

PLANNING APPLICATIONS COMMITTEE

12 JANUARY 2022

ADDITIONAL INFORMATION

AGENDA ITEM	ACTION	WARDS AFFECTED	PAGE NO
<b><u>UPDATE AGENDA</u></b>			
7. 85-88 BROAD STREET - PROPOSAL TO ADD TO THE LIST OF LOCALLY-IMPORTANT BUILDINGS AND STRUCTURES	Decision	ABBEY	5 - 12
8. 211420/FUL - 2 HOWARD STREET	Decision	ABBEY	13 - 14
10. 211827/REG3 - SHINFIELD ROAD RECREATION GROUND, LINDEN ROAD	Decision	CHURCH	15 - 16

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## UPDATE SHEET AND ORDER OF CONSIDERATION

Planning Applications Committee - 12<sup>th</sup> January 2022

Item 07 - 85-88 Broad Street Local Listing Update

### Items with speaking:

Item No.	11	Page 101	Ward	Park
Application Number	211662			
Application type	Variation of Condition			
Address	44 College Road, Reading, RG6 1QB			
Planning Officer presenting	Connie Davis			
Objectors:	Peter Kayes			
Applicant:				

### Items without speaking:

Item No.	8	Page 51	Ward	Abbey
Application Number	211420			
Application type	Full Planning Approval			
Address	2 Howard Street, Reading, RG1 7XS			
Planning Officer presenting	Ethne Humphreys		<b>*UPDATE*</b>	

Item No.	9	Page 73	Ward	Church
Application Number	210854			
Application type	Full Planning Approval			
Address	56 Christchurch Road, Reading, RG2 7AZ			
Planning Officer presenting	Tom Hughes			

Item No.	10	Page 91	Ward	Church
Application Number	211827			
Application type	Regulation 3 Planning Approval			
Address	Shinfield Road Recreation Ground, Linden Road, Reading			
Planning Officer presenting	David Brett		<b>*UPDATE*</b>	

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## UPDATE REPORT:

BY THE DIRECTOR OF ECONOMIC GROWTH & NEIGHBOURHOOD SERVICES

READING BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE: 12 January 2022

**Ward:** Abbey

**Address:** 85-88 Broad Street, Reading, RG1 2AP

**Proposal:** To add 85-88 Broad Street, to the List of Locally-Important Buildings and Structures, subject to further investigation of the alterations to 85 and 88 to be provided as an update report.

## RECOMMENDATION:

As in main report.

### 1. ADDITIONAL INFORMATION

- 1.1 85 to 88 Broad Street is recommended for addition to the Local List as recommended in the main report. After further investigation of earlier maps, it is clearly shown that this group of commercial shops and accommodation over were all built at a similar time frame.
- 1.2 The sequence and analysis of empirical evidence shows there is a historical connection with this row of buildings which were constructed c.1870s. The documentation combined with the recent photo shows design elements which link the group, such as roof ridge and gutter lines. All the buildings were erected at a similar time, and period. This reassessment to find and analyse the new information was done in consultation with Evelyn Williams (CAAC Chair) and Bruce Edgar, the RBC CUDO.
- 1.3 A series of sketches dating from c.1885 by James Gafford (Source: Reading Library collection) shows the original street façade design of 85 to 88 Broad Street.
- 1.4 In the interwar period, c.1930, the east and west properties had their street fronts upgraded with an Art-Deco period façade. This was a normal thing from this period, but the buildings behind were kept. The windows changed at this time. But these changes are part of the evolution of the buildings which were still commercial on the ground floor and residential or offices above. They still keep their role as part of Broad Street, which acted as a “High Street” in the centre of Reading.
- 1.5 It is suggested that the wording of the proposed Local List entry, should be amended to mention that the whole group is significant and not only the original c.1870s facades and the later 1930s alterations also add to the significance and character of this group of commercial shops at the southwestern end of Broad Street.
- 1.6 The amended text discussed is shown in Appendix 1 of this report.

### 1.7 Extra analysis of sites history for 85 to 88 Broad Street.

It is important to note how Broad Street changed over time and the original plot sizes and urban grain evolved. This group of properties are now the oldest buildings at the western end of Broad Street. They show what the commercial high street facades looked like from the c.1870s period. Further the detailing of the windows is unusual with its semi-circular drip moulding and arched drip moulds on the second floor.

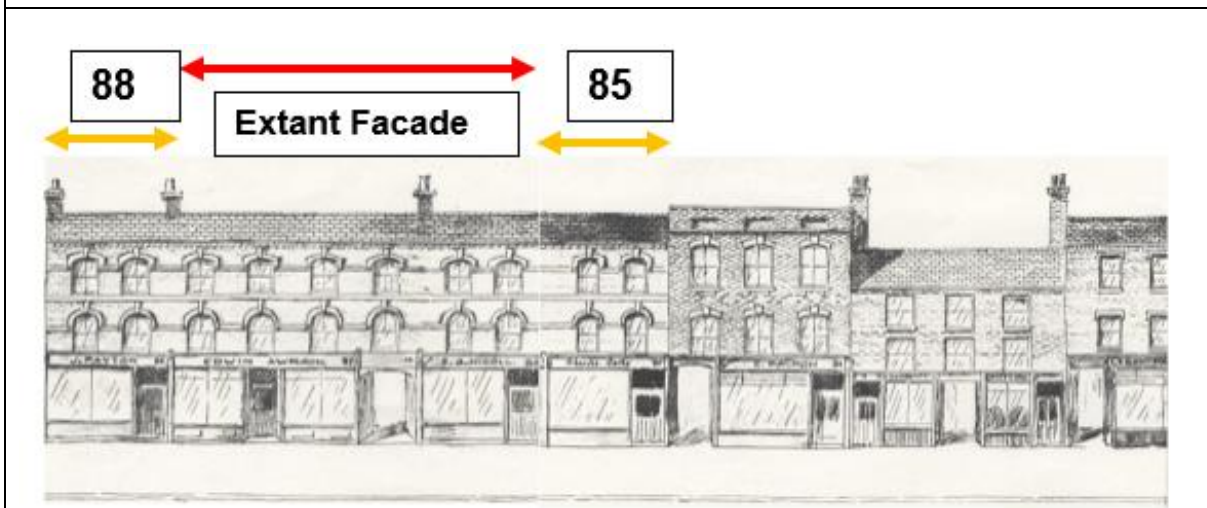
Fig. 1: OS c.1875, Pub. 1879. Broad Street, Reading.  
This is the first drawn map, after the plots were built on.



Fig. 2: Goad Map 1895, clearly showing the property numbering.



Fig. 3: Compilation of a c.1885 James Gafford sketch, Reading Library collection, showing original Design of 85 to 88 Broad Street.



**Fig. 4 Key to Broad Street Elevation:**

All plots built approximately c. 1870s. Then east and west facades altered or upgraded c.1930s.

1: 85 Broad Street (c. 1930s, inter-war façade alteration).

2: 86 -87a Broad Street, (original red-brick façade).

3: 88 Broad Street (c. 1930s inter-war façade alteration).

4: Ground floor, commercial shop fronts have been amended over time. However, Council has just produced a new shopfront SPD, to guide future development to assist in enabling sympathetic future development to enhance south-western side of Broad Street.





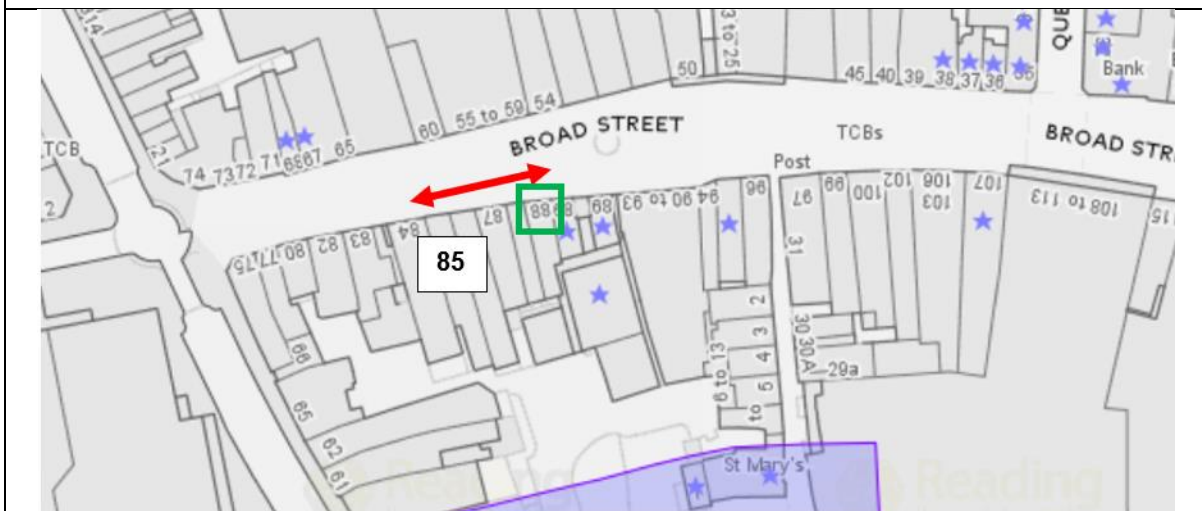
Fig. 5: 85 to 88 Broad Street, are an important part of the Broad Street character and is the oldest commercial grouping from the late 19<sup>th</sup> century (c.1870s) remaining, at the west end of Broad Street.



Fig. 6: OS c.1875, Pub. 1879. Broad Street, Reading.  
Original plots shown on c. 1875 map, shows the nominated site.



Fig. 7 Current Council GIS maps. C.2021. RED arrow shows the nominated sites at 85 to 88 Broad Street. Notice how most of the adjacent sites have now changed size and shape.



### **APPENDIX 3: RECOMMENDED AMENDED LOCAL LIST TEXT**

This row of four commercial shops, was designed c1868 by local architects, J T & W Brown. The two properties on either end, 85 and 88, had their street facades modified in the 1930s. The centre group of 86 and 87, still retain their original red brick facades on the first and second floors and retain their original, shallow pitched slate roof.

This group of Victorian commercial terraces is (apart from the George Hotel, dating from the 16<sup>th</sup> century, at the eastern end of the central shopping precinct) one of the oldest groupings of buildings in the central shopping area along Broad Street.

On the first and second floors of numbers 86, 87 and 87a, the original timber double hung windows are still in place. On the first floor the top sash is a semi-circular window with a rendered drip mould and small boss over the window openings. On the second floor, the windows are topped with a shallow arch on the top section, and also have a shallow arched rendered drip mould over. This is an unusual feature and there are not many buildings with this feature in the centre of Reading. There are six pairs of extant windows with this detail on the first and second floors.

While the ground floor shops fronts have been lost, this does not reduce the importance and contribution this group makes to the historic streetscape at the south western end of Broad Street. In contrast the northern side of Broad street has lost most of the original street facades, with only a few remaining historic buildings. On the roof, there are still original chimneys in place, above the shallow double pitched roof, which is still intact across all four properties.

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## UPDATE REPORT

BY THE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES  
READING BOROUGH COUNCIL  
PLANNING APPLICATIONS COMMITTEE: 12<sup>th</sup> January 2022

Ward: Abbey

App No: 211420/FUL

Address: 2 Howard Street, Reading

**Proposal:** Conversion of single dwelling (class C3) to Sui-Generis House in Multiple Occupation (HMO) for 9 persons, and conversion of the existing garage to bike and bin store, plus erection of two dormer windows and associated enabling internal works and minor external works (amended description)

**Applicant:** C/O Agent

**Minor Application: 8 week target decision date:** 9<sup>th</sup> November 2021

**Extended of time date:** 14th January 2022

### RECOMMENDATION:

**GRANT Planning Permission subject to conditions and informatives as per the main report**

#### 1. Clarification and corrections regarding the threshold calculation

- 1.1 Since the publication of the main report, officers would wish to provide further clarification in respect of the threshold calculation. Specifically, how the number of properties within the 50 metre radius calculation are arrived at, and the estimated number of properties currently within lawful HMO use within that radius.
- 1.2 It has been confirmed by the Council's Planning Policy Manager that when undertaking the calculation, it is the number of *residential* properties within the 50m radius that should be counted and not solely the number of buildings.
- 1.3 The calculation the 50m radius should include buildings or parts of buildings that fall within the radius and all dwellings contained within those buildings but should not include plots where the building within that plot falls outside the radius; i.e where only garden areas fall within the radius, as per paragraph 5.31 of the SPD. Any wholly non-residential buildings are not included within the calculation.
- 1.4 When counting the number of HMOs within the 50m radius, it is acknowledged that it is an estimate and not a definitive determination of all properties within the radius. However, the calculation is based on best available information. Paragraph 5.41 of the SPD states that, "*it is emphasised that it will not be possible to guarantee a 100% accurate count in all cases*". Further to this, in terms of where there is uncertainty about whether or not a property is an HMO, paragraph 5.41 of the SPD concludes "*Where there is significant doubt as to whether a property is an HMO, it will not be counted towards the threshold*".
- 1.5 With regard to the above, there is an error in paragraph 6.8 of the main agenda report. The total number of properties within the 50m radius, including the application site, was originally counted as 23. However, this was based on the

number of buildings within the measured circle. Following confirmation that the calculation should in fact be based upon the number of residential dwellings within the 50m vicinity, the baseline figure is actually calculated as 42.

- 1.6 It is also confirmed that the number of existing lawful HMO properties within the 50m radius is 5 and not 4 as stated in paragraph 6.8 of the main agenda report.
- 1.7 Given the above, the calculation has been undertaken again and paragraph 6.8 of the main agenda report is corrected as follows:

“The total number of properties within the 50m radius, including the application site, has been calculated as ~~twenty-three~~ **forty-one**. At the time of this assessment the total number of properties in HMO use, using the above sources of data, is estimated to be ~~four~~ **five** (excluding the application site) and therefore the overall percentage is calculated as ~~17.39%~~ **12.2%** which is below the threshold of a maximum of 25%. If the application site were to become an HMO this would push the percentage to ~~21.74%~~ **14.63%** and would remain below the threshold of a maximum of 25%. In this regard, the proposals are not considered unduly dilute or harm an existing mixed and sustainable community through the significant loss of single-family housing. Therefore, the principle of the conversion of the application property to a 9 person large Sui Generis HMO is therefore considered acceptable subject to meeting other policy requirements below.”

- 1.8 The above clarification does not materially change the assessment of the scheme as discussed within the main agenda report and the conclusions therefore remain as published.

## **2. Landscaping**

- 2.1 The proposed site plan shows indicative soft landscaping, including hedging to be provided at the front of the site. The applicant has confirmed in an email received 11<sup>th</sup> January 2022 that they are happy to provide mixed species hedging and other biodiversity and landscaping improvements to improve the overall biodiversity of the site. A mixed species hedge would allow for a net gain in biodiversity which is considered a benefit of the scheme. A pre-commencement condition requiring submission and approval of hard and soft landscaping is recommended in the main agenda report, which will secure this detail.

## **3. Conclusion**

- 3.1 The officer recommendation remains to grant planning permission subject to the conditions and informatives as outlined in the main report.

**Case Officer: Ethne Humphreys**

## UPDATE REPORT

BY THE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES  
READING BOROUGH COUNCIL  
PLANNING APPLICATIONS COMMITTEE: 12<sup>th</sup> January 2022

**Ward:** Church

**App No:** 211827/FUL

**Address:** Shinfield Road Recreation Ground, Linden Road, Reading

**Proposal:** To install a small tarmac ball games court with a combined metal basketball / football goals at each end and perimeter of 1 metre high metal railing fence

**Applicant:** Reading Borough Council

**Date Validated:** 07/12/2021

**Target decision date:** 01/02/2022

### RECOMMENDATION:

**GRANT** Planning Permission subject to conditions and informatives as per the main report

#### 1. Consultation Period

##### *Public consultation*

- 1.1 Since the publication of the main report, the public consultation period closed (on 30<sup>th</sup> December 2021). No comments have been received by members of the public.

##### *Internal Consultees*

- 1.2 Since the publication of the main report, Officers have received a response from Ecology stating no objections to the application. The comments received from Ecology stated that the proposed plans are unlikely to adversely affect any protected species or priority habitats.

**Case Officer:** David Brett

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