itself or the local distinctiveness of the conservation area. The proposed developments aim to restore much of the special interest of the conservation area outlined in the '6.1.2 New Road' section of the Redlands Conservation Area Appraisal (2008), particularly in the front elevation, including all window frames and boxes, and the door with the arched fanlight. Even though the existing roof would be replaced with new slates, the proposed roof slates would be grey, matching the existing ones. The existing white render at the frontage, along with the railings and front gate, would be restored to their original condition, all of which are positive contributions to the conservation area.

Additionally, the proposal to demolish and rebuild the rear extensions includes the use of Flemish bond red bricks identical to the existing walls, which would be invisible from the street. Although three doors and five rooflights would be black aluminium, it is considered acceptable as the rear doors would be invisible from the street, and the rooflights would complement the proposed grey roof slates. All other windows in the main house would be restored or replaced with double-glazed sash windows, painted white, as original. All windows proposed for the rear extensions would match the originals, using handcrafted sash windows painted white. Therefore, the proposal is not considered overbearing to the host dwelling or the local environment. The paving in the front garden would be red and black terracotta tiles, matching the neighbouring paving, and would raise no concerns regarding the street view. The proposal would comply with policies H9, CC7, EN1, and EN3 of the Reading Borough Local Plan 2019.

Impacts on 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 being overbearing or blocking sunlight and daylight to neighbouring properties, as the proposal essentially involves rebuilding the existing rear extensions. Although the arrangement and size of the side windows on the ground floor would differ from the originals, the windows and door on the west elevation would be obscured to protect 34 New Road from overlooking. The proposed large sliding door on the east elevation is not considered to raise concerns regarding privacy for No. 38, as the door would be set back from the shared boundary by 2m and benefits from the growing hedges along the shared fence.

Trees

EN14 states that individual trees, groups of trees, hedges and woodlands will be protected from damage or removal where they are of importance, and Reading's vegetation cover will be extended. The quality of waterside vegetation will be maintained or enhanced.

The development is not within the root protection area. Following communication, a Tree Protection Plan (TPP) has been updated on the Block Plan to prevent all construction activities (logistics, materials storage, etc.) from overlapping with the Root Protection Area. Details would be secured via condition.

In conclusion, the proposal is considered acceptable based on the reasons listed above.

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

Approve with Conditions

Recommended Conditions:

Time Limit

Approved Plans

Arboricultural Method Statement (As Specified)

Materials (As Specified)

Obscure Glazing