

UPDATE REPORT

BY THE DIRECTOR OF ENVIRONMENT AND NEIGHBOURHOOD SERVICES

READING BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE: 18 July 2018

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ITEM NO. 16

Ward: Redlands

App No.: 180144/FUL

Address: 25 Redlands Road, Reading

Proposal: Demolition of a single-storey rear projection, followed by the construction of a single-storey rear extension, internal modifications and refurbishment to facilitate change of use from a single dwelling house with detached garage (C3a) to 5no. self-contained flats (C3a) with associated car parking, bin and cycle storage.

Applicant: Mr Paul Kilshaw

Minor Application 8 week target decision date: 21 March 2018. Extended to 27 July 2018

RECOMMENDATION

Grant as on main agenda but with amendments to C13 to include other external decorative features :

1. CONSULTATION

1.1 Neighbours and those who commented on the original planning application were consulted on the proposed change to the front boundary from close boarded fence to a wall with close barded timber insets.

1.2 The responses have been:

- On behalf of Reading Conservation Area Advisory Committee
We are very pleased to see that the revised plans (of 9 July) show a wall to match the neighbouring property, as requested at the planning committee. This will be a benefit to the character and appearance of the conservation area.

From neighbours:

- Unfortunately their suggestion for brick and fence to match No 2 Marlborough Avenue is not typical of the Conservation area. As you approach No 25 from Elmhurst Road the majority is brick or brick and railings. As you look down Redlands from No 25 you will see brick and railings, and the same along Marlborough. A combination which gives enhancement and flexibility through the use of foliage too. Across the road from No 25 is the sweeping wall of the flagship No 72 (in need of TLC). To have a wall of plain brick would be in keeping with many in Redlands Road, further down by Southern Hill for example, and at the bottom of the road, recently renovated. Or reflecting in infill angled bricks so typical of Reading, or the 'X' pattern which is such a typical Reading mark. To get this boundary right would enhance the area and would make a statement of the value of the conservation area. And walls and railings need far less maintenance than fencing panels. Could we persuade the owner through condition that it's a wall and railings of wall, and we are really happy to help?

Please make the keeping of and continued maintenance of the fish scale tiles a condition.

- As per the new perimeter wall design. The brick design of the wall is much more favourable. However, the CAAC comments regarding there being railings with hedges has been ignored. The introduction of railings and hedges should be stipulated (rather than fencing) and will enhance the conservation area and will be environmentally beneficial.
- Whilst the objections I raised as a nearby resident still stand, the applicant's proposed amendment respects some of the qualities of the Redlands Conservation Area and this is appreciated.

1.3 The officer response is that there is a variety of boundary treatments within vicinity of the application site and what is now proposed is in keeping with these and the character and appearance of the main house.. The officer recommendation remains to grant planning permission with the additional planning conditions aimed at ensuring appropriate materials are used and listing existing important features on the house, which could include the fish scale tiles.

Julie Williams