

DELEGATED APPLICATION REPORT

Ward:

App Ref: PL/24/1510 Householder planning permission

Address: 18 CHURCH ROAD, CAVERSHAM, READING, RG4 7AD

Proposal: Demolition of existing front boundary wall and gates and construction of replacement front boundary wall and gates.

Applicant: Mr & Mrs Williams

Received date: 12/11/2024

Extended Target Decision date: 02/07/2025

Case Officer: Nathalie Weekes

1. SITE DESCRIPTION

The application site is a detached residential dwelling, located on Church Road, Caversham, Reading. The house has an attractive façade with timberwork and patterned tile and brickwork detailing and catslide roof to the eastern flank. Whilst the site is not a listed building it is located in the St. Peters Conservation Area and is in close proximity to listed building, No 20, The Rectory, list entry number: 1321971.

Houses along Church Road have predominantly low-level front boundaries with brick and wooden fencing and hedging, that rise in height on the southern side of Church Road at Mulberry House and The Rectory.

2. PROPOSAL AND SUPPORTING INFORMATION

The demolition of the existing front boundary wall and gates is proposed, with the construction of a replacement front boundary wall and gates.

Information submitted (struck through are superseded plans)

283-001 Site Location Plan

Design, Access and Heritage Statement, November 2024

~~283-020 Rev A Existing and proposed front boundary plan~~

~~283-021 Rev A Existing and proposed street scenes~~

As received 12/11/2024

~~283-021 Rev B Existing and proposed street scenes~~

~~283-021 Rev A Existing and proposed street scenes~~

As received 28/03/2025

283-021 Rev C Existing and proposed street scenes

283-020 Rev B Existing and proposed front boundary plan

As received 30/05/2025

Relevant planning history

220548/HOU - First floor rear and side extensions, single storey rear extension, new front boundary wall and gates. Alterations to window fenestration – Withdrawn 11/04/22

PL24/1573 Construction of 1.5 storey side extension with part single storey and part two storey rear extension, reduction of integral boat house floor level and conversion to habitable space, re grading of existing garden steps - Withdrawn 28/03/2025

3. CONSULTATIONS

The following were consulted:

- Transport Development Control – Additional information was required following the submission of the original proposed plans and concerns were raised regarding the height of the wall and gates. Following amended plans, RBC Transport withdrew their objection as the proposed wall would be no worse in visibility terms and there is no pattern or cluster of accidents relating to vehicles exiting a private driveway within the vicinity of the site.
- RBC Conservation officer – Concerns were raised regarding the height and appearance of the original proposal however following the submission of amended plans withdrew their previous objection.
- Conservation Area Advisory Committee Consultations – objected to the proposal and stated the importance of landscaping within the Conservation area and some surface variety introduced to the boundary wall.

The following addresses were consulted by letter:

- 18A CHURCH ROAD, CAVERSHAM, READING, RG4 7AD
- MULBERRY HOUSE, CHURCH ROAD, CAVERSHAM, READING, RG4 7AD
- 3 BUCKSIDE, CAVERSHAM, READING, RG4 7AH

No other letters of representation have been received.

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

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 and Guidance

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
CC7: DESIGN AND THE PUBLIC REALM
EN3: ENHANCEMENT OF CONSERVATION AREAS
H9: HOUSE EXTENSIONS AND ANCILLARY ACCOMMODATION

SPD

Design Guide to House Extensions 2021

Other documents

St Peters Conservation Area Appraisal 2009

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. APPRAISAL

Character and Appearance

Policy H9 states that householder development 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 also states "The special interest, character and architecture of Conservation Areas will be conserved and enhanced."

The proposed replacement front boundary wall has been reduced in height and design, with proposed landscaping to be conditioned. The amended design will have a less dominant impact on the street scene and within the St Peters Conservation Area.

It will result in a slight increase in tunnelling due to the raised height of the wall along Church Road however the brick wall will be decreased in height stepping down from height of the wall at The Rectory and Mulberry House, but this is not considered harmful enough to recommend the proposal for refusal.

The design and access statement states that a blended red stock facing brick is proposed to match neighbouring walls however a condition is proposed for materials specifications and a brick sample to be provided to ensure that the proposed brick will be in keeping with the existing dwelling and neighbouring dwellings and have a positive impact on the character of the St Peters conservation area.

The wall will be softened by landscaping to be planted to the rear. A condition for a landscaping plan to be submitted prior to construction of the wall is also recommended.

Transport

No objections were raised in respect of the amended plan. There is already an existing access in use for 18 Church Road. It would be preferred if the gates were set back inside the frontage, however RBC transport do not object to the proposed plans as the access has been in use for many years and in this instance, it would not form a reason for refusal as the gates are a replacement of an existing situation.

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

Recommended Conditions:

1. Time Limit
2. Approved Plans
3. Materials to be approved
4. Landscaping