Planning Statement

Internal Alterations and
Single Storey Rear Extension

57 Christchurch Road, Reading RG2 7BD

Planning Statement

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1.0 Introduction

1.1 This report forms the supporting information seeking approval from Reading Borough Council for the internal alteration and installation external sliding doors.

1.2 The planning statement, design and access statement and Heritage Statement have been combined to avoid repetition.

1.3 57 Christchurch Road is a Grade II Listed six bedroom late Victorian Detached six bedroom dwelling, believed to have been built in 1894 for the managers of Huntley and Palmer.

1.4 The building has undergone various internal alteration and flat roof ground floor extension to the existing kitchen area which leads into the rear garden area.

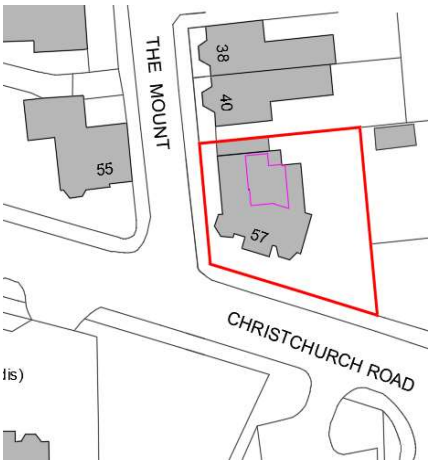

Figure 1 Site Location Plan

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2.0 Heritage Statement

Purpose of this statement

2.1 Legislation relating to listed buildings in conservation area is contained in the Planning (listed Buildings and Conservation Area) Act 1990. Section 16 and 66 of the Act place a duty on the decision maker to have special regard to the desirability and preserving listed buildings and their settings

2.2 This Heritage Statement is to assist with the application by informing the decision takers on the effect of the proposed development on the historic environment.

The Site

2.3 The property is located on the junction with The Mount and Christchurch Road and the building is accessed from Christchurch Road.

2.4 The property has a Grade II listing

2.5 The building is a three storey six bedroom detached dwelling

Figure 2 Floor Plans

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Listed Building

2.6 - CHRISTCHURCH ROAD 1.5128 (North Side) The Mount Nos 57 and 57A SU 7272 9/437 II GV 2. House for manager of Huntley and Palmer's. On corner of Christchurch Road and the Mount estate. Angle turret towards Christchurch. Circa 1876. 2 1/2 storeys. Gault brick with paler brick bands at cill and lintel levels. (latter brick-block flush-work). Modillion eaves cornice. Slate roof with fish-scale bands. 2 chimneys lacking cogged capping. Plate glass sash windows with bracket cills, cast-iron flower basket guards and stop-moulded stone lintels. 3 bays to main road with corner angled bays, to left as polygonal turret, both with turret roofs, left hand one with diaperwork in pointed relieving arches over 1st floor. Central gabled break with diaperwork and irregularly placed windows, paired on 1st floor. Gabled hood to doorpiece which has floral caps and pointed entrance. Decoratively panelled door. Coped gable to east with diaper in gable. 2 windows and angle turret to the Mount. Railings, Standards etc retained.

Figure 3 Listings

List Buildings

2.7 Grade II listed buildings no 38 and 40 The Mount

2.8 Grade II Listed building no 57 and 59 Christchurch Road

2.9 Grade II listed wall between 57 and 59 Christchurch Road

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Figure 4 Listings in proximity

<u>Conservation Area</u>

The site is located within The Mount Conservation Area.

Figure 5 Townscape Appraisal Map (Conservation Area Boundary is outlined in red)

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3.0 Planning History

3.1 Access to the Reading Borough Council records are limited for 57 Christchurch Road.

3.2 Planning application PL/24/0274 & Listed Building Consent PL24/0275 was approved as Internal alterations and installation new external sliding doors with flat roof insulation not implemented

3.3 Pre- planning advices for single storey rear extension and internal alteration was provided by senior planning team Development Member Julie Williams in December 2025 Confirming the proposed extension and internal alterations to be supported.

4.0 The Development

4.1 The current kitchen arrangement does not meet the needs of a six bedroom house.

4.2 The view of the garden and amenity space and use of existing patio covered area is limited by a single half glazed door

Photo Flat roof Extension over existing kitchen area

Proposed

3.2 The proposals are for the removal of internal walls and single storey rear extension to form a usable kitchen area and create a separate utility area and external store.

3.3 Replace existing external flat roof and covered area plus external single door and low-grade fixed glazing window assembly with mono pitch lean to single storey rear extension fitted with full height sliding patio doors to allow access from the upgraded kitchen area to the garden area.

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The proposed roof being contemporary style mono pitch zinc finished roof with proprietary rooflights within the extended area to provide additional natural light to the proposed new kitchen area.

5.0 Design and Access Statement

5.1 The proposed glazing section will have facing brickwork to match existing brickwork.

5.2 The proposed extended area and internal alteration to provide a usable kitchen area for modern family living and the occupants of a six bedroom dwelling, with views over existing garden amenity space and not to detract from the grade II listed building.

Layout

5.3 The proposed is located at the rear and is set behind the L shape two storey building and visible from Christchurch Road or The Mount.

Scale

5.4 The proposal is for the rear extension and minor internal alterations to create better useable kitchen space for 6 bedroom dwelling.

Access

5.5 The existing access arrangements will not change.

5.6 Vehicle access is via on street parking where permit system in place.

6.0 Planning Policy

CC1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

CC2: SUSTAINABLE DESIGN AND CONSTRUCTION

CC3: ADAPTATION TO CLIMATE CHANGE

CC4: DECENTRALISED ENERGY

CC5: WASTE MINIMISATION AND STORAGE

CC6: ACCESSIBILITY AND THE INTENSITY OF DEVELOPMENT

CC7: DESIGN AND THE PUBLIC REALM

EN1: PROTECTION AND ENHANCEMENT OF THE HISTORIC ENVIRONMENT

EN2: AREAS OF ARCHAEOLOGICAL SIGNIFICANCE

EN3: ENHANCEMENT OF CONSERVATION AREAS

EN4: LOCALLY IMPORTANT HERITAGE ASSETS

EN5: PROTECTION OF SIGNIFICANT VIEWS WITH HERITAGE INTEREST

EN6: NEW DEVELOPMENT IN A HISTORIC CONTEXT

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EN7: LOCAL GREEN SPACE AND PUBLIC OPEN SPACE

EN8: UNDESIGNATED OPEN SPACE

EN9: PROVISION OF OPEN SPACE

EN10: ACCESS TO OPEN SPACE

EN11: WATERSPACES

EN12: BIODIVERSITY AND THE GREEN NETWORK

EN14: TREES, HEDGES AND WOODLAND

OU1: NEW AND EXISTING COMMUNITY FACILITIES

7.0 Impact of Development and Conclusion

7.1 The proposed for minor internal alterations and rear extension with contemporary style mono lean to roof with rooflights to provide natural light to the proposed breakfast area

Conclusion

7.2 Although a Grade II listed building the listing relates to external fenestration detailing fronting both Christchurch and The Mount, the area of the proposed works being at the rear does not have any of the listed details and finishes and so does not impact on the listed elements.

7.3 it is considered the proposed changes will be of significant benefit to the current and future occupants and that it generally supports current planning policy.