

## UPDATE REPORT

BY THE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES READING BOROUGH COUNCIL PLANNING APPLICATIONS COMMITTEE: 2 <sup>nd</sup> February 2022	ITEM NO. 8
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**Ward:** Abbey  
**App No.:** 200931/FUL  
**Address:** 22a Waylen Street  
**Proposal:** Conversion of existing storage and distribution use to 1x2 bed dwelling, including upward extension to rear, and associated works  
**Applicant:** Mr Neil Marshall

### RECOMMENDATION

As per the main report, with an additional condition:

23. PRE-COMMENCEMENT - Detailed design of the front door arrangement to be approved

#### 1. ADDITIONAL CONSULTATION RESPONSE

- 1.1 A consultation response was received from the Reading Borough Conservation and Urban Design Officer (CUDO) on 01/02/22.
- 1.2 His advice is as follows: Noted that the proposal would be of high quality design, appropriate given that the conservation area is identified on Historic England's Heritage at Risk Register. Advised that the character of the area is broadly residential with plots containing rear gardens, but noted that there have been a number of changes in and around the site, which lower this context in the immediate surrounds. In particular, to the west of the site original rear yards have been turned to parking areas, and to the north of the site the plot of Reading Central Mosque is filled by a large, modern rear extension.
- 1.3 Raised no objection to the choice of external materials, which were acknowledged to have been discussed during the course of the application. However, disagreed with officers on the introduction of a fully glazed front door to the porch extension as this would not constitute an enhancement of the conservation area. Advised that the porch should have a painted timber front door with a glazed sidelight, to be secured via suitably worded condition.

#### 2. OFFICER COMMENTS

- 2.1 As set out in the main report officers are in agreement with the findings of the Heritage Statement supplied with the application, that the existing building has a limited contribution to the character of the area by virtue of its narrow plot width and recessed building line. Indeed, the existing front elevation is recessed back by approximately 5m from the predominant Waylen Street building line. The proposed porch extension would have a depth of 1.5m, extending across approximately half the width of the existing building, and is designed to be a contemporary style addition. Recessed by approximately 3.5m from the Waylen Street building line, the proposed porch extension is not considered to be an obtrusive feature, despite its contemporary appearance. Officers consider that the provision of a timber front door - as advised by the Conservation and Urban Design Officer - to the proposed

porch (which would be constructed of fibre cement panels) would have a jarring and awkward appearance in the context of this contemporary extension. Officers' view is that a glazed front door would be more appropriate for the proposed porch extension, which would help to provide a distinct design separation between the more contemporary elements of the proposal at the ground floor, and the retained parts of the existing building at the upper floor to the Waylen Street frontage.

- 2.2 Accordingly, officers maintain the recommendation as set out in the main report, subject to a further condition requiring the detailed design of the front door arrangement to be agreed prior to the commencement of the development.

**Case Officer: Tom Hughes**