

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Abbey Ward

App Ref: PL/25/0255

Address: 7 BAKER STREET, READING, RG1 7XT

Proposals: Replacement of existing windows, where required, to period correct wooden double-glazed sash windows to the front, original sash window design with UPVC wood effect double-glazed windows to the rear, and a single storey rear (Part Retrospective)

Case Officer: Mishga Marshall

Applicant: Mr Mustafa Halim

Date received (valid from): 17/03/2025

Target Decision date: 16/05/2025

EOT Agreed date: 23/05/2025

1. SITE DESCRIPTION

The application site is a two storey mid-terrace property with pitched roof, located on the southern side of Baker Street. It is not a listed building, however, does it fall within the [Castle Hill/Russell Street/Oxford Road](#) conservation area. Baker Street is one of several more challenged sections within the conservation area that have led to the area's inclusion on Historic England's "Heritage at Risk" list. The street suffers from on-going degradation of property façades with the loss of historic features and detailing such as traditional doors and windows, roofing materials, and frontage treatments. Baker Street, one of the earliest streets in the conservation area, has smaller Georgian terraced houses in the section east of Russell Street and a well-preserved red brick early Georgian terrace of substantial two storey houses with basements (formerly known as Bedford Row) to the west of that junction. The surrounding area is residential comprised of terraced block.

Site visit date: 24/03/2025

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for the replacement of existing windows with white timber sashed windows to the front and white UPVC-timber effect windows to the rear as well as a rear extension to house a boiler, the proposed would at its highest measure ~2.5m at its eaves and would have a flat roof and a depth of ~1.9m.

******The proposal was originally for UPVC windows at the front and rear of the property, however give the location of the property, with a Conservation Area, timber and UPVC-timber effect was deemed to be most appropriate, this was also backed by the RBC Conservation Officer.

Plans submitted:

7BS_PL_001_REV A Floor Plan - Existing

7BS_PL_002_REV A Roof Plan - Existing and Proposed

Block Plan

Location Plan

[Received by the Local Planning Authority 18 Feb 2025]

7BS_PL_003_REV C AMENDED Front Elevations Existing and Proposed

7BS_PL_004_REV C AMENDED Rear Elevations Existing and Proposed

7BS_PL_005_REV B Side Elevation Existing and Proposed North East Facing

7BS_PL_006_REV A Side Elevation Existing and Proposed South West Facing

[Received by the Local Planning Authority 14 May 2025]

Existing and Proposed Front Elevations:

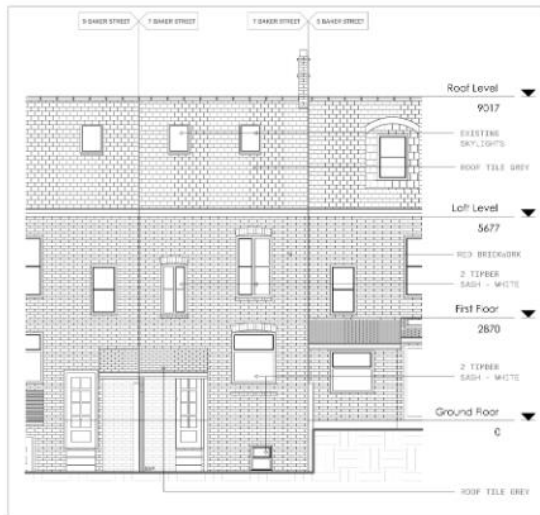


FRONT ELEVATION EXISTING



FRONT ELEVATION PROPOSED
REPLACEMENT WINDOWS

Existing and Proposed Rear Elevations:



REAR ELEVATION EXISTING



REAR ELEVATION PROPOSED
NEW BOILER ROOM AND
REPLACEMENT WINDOWS

3. RELEVANT PLANNING HISTORY

PL/24/1263 - Proposed change of use to a C4 HMO - Lawful Certificate granted 21 November 2024

PL/96/0275 - Two storey rear extension. - Historical Application

PL/95/0688 - Erection of two storey rear extension. - Historical Application

4. CONSULTATIONS

Site notice advertised on 03/03/2025

One letter of representation has been received.

Councillor comment (received 04/03/2025) - concerns about the site's obligations to the conservation area, and proper maintenance of the dwelling to preserve and enhance the conservation area.

Concerns were raised in regard to HMO usage of the site. A Lawful Certificate was granted on 21 November 2024 for a change of use to a C4 HMO. It was considered by the officer that *'the proposed use would fall within use class C4. As such, the proposed change of use is considered to qualify as permitted development under Class L, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)'*. Further to this, HMO management Informatives were added; these included one which limited HMO occupants to 6 people, as well as one relating to HMO management which includes organisation of recycling and waste.

RBC Conservation was consulted as part of this application - comments on appropriate design/material for site and its setting within the Conservation Area.

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

National Planning Policy Framework 2024

National Planning Practice Guidance 2014 onwards

Reading Borough Local Plan (2019)

EN1 (Protection and Enhancement of the Historic Environment)

EN3 (Enhancement of Conservation Areas)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

H9 (House Extensions and Ancillary Accommodation)

SPD

Design Guide to House Extensions SPG 2021

Castle Hill/Russell Street/Oxford Road Conservation Area Appraisal (2020)

6. APPRAISAL

Character and Appearance (Heritage)

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.

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. Policy EN3 states that the special interest, character and architecture of Conservation Areas will be conserved and enhanced.

The proposed works involve the removal of existing windows, which were originally timber, single glazed units; and their replacement with new units designed to replicate the style and

proportions of the dwelling's original. The proposed window replacements will be to period correct wooden double-glazed sash windows to the front, original sash window design with UPVC wood effect double-glazed windows to the rear, and will retain or reinstate traditional features where appropriate, in order to preserve the architectural character of the property and its contribution to the wider conservation area.

The proposed replacement windows are considered to be appropriate in terms of their design, materials and detailing, and are sympathetic to the character of the host property and its setting with the Castle Hill/Russel Street/Oxford Road Conservation Area. The new windows would closely replicate the proportions and traditional appearance of the historic originals, which are characteristic of the area and contribute to its historic integrity. The use of high-quality materials and a traditional finish will ensure the windows integrate harmoniously with the existing dwelling and surrounding streetscape. Furthermore, by reinstating or preserving traditional fenestration patterns, the proposed works will preserve the special interest of the conservation area and, in doing so, make a positive contribution to its overall character and appearance. Section, elevation and plan drawings at scale 1:10 are recommended to be secured by way of condition.

In addition to the fenestration alternations, the application proposes the addition of the single storey rear extension projecting ~2.5m at its eaves and with a flat roof and a depth of ~1.9m from the original rear elevation. The proposed extension is not considered to have a detrimental impact on the character of the host dwelling. The extension would be situated to the rear and would not appear as an obtrusive feature within the street scene of Baker Streer. The proposed materials are intended to match the existing dwelling, thus respecting the character of the host site.

The development is therefore considered to be subservient to both the existing dwelling and surrounding area and its character and is not believed to detract from it. As such, the development is considered acceptable, in compliance with Policy H9 and CC7 and EN1 and EN3.

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. 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.

Given the position of the rear extension on the south side of 7 Baker Street, there would be no impact on the adjoining properties No.11a and No.5 Baker Street in terms of undue overshadowing and loss of privacy. Additionally, the flat roof design, whilst slightly visible the extension is not considered to result in any significant material overbearing impact to users of these garden areas.

Therefore, the development is considered to have an acceptable impact on the amenity of all adjoining neighbours and on the occupiers of the application dwelling, complying with Policies CC8 and H9.

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

Recommended Conditions:

Time Limit

Materials

Approved Plans

Flat Roof