

COMMITTEE REPORT

BY THE DIRECTOR OF ENVIRONMENT AND NEIGHBOURHOOD SERVICES

READING BOROUGH COUNCIL

ITEM NO. 11

PLANNING APPLICATIONS COMMITTEE: 27th June 2018

Ward: Abbey

App No.: 172264/VARIAT

Address: County Arms PH 84 Watlington Street Reading

Proposal: Extension and conversion of existing building to create 1 x studio, 6 x 1-bed flats, 3 x 2-bed flats and associated works including parking, amenity space and landscaping without complying with conditions 2 (approved plans), 3 (materials), 4 (landscape), 6 (landscape maintenance), 7 (boundary treatment), 8 (Code for Sustainable Homes) and 11 (construction method statement) of planning permission ref. 141416/VARIAT to increase the number of units from 9 to 10 (as secured previously under planning permission ref. 11/00110), alterations to fenestration, relocation of cycle store to car park and alterations to car parking and landscaping layout

Applicant: Mr. J. Hayward Nevitt

Date received: 17th December 2017

Target decision date: Extension of time until 20th July 2018

RECOMMENDATION

Delegate to the Head of Planning Development and Regulatory Services to **GRANT** the proposed variations/removal of conditions to planning permission 141416; subject to satisfactory completion of a section 106 legal agreement or to **REFUSE** planning permission should the legal agreement not be completed by 20th July 2018 (unless the Head of Planning, Development and Regulatory Services agrees to a later date for completion of the legal agreement).

The section 106 legal agreement is to be based upon the same terms as that attached to planning permission 141416 (Education Contribution of £6,173 and Leisure Contribution of £15,000).

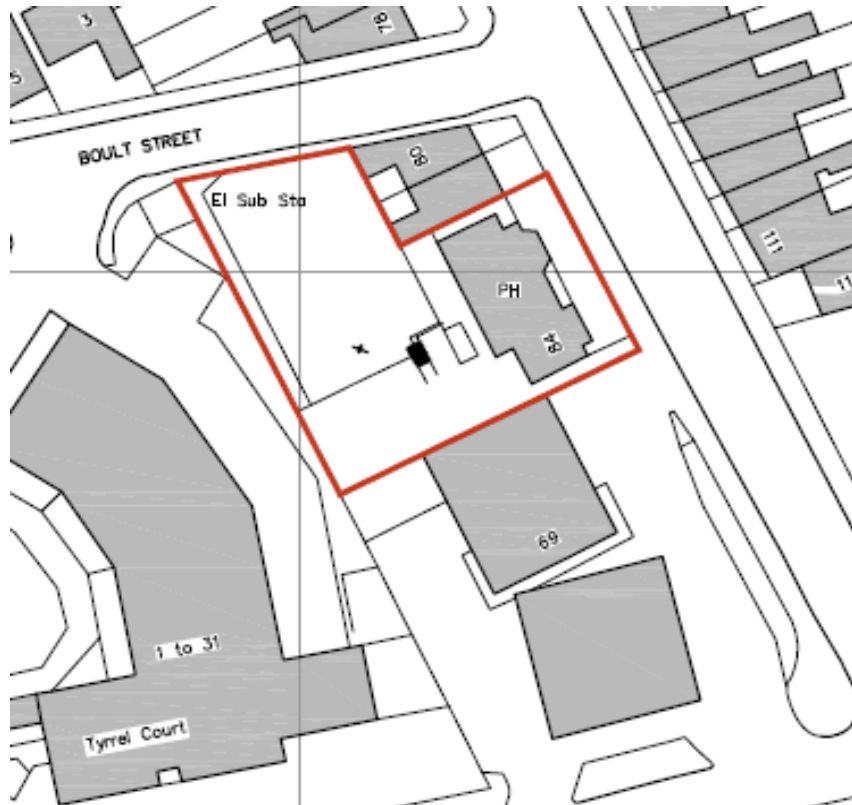
Conditions

Minor Amendments to conditions 2 (approved plans), 3 (materials), 4 (landscape scheme), 6 (landscape maintenance), 7 (boundary treatment), and 11 (construction method statement) and removal of condition no. 8 (code for sustainable homes)

All other conditions and informatives as per planning permission ref. 141416.

1. INTRODUCTION

- 1.1 The application site comprises the former County Arms Public House (No. 84) and land to the rear of Nos. 80/82 Watlington Street which is currently being converted to residential flats.



- 1.2 The site falls within the western edge of Eldon Square Conservation Area.

2. PROPOSAL

- 2.1 The application seeks a variation of the conditions of application ref. 141416 relating to the redevelopment and conversion of the former County Arms PH to residential flats.
- 2.2 The original application allowed at appeal in November 2011 (Ref. 111073) sought to convert and extend the building into 10 residential dwellings. A subsequent application for variation of condition was granted in February 2015 (Ref. 141416) and reduced the number of dwellings to 9.
- 2.3 A further variation of conditions application (Ref. 160944) was granted at planning applications committee in February 2017 which sought to revert the number of dwellings back to 10 along with a number of other minor alterations to the scheme development. These approved alterations included:

- Increasing the numbers from 9 flats to 10 (as secured under 111073 at appeal) by converting the basement cycle store into a 1 bedroom flat (42sqm);
- Cycle store relocated to rear adjacent to car park;
- Alterations to the elevations to include a glazed section of roof (front) and 3no. high level windows (side) to serve the basement flat
- Alterations to the unit sizes, type and layouts to provide a total of five 2-bedroom and six 1-bedroom flats
- Parking layout and landscaping altered to provide 10 no. spaces.

2.4 The current application seeks to again vary the conditions of permission 141416. The majority of the changes proposed are the same as those approved under the most recent variation of conditions application (ref. 160944), including reverting the number of units back from 9 to 10 with the applicant seeking approval for the alterations again to consolidate approved plan numbers and drawing references given the lengthy planning history to the development. However, there are also some minor additional changes proposed as part of the current application which include:

- Additional and re-positioning of roof lights to the rear facing roof planes of the building (4 additional)
- Addition of a second floor level terrace to serve flat no. 9. This is located to the south flank elevation adjacent to the petrol station
- Alterations to proposed landscaping
- Alteration to boundary treatment to Boulton Street
- Minor internal alterations to unit layouts
- Removal of Code for Sustainable Homes requirements
- Changes to approved Construction Method Statement

2.5 The application is required to be determined at Planning Applications Committee as it again seeks to revert the number of proposed residential units from 9 to 10 and as such is technically considered to be a major planning application.

3. PLANNING HISTORY

3.1 111073/FUL (11/00110/FUL) - Extension and conversion of existing building to create 1 x studio, 6 x 1-bed flats, 3 x 2-bed flats and associated works including parking, amenity space and landscaping - Allowed on appeal.

121147/APPPCON - Discharge of conditions 3, 4, 6, 7, 11 and 12 for planning permission 11/00110/FUL - Conditions Discharged.

141416/VARIAT - Application for removal or variation of a condition following grant of planning permission 11/00110/FUL (reduction in units from 10 to 9) - Granted.

141423/NMA - Alterations to materials, internal layouts, removal of a chimney and reduction in the no. of flats from 10 to 9 - Granted.

160944/VARIAT - Alterations to elevations and fenestration, relocation of cycle store to car park, increase in parking space from 8 to 10, amended landscaping layout and reverting no. of flats back from 9 to 10 by converting the basement cycle store - Granted.

4. CONSULTATIONS

RBC Transport - No objection, the updated construction method statement is acceptable.

RBC Natural Environment Trees - No objection, the amended landscaping scheme is acceptable.

Neighbour Notification

Neighbour notification letters were sent to no.s 80 - 84 and 99 - 111 Watlington Street, Flats 1 - 31 Tyrrel Court, 69 London Road and no.s 1 - 7 Boulton Street. A site notice was also displayed at the application site. No letters of representation have been received.

5. RELEVANT POLICY AND GUIDANCE

- 5.1 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) published in March 2012 - 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).
- 5.2 In this regard, the NPPF states that due weight should be given to the adopted policies of the Local Development Framework (LDF) (Core Strategy and Sites and Detailed Policies Document) according to their degree of consistency with the NPPF. The closer the policies in the plan are to the policies in the NPPF, the greater the weight that may be given.
- 5.3 In Paragraph 7, the NPPF defines sustainable development and the social role of the planning system in supporting strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations. In Section 6: Delivering a Wide Choice of High Quality Homes local planning authorities are advised to boost significantly the supply of housing and that applications for such

should be considered in the context of the presumption in favour of sustainable development.

- 5.4 Accordingly, the National Planning Policy Framework and the following development plan policies and supplementary planning guidance are relevant:

Reading Borough LDF Core Strategy 2008 (Altered 2015)

CS1 Sustainable Construction and Design
CS4 Accessibility and the intensity of development
CS7 Design and the Public Realm
CS9 Infrastructure, Services, Resources and Amenities
CS15 Location, Accessibility, Density and Housing Mix
CS20 Implementation of the Reading Transport Strategy
CS24 Car/Cycle Parking
CS33 Protection and Enhancement of the Historic Environment
CS38 Trees, Hedges and Woodlands

Sites and Detailed Policies Document 2012 (Altered 2015)

SD1 Presumption In Favour Of Sustainable Development
DM3 Infrastructure Planning
DM4 Safeguarding Amenity
DM8 Residential Conversions
DM10 Private and Communal Outdoor Space
DM12 Access, Traffic and Highway-Related Matters
DM18 Tree Planting

Supplementary Planning Guidance

Revised Parking Standards and Design SPD 2011
Residential Conversions (2013)
Revised Section 106 Planning Obligations (2013)

6. APPRAISAL

- 6.1 An application submitted under section 73 allows the local planning authority to only consider the proposed amendments. All other matters remain as approved under planning permission ref. 141416. If planning permission to amend the plans is granted, this has the effect of granting a new permission for the whole development.
- 6.2 The proposed changes set out in paragraph 2.3 were approved under application ref. 160944 at Planning Applications Committee in February 2017. As such these changes are not assessed again as part of this report.
- 6.3 An assessment of the additional changes proposed by this application only is set out below:

Additional (four) and re-positioning of roof lights to the rear facing roof planes of the building (variation of condition no.s 2 and 3 - approved plans/materials)

- 6.4 Four modest additional roof lights are proposed to the rear elevation of the building (two have been omitted from the previously approved plans). The roof lights would be black conservation style roof lights with a low profile as per the materials approved previously under condition no. 3. The additional roof lights together with minor repositioning of those already approved are considered acceptable amendments to the scheme and to preserve the character of the host building and surrounding conservation area in accordance with Policies CS7 and CS33.

Addition of a second floor level terrace to the south flank elevation to serve flat no.9 (variation of condition no.2 - approved plans)

- 6.5 An additional modest terrace area is proposed to part of the east elevation roof plane which would serve as a private amenity space to flat no. 9. This change is incorporated by increasing a small area of flat roof to this part of the roof plane. This area would not be visible from the sensitive front elevation of the building or street-scene and is not considered to adversely impact upon the appearance of the building. The terrace area would face the adjacent petrol station and no undue overlooking or loss of privacy is considered to result. This amendment is considered to accord with Policies CS7 and CS33.

Amendments to approved hard soft landscaping layout (variation of conditions no.4 and 6 - landscape scheme and landscape management)

- 6.6 An amended landscaping scheme has been submitted as part of the application. This includes minor alterations to layout but also additional tree and shrub planting to the rear communal amenity space as well as to the frontage of the building. The Natural Environment Trees Officer has confirmed that the revised landscaping proposals are acceptable and accord with Policies CS7, CS38 and DM18.
- 6.7 The size of the communal grassed amenity space to the rear has been reduced to accommodate the proposed external cycle store. Given the central location of the site and access to nearby public recreation facilities there is no officer objection to the modest reduction in communal amenity space provision in the context of Policy DM10. Furthermore, there were increases to the size of the private patio/terraces provided to individual units under the previous variation of condition application (160944) and, as per paragraph 6.5 above, a new private terrace area is now proposed to flat no.9. On this basis officers consider that the mix of both communal and private amenity space provision within the development would be acceptable.

Alteration to boundary treatment to Boulton Street (variation of condition no. 7 - boundary treatment)

- 6.8 The current approved boundary treatment to Boulton Street consists of a brick wall and rail sections of between 1.5m and 2.2m in height (due to the sloping nature of this frontage) and 1.8m high rail entrance gates. The amended boundary treatment proposes a dwarf brick wall with black metal railings on top but at the same heights as that already approved. No entrance gates are now proposed. Officers consider that the lower brick wall with railings mounted on top would provide for a more open feel to the Boulton Street frontage than that of the approved boundary treatment. Brick work would be to match the host property. Officers consider that the amended boundary treatment would be an enhancement to the approved development and would assist in preserving the character of the surrounding area and conservation area in accordance with Policies CS7 and CS33.

Minor internal alterations to unit layouts (variation of condition no. 2 - approved plans)

- 6.9 There are a number of minor internal layout changes to the units proposed. These primarily involve small changes to internal wall and door placement. These amendments do not result in any material changes to unit sizes or any adverse impacts in terms of outlook and day lighting and would accord with Policy DM4.

Removal of code for sustainable homes requirements (removal of condition no. 8 - code for sustainable homes)

- 6.10 The Code for Sustainable Homes was withdrawn in 2015. The necessary internal standards of the proposed development would now be secured under building regulations requirements. Therefore, condition no.8 can be removed from the decision notice.

Amendments to the approved Construction Method Statement (variation of condition 11 - construction method statement)

- 6.11 Minor amendments to the approved construction method statement are proposed. Transport officers have confirmed that the minor alterations to the site compound layout are acceptable and would accord with Policies CS20 and DM12.

Other Issues

6.12 A section 106 was attached to the previous planning permission in relation to contributions towards education and leisure, payable prior to first occupation of the development. The consent to which these contributions relate has been implemented and construction is underway but it is necessary to enter into a new section 106 agreement in respect of this current application to carry the obligation to make these contributions forward. The applicant has indicated agreement to this. Any permission granted would be subject to satisfactory completion of a new legal agreement with the Council.

7. CONCLUSION

7.1 The proposed amendments are considered acceptable minor material amendments to planning permission 141416.

Plans Considered:

Drawing no.s

02-20 P3 - Proposed Site Plan

03-20 P - Proposed Lower Ground Floor Plan

03-21 P - Proposed Ground Floor

03-22 P - Proposed First Floor

03-23 P2 - Proposed Second Floor

03-24 P - Proposed Roof Plan

90-20 P5 - Proposed Landscaping Plan Sheet 1 of 2

90-21 P5 - Proposed Landscaping Plan Sheet 2 of 2

90-22 P3 - Proposed Wall and Bin Store

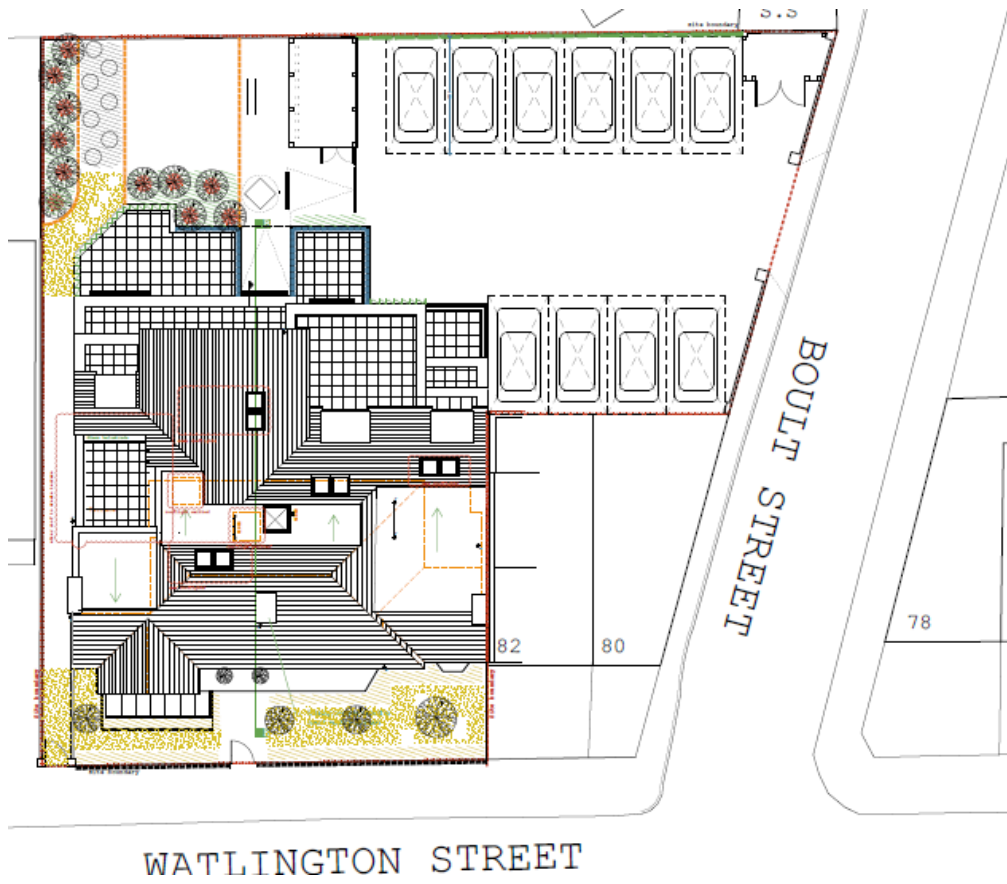
90-23 P3 - Cycle Store

02-30 P - Construction Traffic Management Plan (CTMP)

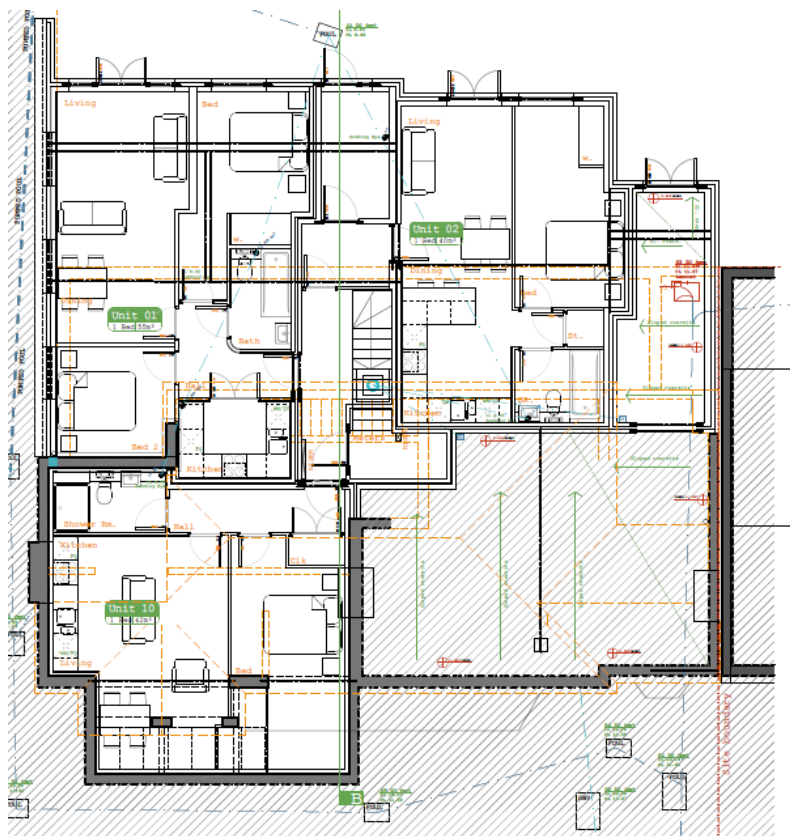
05-20 P5 - Proposed Elevations

03-21 P - Proposed Section B-B

Case Officer: Matt Burns



Proposed Site Plan



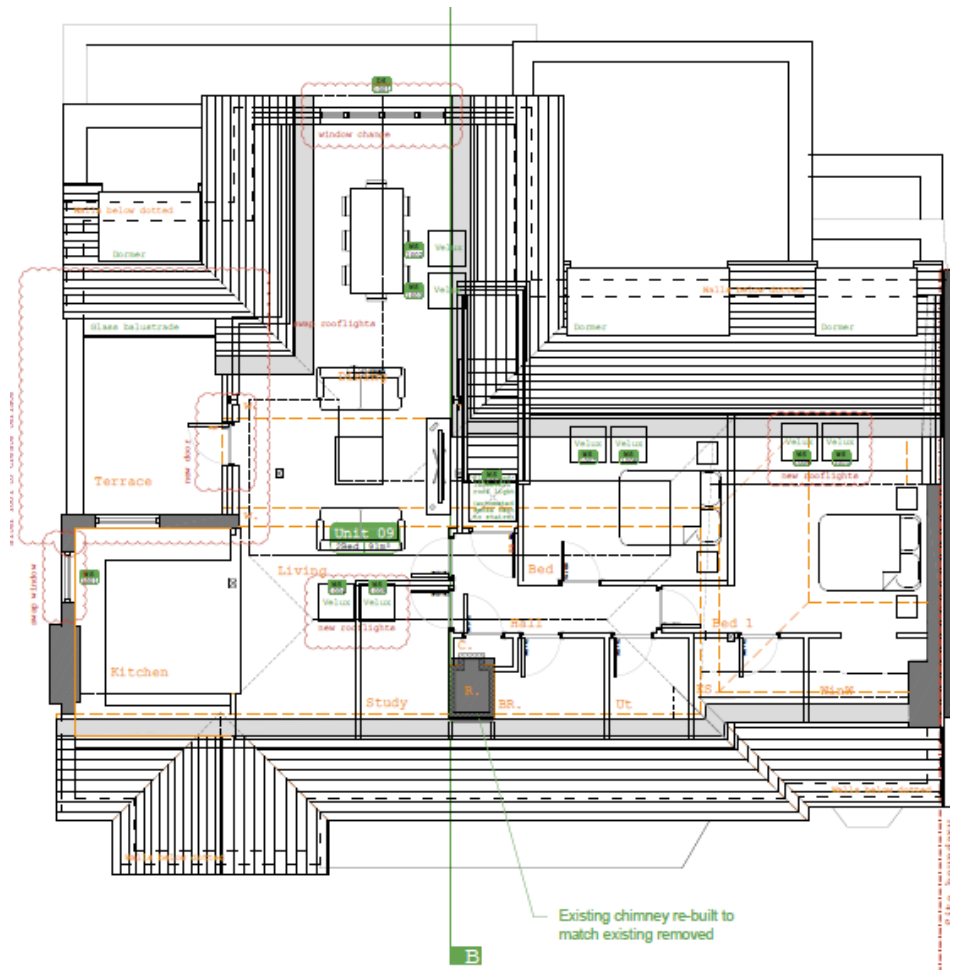
Proposed Lower Ground Floor Plan



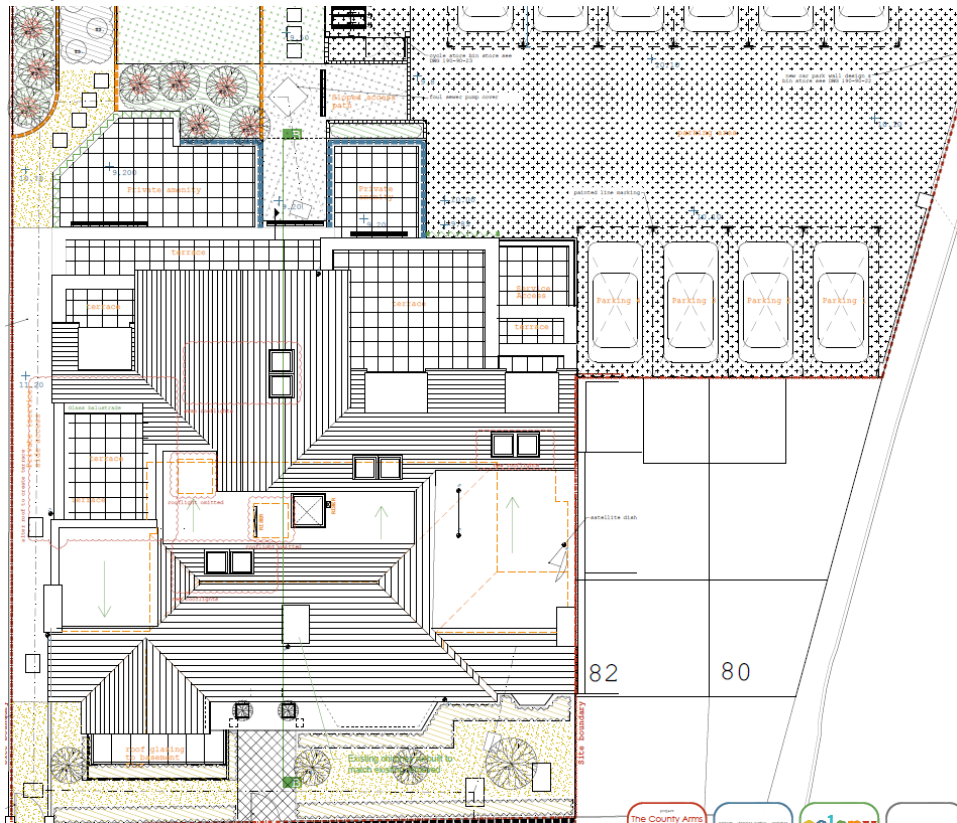
Proposed Ground Floor Plan



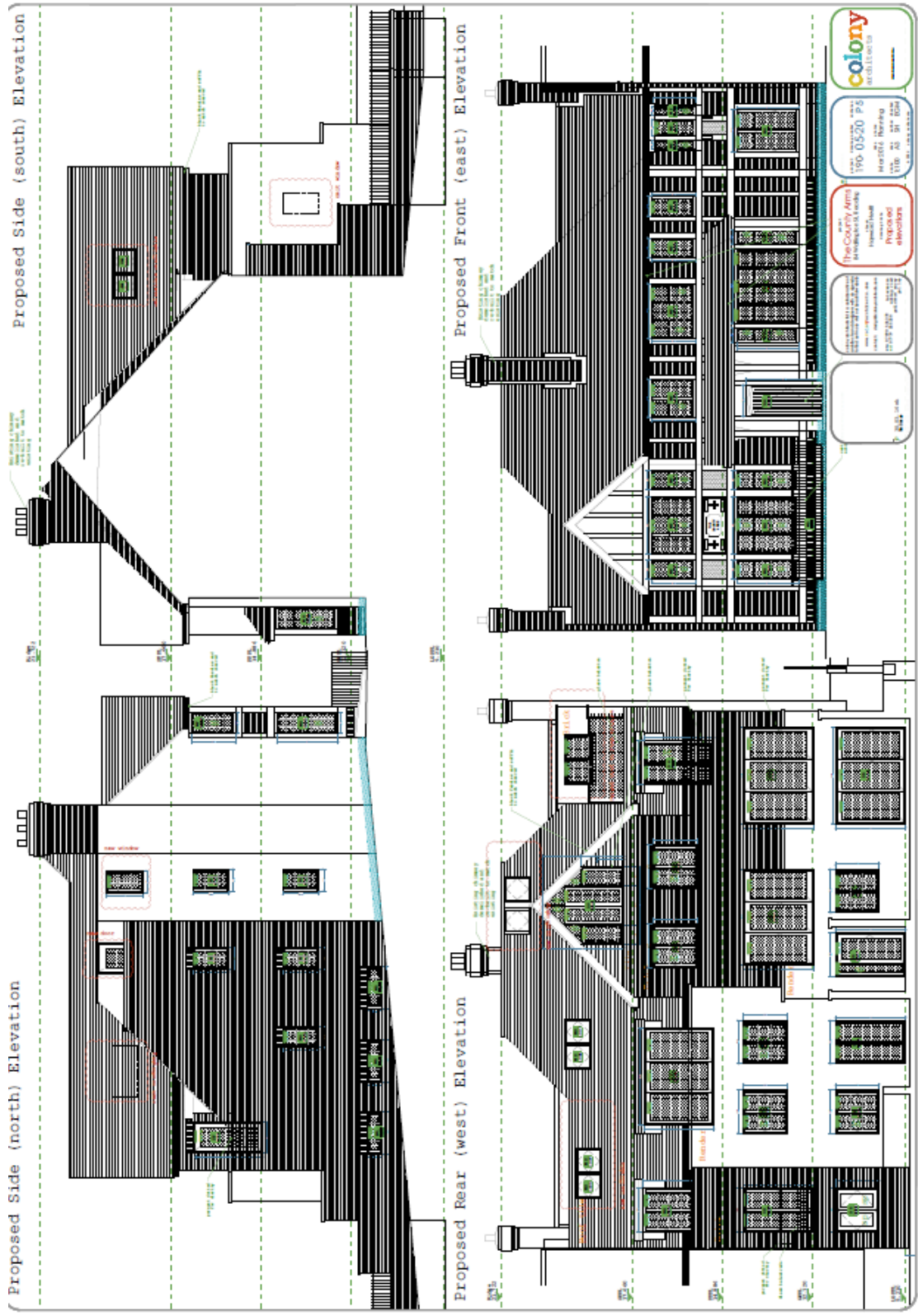
Proposed First Floor Plan



Proposed Second Floor Plan



Proposed Landscaping



Proposed Elevations