

DELEGATED APPLICATION REPORT

App Ref: **PL/25/0312** Householder planning permission and App Ref: **PL/25/0313** Listed building consent

Address: 144 SOUTHAMPTON STREET, READING, RG1 2RD

Ward: Katesgrove Ward

Proposal: External and internal renovations and landscaping to the front garden to include alteration to front boundary wall and one parking space (part retrospective)

Applicant: Mr Velo

Received date: 26/02/2025

Target Decision date: 03/06/2025

Case Officer: Sian Hickey

1. SITE DESCRIPTION

The application site is a two-storey mid-terrace dwelling on the west side of Southampton Street. The property is part of a Grade II listed terrace set back from the road with large front gardens.

The national listing reads as follows:

SOUTHAMPTON STREET 1. 5128 (West Side) Nos 142 to 146 (even) SU 7172 NE 4/250 II GV 2. Mid C19. 2 storeys, Nos 144 and 146 with attic. Stucco cornice. Parapets. Slate roofs, part hipped. Long front gardens to street. No 142, 2 modern casements, former datestone removed, lower extension to right. Nos 144 and 146 a 3 window pair, grey brick headers with red dressings and paired doors in centre. No 144 has glazing bar sashes. 2 course band over first floor. 1 window wing to left with chequered parapet and a 2 arch loggia with rubbed brick arches on ground floor and set back door to left, round headed window to right.

The site is also within an Article 4 Direction area restricting permitted development rights for change of use from C3 class to C4 class.

Extract from the location plan:



Site visit photo taken 6th March 2025:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission and listed building consent are sought for external and internal renovations of the existing property and landscaping to the front garden. The proposal includes the following:

- Replacing wall, floor and ceiling finishes throughout with like-for-like materials which include both lime plaster and modern plasterboard
- Creating a larger kitchen area on the ground floor, with a utility room and WC
- Renovating first floor bathroom, new boiler and housing installed using existing flue penetration
- Creating second floor ensuite within existing rear bedroom, services are to be linked with existing bathroom below
- Relocating entrance door to front, first floor bedroom, to create more space
- Replacing existing rear, ground floor single glazed window with a timber window
- Replacing existing rear, first floor uPVC window with an obscure glazed timber window
- Old paint to be rubbed down, repaired where required and re-painted
- Existing rear SVP to be raised up to roof level, to meet Building Control requirements
- Stone coping to the parapet to be repaired or replaced where required, to match the existing profile
- Roof flashing to be stripped back and replaced with new lead flashing
- Existing concrete ramp removed and replaced with new front path
- Front brickwork wall cut back (part retrospective), to allow for new vehicle entrance. New brickends to be repaired to match the existing mortar and bond.
- Create 1 new parking space
- New retaining concrete kerb installed around the parking, for differing levels from the parking and front garden
- Replacing front garden pathway
- Landscaping

Documents/plans submitted:

Finishes Schedule Ref. 2449-P602 P4 received 27th May 2025
Design and Access Statement P4 received 23rd May 2025
Drawing No. 2449-D101 P5 – Proposed Site Layout Plan and Section received 23rd May 2025
Arboricultural Impact Assessment & Method Statement Ref AAAIA144S received 23rd May 2025
Drawing No. 0050 PO1 – Junction Visibility received 30th April 2025
Drawing No. 2449-P200 P2 – Proposed Elevations received 16th April 2025
Drawing No. 2449-P100 P2 – Proposed Floor Plans received 16th April 2025
Drawing No. 2449-S002 P1 – Existing Site Layout Plan received 27th February 2025
Drawing No. 2449-S100 P1 – Existing Floor Plans received 27th February 2025
Drawing No. 2449-S200 P1 – Existing Elevations received 27th February 2025
Drawing No. 2449-S001 P1 – Location received 27th February 2025
Drawing No. 2449-S002 P1 – Block Plan received 27th February 2025
Heritage Assessment received 27th February 2025

Relevant Planning History

920631 - Demolition of garage. New conservatory and WC conversion. Re- opening existing door to first floor. – Permitted

020456 - Re slating roof with welsh slate to include 1 velux window on rear pitch. – Withdrawn

061281 - Replacement windows, door, roof and glass to existing conservatory. – Permitted

220474/PREAPP - Conversion of a conservatory to a single storey kitchen and move upstairs bathroom – Observations sent 23/5/22

PL/24/0656/FUL & PL/24/0657/LBC – Refurbishment and conversion of existing house into 4 HMO units (Part-retrospective) – Refused

PL/24/1641 - Pre-application advice for external and internal renovations to the Listed Building – Observations sent 08/01/2025

3. CONSULTATIONS

No neighbours were consulted by letter, however, a site notice was displayed at the front of the property by the case officer on 6th March 2025 for a period of 21 days.

One detailed letter of representation has been received from the attached neighbouring property at number 142 Southampton Street. The letter is in support of returning 144 Southampton Street to being a family home and renovating the interior and exterior, but not in support of making a car park in the front garden.

Officer note: The Council are unable to seek additional amendments to the property above and beyond what is being proposed.

RBC Conservation Officer

No objection in principle, but some clarifications are required:

Works to the gardens/listed curtilage:

- Repair of the brick boundary wall should be like-for-like – Does this include all boundaries or just the front? What is proposed for the side and rear boundary treatments?
- What is the proposed material for the hard surface in the front garden? It should have a permeable finish, such as grass crate, etc.
- Would there be a gate proposed for the front vehicle entrance?
- Design and material details of the proposed bin store is required.
- What is the proposed soft landscaping details for front and rear gardens? – We can put a condition for landscaping details to be provided.

Suggested condition:

- Prior to the commencement of any works in connection with front and rear gardens, a landscape plan and schedule, including design details and materials of hard and soft landscape, proposed outbuilding(s), gate(s) and boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The works thereafter shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable these matters to be considered prior to granting listed building consent, and the matters are required to be agreed in order that the works to the designated heritage asset are undertaken in an acceptable manner.

External Works to the listed building

- Replacement of the existing unsympathetic window with a timber sash window would be beneficial. For new timber windows, we need details – a condition is suggested
- Repair to the stone parapet would be beneficial. We need repair details – a statement with a few paragraphs providing information on the repair method and materials to be used
- Are there any proposed works to the roof or external walls – brickwork? I suggest a condition for making good.

Suggested conditions

- Prior to their installations, details of all new external windows have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include depth of reveal, details of heads, sills and lintels, elevations at a scale of not less than 1:10 and horizontal/vertical frame sections (including sections through glazing bars) at not less than 1:2. The works shall be carried out in accordance with the approved details.
REASON: These details are required due to insufficient information being contained within this submission and in order that the special architectural and historic interest of this Listed Building is safeguarded in accordance with Policy EN1 of the Reading Borough Local Plan 2019.
- Prior to the commencement of any works to the parapet, roof, and chimney, methodology and details of repair works shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
REASON: In order to safeguard the special architectural or historic interest of the heritage asset in accordance with Policy EN1 of the Reading Borough Local Plan 2019.
- All external and internal works of making good to the retained fabric shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile. All such works and finishes shall be maintained as such thereafter.
REASON: In order to safeguard the special architectural or historic interest of the heritage asset in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

Internal works to the listed building

- I am happy with the proposed layout and plan as it indicates the building would be a single family dwellinghouse which is the most suitable use/original use of the building, highly beneficial.
- We need to know the finishing materials for the ceilings, walls and floors. If there are proposed repairs to these elements then a statement of one page with providing clarification in relation to how the repairs would be carried out should be submitted.
- The joinery details for the proposed internal doors and shelving, as well as other original elements described within the submitted Heritage Statement would be required. A condition is suggested.
- Is there any proposed work to the cellar?

Suggested conditions

- Prior to the commencement of interior works in connection with the repair and replacement of the existing lime plaster surfaces, historic lathe and plaster ceilings, and historic floorboards, a schedule of details and materials for the proposed works shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
REASON: These details are required due to insufficient information being contained within this submission and in order that the special architectural and historic interest of this Listed Building is safeguarded in accordance with Policy EN1 of the Reading Borough Local Plan 2019.
- Prior to their installation, joinery details for internal arched niches with shelves, cupboards, doors, wooden panelling and skirting boards and a schedule of details and materials for the new internal walls and replacement fireplaces and surrounds shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
REASON: In order to safeguard the special architectural or historic interest of the heritage asset in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

Officer note: Following the above comments, the plans and documents were updated to include further information and details in order for some of the conditions to be removed. The agent also noted that the work to the roof needs to be carried out as soon as possible due to the leak and the damage this has caused to the structure and to prevent any possible collapse.

Conservation Area Advisory Committee

We welcome the proposal to retain the property as a single family home and we note that the applicant has sought pre-application advice. We retain our overall objection to the proposal for the reasons below.

Should additional information and documentation be supplied by the applicant some of our concerns, which also applied to the refused applications (PL/24/0656 and PL/24/0657) may be removed.

Summary of Objection

- The documentation submitted does not include the expected full description of the exterior and interior of the listed building and the impact of works to be undertaken. In particular, the Heritage Assessment submitted does not include a history of the property or demonstrate the heritage impact of the proposal. Photographs of the property and a map regression should also have been included.
- Creation of a vehicular access to Southampton Street, requiring the demolition of the front garden wall is not acceptable and the damage already caused by unauthorised demolition should be rectified at the earliest opportunity.
- The application does not comply with Policy EN1 Protection and enhancement of the historic environment.

1. HERITAGE

1.1 Context and setting

1.1.1 144 Southampton Street is a Grade II listed building in a group of listed buildings from 142- 152 Southampton Street covered by 3 listing entries. The official entry [1113587](#) dates the properties to the mid-nineteenth century. A comment added to the listing entry states that 144- 146 date from the late eighteenth century and were once a single house. It is known that 142 is a later addition.



Figure 1 Panoramic view of 152 (left) to 142 (right) Southampton Street July 2024

1.1.2 The view down Southampton Street from the top of Whitley Street towards the town centre is one of Significant Views with Heritage Interest (View 2) protected by Policy EN2. One of the viewing spots is at the junction of Chesterman Street and Southampton Street where the Holm Oak protected by a TPO dominates the streetscape. The image in the document shows the abundance of trees in the front gardens of the terrace. The clearance of the front garden of 144 early in 2024, at the same time as part of the front wall was removed without listed building consent, has disturbed the bucolic character of this section of the street, leaving the garden open to the full force of the noise and pollution and gaze of all on this busy route into the town centre.



Figure 2 View from the junction of Southampton Street and Chesterman Street, November 2016

1.2 Heritage impact of the proposal

1.2.1 The application is for external and internal renovations and landscaping of 144 Southampton Street.

1.2.2 External works

1.2.2.1 Front Garden Wall

The owner demolished part of the front garden wall to the property, without consent in February 2024 and began to clear the front garden of trees and shrubs. The removal of the wall currently allows a vehicle to park on the property. The size of the entrance can be seen in the image below (from 26 February 2024) which also shows that any further widening of the entrance would require the utilities box and a road sign to be moved.

The Design and Access statement section 'access and landscaping' appears to suggest that the parking space will be at pavement level with steps and a retaining wall. This change in gradient is not entirely clear from the plans and should be clarified. In addition, the application is silent on whether an application will be made for a dropped kerb and how a vehicle would enter and exit the property.

A 1999 vehicle access application is relevant to this application and the assumption must be that the creation of a vehicular access would not be granted (991778 – installation of vehicular access from Southampton Street was refused on 7 December 1999).



Figure 3 Extent of demolition of wall and creation of vehicle access

1.2.2.2 Works to the exterior of the house

We note the exterior elevation diagrams showing the windows to be replaced and that otherwise they are to be repainted.

More information on the replacement of the modern (currently) dining room window should be provided. The statement is that it will be timber and 'match the existing style'. A window that is more in keeping with the age of the building would be preferable and the design should be specified in the plans. It is not clear if the new window requires any change to the surrounding brickwork or whether it will be double or single glazed. Similarly, more information should be provided on the replacement to the first floor bathroom window. Both windows have an existing brick arch above them into which the modern windows have been inserted.

Proposed changes to the exterior fabric of the building are minimal. We think that it is unlikely to be the case in practice. Were this application to be granted any additional works would require a planning application or listed building consent and this should be secured by condition.

We would welcome the replacement of UPVC rainwater goods with cast iron.

1.2.2.3 Works to the interior of the house

The interior was stripped out early in 2024 before a planning application was submitted. We are unable to judge how much damage this caused to original fabric and fittings in the house.

The applicant should supply details of insulation or other sustainability improvements proposed for the property or confirm that there are none. The previous application included extensive sustainability measures.

Neither the plans nor the Design and Access statement mention any works to be undertaken to the cellar. The heritage assessment mentions the potential for ‘...introduction of gentle heat to this area via one or two radiators on a low setting...’. The installation of central heating to the basement would require additional intervention in the property for example for the running of pipework and as the statement goes on to say, an expert should be consulted first.

1.2.2.4 Landscaping

Rebuilding of unsafe walls to the rear garden is mentioned on page 8. Which walls require repair, their ownership (may not strictly be a planning matter), age and the heritage impact of rebuilding or repairing should be specified.

2. Other matters

2.2.1 The heritage assessment is fairly superficial and does not comment precisely on the heritage impact of the proposal.

It should include historic maps and current images of the interior. It is not enough to say that ‘This property may have been a farmhouse or small gentleman’s ‘villa’ [sic]. It would be interesting to pursue this further in future research, as eighteenth century houses in and around Reading centre are rare and therefore important’.

2.2.2 Significant damage may already have been done to the interior of the building by the stripping out undertaken during 2024. Photographs of the interior following the stripping out should have been supplied as part of this application.

3. CONCLUSION

3.1 This application should be rejected for the reasons stated. In particular the parking space is entirely unacceptable.

3.2 An informed judgement cannot be made on most of the works proposed because the documentation submitted is not sufficiently explicit about the changes to be made and how they impact the heritage asset.

3.3 Should this application be approved as it stands, a long list of conditions will be required to protect against works which may be undertaken but could have significant impact on the heritage fabric and appearance of the building.

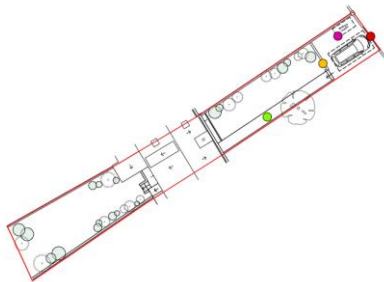
3.4 Our conclusion is that the application does not comply with policy EN1 Protection and enhancement of the historic environment.

RBC Transport

(original comments)

Southampton Street (A327) is a one way (South to North) main transport corridor and is located within the Zone 2, the primary core area but on the periphery of Zone 1, the central core area, which lies at the heart of Reading Borough, consisting primarily of retail and commercial office developments with good transport hubs. The site is well connected with a high level of public transport accessibility and access to public car parks. There are extensive parking restrictions in place preventing unauthorised on street parking including the operation of the Councils Residential Parking Permit Scheme.

This application is for the external and internal renovation of the property including landscaping of the front garden and partial removal of the boundary wall to provide one on-site parking space as illustrated below in the Proposed Site Plan extract:



The introduction of a new vehicle crossing will require plans illustrating visibility splays of 2.4m x 90m. A licence will be required to undertake all works on the public Highway, this includes the creation of a new vehicle crossing. Plans will also need to illustrate the location and width of the drop vehicle crossing in relation to the utility cabinet located on the footway as well as all other street signage. Should any of these items require relocation the full cost would be met by the applicant and would require the appropriate highway licences.

There appears to be a gradient down to the footway and therefore any proposal would be required to ensure that surface water is contained on the site either by way of a permeable parking surface i.e. permeable paving or a drainage channel would be required just within the property boundary.

The Natural Environment officer will also need to be consulted to assess any impact on the on-site trees etc.

Given the site's location a scaled down version of a CMS will be required covering location of storage, deliveries etc.

Please ask the applicant to address the comments above and resubmit revised plans so that the application can be fully determined.

Officer note: further to the comments above, plans were submitted showing the visibility splays and the details of the cross over proposed. The finishes schedule was also updated with the details requested. The agent also confirmed that they have appointed Infrastruct to undertake the licence for the new cross over.

Transport provided the following further comments: *There are no transport objections, subject to conditions, however Highways will determine any issues regarding the access when they come to review the site for the proposed vehicle crossing to ensure there are no issues with regards to any street furniture etc.*

RBC Natural Environment

144 Southampton Street is a Grade II Listed Building. The site is located on a 'treed corridor' and is within an Air Quality Management Area (AQMA).

With reference to the Arboricultural Impact Assessment and Method Statement [AIA], 11th April 2025, Reference No. AAAIA144S, I note that only the trees on the frontage have been surveyed. The Design and Access, 25th February 2025, Reference No. 2449-P600-P2 states *'we would therefore like to propose to alter and remove the unsafe brick walls to the rear gardens only. These walls will be re-built wherever possible.'* This is vague and requires clarification. The Design and Access Statement contradicts itself, *'it is proposed to remove part of the front brickwork wall'* – which is not a wall in the *'rear garden only'*. As work is being proposed in the rear garden, there could be a potential impact on the environment, how will this be controlled? I would expect this to be in the AIA, storing and handling materials within RPA's is not acceptable. From looking at Google Maps, 2025, I note at least one tree that is in close proximity to the property's boundary.



I note that transport have commented. Looking at Google Street View, September 2024, it's clear these works are part retrospective, as the wall at the front has already been removed and appears to be used for vehicle access.



I have also recognised the Conservation Officer has commented on the repair of the wall, however, not the removal of a section of it. It is not stated in the Design and Access statement, AIA or Proposed Site Layout Plan how much of the wall is to be retained. The side of the street, in which no.144 is situated, has a wall which stands along the frontage of numerous properties. Therefore, removing a section of the wall could impact the street scene, the extent of which is difficult to determine. However, referring to the image above, a section of the wall has already been removed.

5.0 of the AIA is titled as a 'vegetation description'- it only describes the trees which have been surveyed. It does not include any other vegetation which are present on site i.e. shrubs, which appear to be present.

6.0 of the AIA demonstrates in Table 1 that both T1 and T2 will have new surfacing in the RPA. The BS5837 2012 recommends *'New permanent hard surfacing should not exceed 20% of any existing unsurfaced ground within the RPA'*. The percentage of hard surfacing change is not demonstrated in the AIA, so I cannot assess whether this complies with BS5837 2012. Table 1 also demonstrates that a new structure will lay within T2's RPA. This is generally unacceptable, following the BS5837 2012 recommendations of *'The default position should be that structures are located outside the RPAs of trees to be retained'*.

7.0 of the AIA describes measures for 'special surfacing'. Firstly, it states that *'For the new driveway area the*

existing ground will be graded up to form a no dig surface utilising a 3D load spreader, a no-fines aggregate and a porous wearing course, however this has not been demonstrated. Secondly it states *'Where excavation work will be required to remove the existing pathway down to the existing soil level and undertake the shallow excavation in the area of soft ground within the RPA's of T1 and T2, this will be achieved using hand tools or handheld pneumatic tools, working backwards away from the trees. An arboriculturalist will over see this work to ensure if any roots are exposed, they are suitably covered and protected. The new pathway will also be graded up to form a no dig surface utilising a 3D load spreader, a no-fines aggregate and a porous wearing course'*. This is not considered acceptable methodology for the finding and treatment of tree roots. These *'no dig'* and *'graded up'* methods should be demonstrated within the AIA, avoiding intrusion into RPA and the marrying of the path and driveway ground levels. This statement also lacks clarity – roots are to be *'covered and protected'* by what? If excavation is required, how is this a *'no dig surface'*? This is not explained in the AIA and the AMS is not one that is specific to the design of this proposal. The DAS does not include any of this information regarding the design of the proposed, landscaped frontage.

Driveways and paths are susceptible to damage from tree roots, I would expect the choice of materials to consider and compliment the existence of tree roots within an RPA. Materials are not specified within the AIA or Design and Access Statement. The susceptibility to damage from tree roots may lead to an increase in pressure to remove the trees in the future, further adding to the need for considerate material selection. The allocated space is also beneath the canopy of T2, which will increase the pressure for pruning and removal. The AIA also states, *'Steps within the RPA of T2 will require a design so that they may be constructed on or above ground level with minimum excavation.'* Lowering the ground levels within an RPA to install these steps is not acceptable. The AIA doesn't demonstrate a method in which this could be feasible.

'No facilitation pruning is required.' – I note there is only 2m clearance from the ground to T1's crown leading me to question whether this will truly allow space for construction, The tree is *'early mature'* and likely to have grown by the time construction commences. The crown of the trees have only been referred to in the context of roofs. *'It is important that sufficient growing space is allowed between the mature crown extent of each tree and the roof edge of the proposed structures. This is to reduce conflicts of interest in the future and to reduce the pressure to prune trees to keep them clear of roofs'* This does not consider other factors which could result in the need for pruning. The trees within the survey are not conflicting with a roof. This is a general statement and not one which is relevant or considers the design of this proposal.

Regarding the landscaping, there will be a significant loss of soft landscaping due to the proposed driveway and parking space. It is justified in the Design and Access Statement by stating *'This proposal still allows for an approx. 15m long front garden filled with soft landscaping'*. A landscape plan is needed to demonstrate how loss of soft landscaping to be mitigated by improving the remaining soft landscaping area. The design of the frontage is to demonstrate how the existing trees and landscape are considered in the planning and construction process. As there is a substantial area remaining within the front garden for soft landscaping, I would suggest including the planting of a small tree, along with other vegetation. The area lays within a tree corridor, which is a priority area for replanting, as part of the Tree Strategy.

To conclude this proposal is not supported in tree or landscape terms until the above issues have been satisfactorily resolved. Many elements of the design are not included within the plans, nor are the trees and the landscape adequately considered in relation to the design.

Officer note: further to the comments above, revised plans and documents were received. The agent removed the works to the rear boundary wall from the proposal due to the additional queries raised. The Natural Environment Officer reviewed the amended AIA report and confirmed that the previous concerns had been satisfactorily resolved but strongly encouraged improvements to the soft landscaping.

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 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving a listed building or its setting or any features of special interest which it possesses.

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)

CC1 (Presumption in Favour of Sustainable Development)
CC2 (Sustainable Design and Construction)
CC3 (Adaptation to Climate Change)
CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
H10 (Private and Communal Outdoor Space)
EN1 (Protection and Enhancement of the Historic Environment)
EN3 (Enhancement of Conservation Areas)
EN6 (New Development in a Historic Context)
EN12 (Biodiversity and the Green Network)
EN14 (Trees, Hedges and Woodland)
H9 (House Extensions and Ancillary Accommodation)
TR1 (Achieving the Transport Strategy)
TR3 (Access, Traffic and Highway-Related Matters)
TR5 (Car and Cycle Parking and Electric Vehicle Charging)

SPDs and other documentation

Design Guide to House Extensions SPD 2021
Sustainable Design and Construction SPD 2019
Revised Parking Standards and Design SPD 2011

Local Plan Update

The current version of the Local Plan (adopted in November 2019) turned five years old on Tuesday 5th November 2024. The Local Plan was reviewed in March 2023 and around half of the policies in the plan are considered still up to date. However, the rest need to be considered for updating to reflect changing circumstances and national policy. The submission version of the Local Plan was submitted on 9th May 2025.

Although there is a five-year period for carrying out a review of a plan after it is adopted, nothing in the NPPF or elsewhere says that policies automatically become “out of date” when they are five years old. It is a matter of planning judgement rather than legal fact whether a plan or policies within it are out-of-date.

This will depend on whether they have been overtaken by things that have happened since the plan was adopted, either on the ground or through changes in national policy, for example.

Officer advice in respect of the Local Plan policies pertinent to this application listed above is that they remain in accordance with national policy and that the objectives of those policies remains very similar in the draft updated Local Plan. Therefore, they can continue to be afforded weight in the advice given below and are not considered to be 'out of date'.

5. APPRAISAL

Character and Appearance and Impact on Heritage Asset

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 requires that development must be of a high design quality that maintains and enhances the character and appearance of the area.

Policy EN1 states that 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. Policy EN6 states new development will make a contribution to the historic character of the area by respecting and enhancing its architectural and visual qualities.

Policy CC1 states that a positive approach to considering development proposals will be taken that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

As the building is a Grade II Listed Building, there is a duty imposed by Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requiring decision makers to have special regard to the desirability of preserving its setting or any features of special architectural historic interest which it possesses. This is reflected in Policy EN1.

Paragraph 197 of the NPPF states in determining applications, local planning authorities should take account of:

- a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) The desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199 of the NPPF details that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

With regards to the proposed internal and external refurbishments to the main building, when assessing the proposals against our design policies and the design guide to house extensions SPD, the alterations are considered fairly minor. The proposal does not include enlarging the existing building.

The proposals would allow for the building to be used as a single family dwellinghouse, which is the original use of the building and is considered the most suitable use which would be highly beneficial.

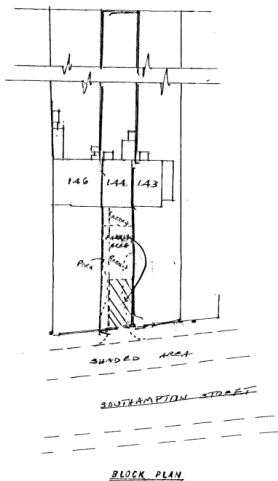
Although the loss of part of the original front boundary wall has resulted in some harm, this has been weighed against the benefits of using the building as a family home with the benefit of an off-street parking space for the property.

The proposed scheme would seek to enhance the site and subject to conditions would ensure that the appearance and sustainability of the listed building would be improved.

It is considered that tidying and maintaining the front garden along with the alterations to the existing cut-back brick boundary wall will enhance the streetscape along Southampton Street as the front of the site is currently in a poor state.

The original plans included a larger area of hard landscaping at the front of the property across the full width of the site. Following officer concerns, the area of hardstanding was reduced to soften the appearance at the front of the site. The length of the brickwall was also increased slightly so that the boundary treatment would dominate the frontage.

In 1999 an application was submitted to the Council (reference no. PL/99/1778) for vehicle access onto the site. This application was refused (image below). One of the reasons for refusal related to transport safety.



Plans illustrating visibility splays have been received for the current proposal, these details have been reviewed by the transport department and there are no objections in terms of transport safety. Furthermore, the streetscene has changed since the previous application was submitted in 1999.

The Council's Conservation Officer has confirmed that there are no heritage objections to the proposed works subject to conditions. These include requirements for window details, plaster details, and joinery details, and a pre-commencement condition for further details of any works in connection with the front garden/boundary treatment, and a condition to ensure all external and internal works of making good to the retained fabric shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile. All such works and finishes shall be maintained as such thereafter.

It is not considered that the proposals would harm the character and appearance of the site, neighbouring properties, or the wider area. Therefore, the proposals are considered favourable against policies CC7 and H9 of the Reading Borough Local Plan.

It is considered that the proposals would improve the appearance and the sustainability of the existing listed building and, therefore, the proposals are considered acceptable and in accordance with Policies 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 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.

Given the nature of the proposals there would be no harm to neighbour amenity.

For current and any future occupiers of the host building, the proposed works will facilitate an improved standard of accommodation.

Trees

Policy EN14 states that Individual trees, groups of trees, hedges and woodlands will be protected from damage or removal where they are of importance. Policy CC7 also sets out considerations for landscaping.

There are trees and shrubs on and off site within 15m of the proposed development. The revised AIA has been reviewed by the Natural Environment Team and is considered acceptable. A condition is attached to ensure protective measures, including fencing, ground protection, supervision and working procedures shall be carried out in accordance with the Arboricultural Impact Assessment and Method Statement Report, dated 20th May 2025, Ref: AAAIA144S prepared by KC. Any deviation from the works prescribed or methods agreed in the report will require prior written approval from the Local Planning Authority.

With regards to landscaping, the fundamental information was provided during the application process. It is proposed to maintain the existing soft landscaping areas. The proposal offers an improvement to the landscaping, the new parking space finish will be Cellweb, allowing for grass to grow in between. The existing concrete garden path is to be replaced with a gravel path reduced in size compared to the existing.

A condition is attached to ensure further details are provided to clarify the boundary treatment as this will have the most impact in terms of the effect on the listed building. Landscaping is also included within the condition, however, for one property, it is not considered necessary to impose a landscaping condition beyond the design details and materials of hard and soft landscape.

6. CONCLUSION

Having regard to the material considerations and all matters raised, the Local Planning Authority considers that the balance of considerations, therefore, weigh in favour of granting planning permission and listed building consent subject to conditions.

7. RECOMMENDATION

GRANT Planning Permission and Listed Building Consent

Recommended conditions for PL/25/0312 (householder):

Time limit

Approved plans

Materials (as specified)

Arboricultural method statement (as specified)



Construction method statement
Vehicle access (as specified)
Landscape plan and schedule – front boundary wall

Recommended conditions for PL/25/0313 (listed building):

Time limit
Approved plans
Materials (as specified)
Arboricultural method statement (as specified)
Construction method statement
Vehicle access (as specified)
Joinery details
Window details
Landscape plan and schedule – front boundary wall
Works of making good to the retained fabric shall match the existing
Plaster surfaces