

DELEGATED APPLICATION REPORT

Ward:

App Ref: PL/25/0481 Listed building consent (Alt/Ext)

Address: 34 DEANS FARM, CAVERSHAM, READING, RG4 5JZ

Proposal: Increasing the size of existing bathroom.

Applicant: Mr Bruce Guest

Received date: 26/03/2025

Extended Target Decision date: 26/06/2025

Case Officer: Nathalie Weekes

1. SITE DESCRIPTION

Dean's Farm Cottage is a Grade II Listed Building which has been converted into 3 separate properties. This red brick building is located close to the entrance of the Dean's Farm residential estate and commands a significant position in relation to the River Thames. It is located at the end of The Causeway which is linked to Star Road.

The listing entry for Dean's Farmhouse number is 1321905 and is described as,
'Front probably 1727 (date of Fire Insurance mark No 44218). Altered circa 1820. 2 storeys and attic. Red brick with black and blue headers. Plinth. Band over ground floor. 5 bays, flush framed glazing bar sash windows, with segmental heads over ground floor. Central Regency doorway with reeded surround, 6 panel (flush reeded) door and Gothick fanlight. Hipped old tile roof with off ridge modern brick chimney and gabled dormer to north return. A pleasant range of mainly mid C19 farm buildings to north and north-east. Very attractive setting facing river. Dean's Farm and Dean's Farm Cottage are linked to Star Road by a raised flint causeway.'

It is in Flood Zone 2.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is to increase the size of the internal bathroom. No changes are proposed to the external elevations, ground floor or second floor loft. A high level window is proposed in an internal bathroom wall to allow more natural light into the bathroom.

The Heritage Statement provides details of the works proposed:

- Removal of the wall between the existing bathroom and existing bedroom.
- New false ceiling in new bathroom
- New radiators in adjusted rooms and new electric heating mat in new bathroom.
- New sanitaryware to new bathroom. Bathroom in the same area of the building.
- Redecoration of affected rooms.
- New floor finishes in affected rooms, retaining original floorboards below.
- Removal of existing stair carpet. Repair of existing floor beneath and installation of carpet runners to stair. Existing floorboards and stair retained and repaired as required.

Proposed materials:

Sole and header plates and vertical studs and centres to provide horizontal noggins to brace the stud.

Cavity to be filled with wool acoustic roll.

Plaster board, with Skim.

Plans considered (those struck through are superseded)

24118.S.PP-01 Existing ground floor plan

~~24118.S.PP-02 Existing first floor plan~~

24118.S.PP-03 Existing second floor plan

24118.S.PP-04 Existing elevations

24118.S.PP-05 Proposed ground floor plan

~~24118.S.PP-06 Proposed first floor plan~~

24118.S.PP-07 Proposed second floor plan

24118.S.PP-08 Proposed elevations

24118.S.PP-09 Location plan

24118.S.PP-01 Block plan

2149 Heritage Statement Rev 01, Heritage Fusion

As received 26 March 2025

~~24118.S.PP-06 Rev A Proposed first floor plan~~

~~As received 30 April 2025~~

Window detailing jpg

As received 5 June 2025

24118.PP- 06 REV C Proposed first floor plan

As received 16 June 2025

Planning History

24/1660/LBC Proposed internal first floor alterations to accommodate a larger bathroom and to reconfigure a bedroom 18/03/2025 Withdrawn

010004 /LBC Erection of a single storey porch 12/12/2001 Refused

010555 / FUL Single storey side extension to provide conservatory 02/05/2001 Refused

010076 /LBC Erection of a single storey white painted timber framed conservatory onto a brick dwarf wall to match existing 02/05/2001 Refused

020277 / LBC Construction of full height partition in 1st floor bedroom, comprising timber framework faced with plasterboard and cavity filled with lightweight concrete blocks. 05/03/2002 Permitted

940705 / FUL To convert Deans Farm House into 3 dwellings, refurbishment and repair of structure. Conversion of cowshed into one dwelling and 3 garages with associated access. 05/06/1995 Permitted

PL/94/0526/LBC (94/0827) The vertical division of Deans Farm House into 3 dwellings, refurbishment and repair of structure. Conversion of cowshed into one dwelling and 3 garages. 05/06/1995 Permitted

910187 LBC Refurbishment of structure and conversion into 2 no self-contained dwellings and garages. 03/11/1993 Permitted

910166 FUL Construction of 26 houses with associated parking and access (including footpath along river)and garages. Conversion of listed barn building to two dwellings with garages. Permitted subject to legal agreement 03/11/1993

3. CONSULTATIONS

The following were consulted:

RBC Conservation officer – Additional details were requested including:

- An elevation drawing for the wall where the new window is proposed.

- Clear confirmation of the material (metal, timber, etc.) of the proposed stud walls and the proposed internal window (including window design).

Following the submission of the additional information, there are no objections to the proposed scheme.

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.

A site notice was displayed at the application site for the statutory 21 day consultation period and an advert was placed in a local newspaper on 17/04/2025. No public responses were received.

4. LEGAL AND PLANNING POLICY CONTEXT

Relevant Planning Policy and Guidance and Legal 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). In this regard, the NPPF states that due weight should be given to the locally adopted policies of the Reading Local Plan 2019 according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given). The Council's adopted Supplementary Planning Guidance and Supplementary Planning Documents are also material planning considerations.

In determining applications for Listed Building Consent, Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires 'special regard' to be had to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

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

Reading Borough Local Plan 2019

CC7: Design and the Public Realm

EN1: Protection and Enhancement of the Historic Environment

5. APPRAISAL

The proposed internal works to enlarge the current bathroom would not result in any changes to the external elevations of the property and would retain the historic character of the property with minimal harm to the original fabric of the building. Subject to a condition to ensure that materials for the repairs, improvements and making good, match the existing original historic fabric of the building, the scheme is considered acceptable.

6. CONCLUSION

There would be no conflict with Policy EN1 subject to conditions for the scheme of works to be completed as outlined and to avoid damage to any existing adjacent features, in addition to approved plans are required.

7. RECOMMENDATION

APPROVE

Recommended Conditions:

Time limit

Approved plans

LBC works

LBC protect historic features

Informatives:

Terms

P&P