



PLANNING APPLICATIONS COMMITTEE

1 JUNE 2022

ADDITIONAL INFORMATION

AGENDA ITEM	ACTION	WARDS AFFECTED	PAGE NO
<b><u>UPDATE AGENDA</u></b>			
11. 220291/FUL - 2 HOWARD STREET	Decision	ABBEY	5 - 8
12. 220125/LBC - OXFORD ROAD PRIMARY SCHOOL, 146 OXFORD ROAD	Decision	ABBEY	9 - 12
13. 211728/OUT - DELLWOOD HOSPITAL LIEBENROOD ROAD	Decision	SOUTHCOTE	13 - 14
14. 212061/FUL - RICHFIELD DRIVING RANGE, RICHFIELD AVENUE	Decision	THAMES	15 - 18

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## UPDATE SHEET AND ORDER OF CONSIDERATION

Planning Applications Committee - 1<sup>st</sup> June 2022

### Items with speaking:

<b>Item No.</b>	<b>13 Page 143</b>	<b>Ward</b> Southcote
<b>Application Number</b>	211728	
<b>Application type</b>	Outline Planning Approval	
<b>Address</b>	Dellwood Community Hospital, 22 Liebenrood Road	
<b>Planning Officer presenting</b>	<b>Matthew Burns</b>	<b>*UPDATE*</b>
<b>Supporter:</b>	<b>Evelyn Williams - Conservation Area Advisory Committee</b>	
<b>Applicant:</b>	<b>Montpelier Estates Ltd</b>	

### Items without speaking:

<b>Item No.</b>	<b>9 Page 51</b>	<b>Ward</b> Abbey
<b>Application Number</b>	211376 Full Planning Approval & 211407 Listed Building Consent	
<b>Address</b>	41 Minster Street, Reading, RG1 2JB	
<b>Planning Officer presenting</b>	<b>David Brett</b>	

<b>Item No.</b>	<b>10 Page 63</b>	<b>Ward</b> Abbey
<b>Application Number</b>	211424	
<b>Application type</b>	Full Planning Approval	
<b>Address</b>	1a Eaton Place, Reading, RG1 7LP	
<b>Planning Officer presenting</b>	<b>Connie Davis</b>	

<b>Item No.</b>	<b>11 Page 79</b>	<b>Ward</b> Abbey
<b>Application Number</b>	220291	
<b>Application type</b>	Full Planning Approval	
<b>Address</b>	2 Howard Street, Reading, RG1 7XS	
<b>Planning Officer presenting</b>	<b>Claire Ringwood</b>	<b>*UPDATE*</b>

<b>Item No.</b>	<b>12 Page 135</b>	<b>Ward</b> Abbey
<b>Application Number</b>	220125	
<b>Application type</b>	Listed Building Consent	
<b>Address</b>	Oxford Road Primary School, 146 Oxford Road, Reading, RG1 7PJ	
<b>Planning Officer presenting</b>	<b>Beatrice Malama</b>	<b>*UPDATE*</b>

<b>Item No.</b>	<b>14 Page 173</b>	<b>Ward</b> Thames
<b>Application Number</b>	212061	
<b>Application type</b>	Full Planning Approval	
<b>Address</b>	Richfield Driving Range, Richfield Avenue, Reading,	
<b>Planning Officer presenting</b>	<b>Julie Williams</b>	<b>*UPDATE*</b>

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## UPDATE REPORT

<b>BY THE EXECUTIVE DIRECTOR FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES</b>	
<b>READING BOROUGH COUNCIL</b>	<b>ITEM NO. 11</b>
<b>PLANNING APPLICATIONS COMMITTEE: 1 June 2022</b>	<b>Pages 79 - 134</b>

**Ward:** Abbey

**App No:** 220291/FUL

**Address:** 2 Howard Street, Reading

**Proposal:** Conversion of a single dwelling (Class C3) to a Sui-Generis House in Multiple Occupation (HMO) for 9 persons, and conversion of the existing garage to a cycle and garden store, plus erection of two dormer windows, bin storage and associated enabling internal works and minor external works (re-submission of 211420/FUL)

**Applicant:** Gravitas Property Limited

**Minor Application:** 8 week target decision date: 25<sup>th</sup> April 2022

**Extended of time date:** 8<sup>th</sup> June 2022

### RECOMMENDATION:

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

#### 1. Clarification regarding the threshold calculation

- 1.1 Following the main report, officers have been asked to clarify how the threshold calculation has been interpreted.
- 1.2 Paragraph 6.6 of the main report explains that the application site lies outside the Borough's Article 4 Direction Areas where HMO developments are more strictly controlled and that Policy H8 only refers to the use of the 25% threshold inside these areas.
- 1.3 The SPD on Residential Conversions in paragraph 4.2 does state that 'planning applications for the change of use of properties into large HMOs will be assessed using the threshold limit' but there is no requirement in the overarching Policy H8 for this threshold to be applied. However, in paragraph 6.6 of the main report it is noted that the threshold represents a good 'rule of thumb' for testing whether a proposal would unduly dilute or harm an existing mixed and sustainable community.
- 1.4 The threshold calculation is based on the number of HMOs within a 50m radius of the application site. Paragraph 4.4.65 of Policy H8 states 'planning permission will not normally be granted where the proportion of HMOs will result in HMOs representing 25% or more of the residential properties within a circle of 50m radius measured from the application site.' Paragraph 5.35 of the SPD states 'any existing flat conversions will be included in the number of C3 dwellings and will not be included in the number of HMOs for the purposes of the threshold calculation'.
- 1.5 The threshold calculations have been clearly set out in the main report under paragraph 6.8 and the total number of residential properties (including existing flat

conversions as per paragraph 5.35 of the SPD). This shows that 41 residential properties were counted and, including the application site should it be approved, there would be then 6 HMOs or 14.6% of residential properties, which is below the guidance threshold of 25%.

- 1.6 This methodology of using properties and not buildings for the threshold calculation has recently been highlighted in a recent planning appeal decision for 27 Newcastle Road (application ref: 210127 - see Appeals Report elsewhere on agenda papers) which allowed extensions to create an 8 person sui generis HMO. Officers counted the number of buildings only and not the number of residential properties. The Inspector allowed the appeal and awarded partial costs for an inaccurate threshold calculation. Specific reference to Policy H8 and the SPD were also highlighted as the appeal site was not within an HMO Article 4 Direction. The Inspector commented:

*Policy H8 of the RBLP and the Supplementary Planning Document 'Residential Conversions' 2013 (the SPD) provide policy and guidance on the provision of HMOs. These advise that in areas covered by an HMO Article 4 Direction, permission will not normally be granted where the proportion of HMOs exceeds 25% of all residential properties within a 50-metre radius. However, there is no dispute that the site is not within an HMO Article 4 area. Policy H8's 25% threshold does not therefore apply to the appeal proposal*

*I have nevertheless considered whether the proposal would have an adverse impact to the community's character, mix and balance. The Council states that there are four out of 17 houses in multiple occupancy within the area already.*

*However, some of these 17 properties have been divided into flats, each of which constitutes a separate residential property, rather than each building being one unit as assumed by the Council. This increases the baseline number of existing single-family units so that, were the appeal development allowed, the number of HMOs would not exceed the threshold, even if it were to apply. This further indicates to me that there is not a high concentration of houses in multiple occupation locally.*

*Although the conversion would result in three HMOs being immediately adjacent to each other, the area consists predominantly of houses or flats for single-family residential housing. Even taking into account the HMOs identified by the Council beyond 50 metres, I consider that a 'tipping point' has not been reached or would be breached because of the proposal.*

- 1.7 In the decision for costs the Inspector found, in addition to other matters, that:

*The Council sought to apply a policy restriction from Policy H8 of the Reading Borough Local Plan adopted November 2019. However, its 25% restriction only applied to areas covered by an HMO Article 4 Direction. It is common ground that the appeal site is not located within such an area, but the Council still sought to apply this policy restriction to the appeal proposal. Furthermore, the Council's reference to the percentage of HMOs and single-family dwellings within a 50 metres radius of the appeal site was also inaccurate.*

- 1.8 Officers are therefore satisfied that the threshold calculation has been interpreted correctly in line with Policy H8 and the SPD. This confirms that the principle of the

proposed conversion of the property to a 9 person sui generis HMO remains acceptable.

## **2. Conclusion**

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

**Case Officer:** Claire Ringwood

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## UPDATE REPORT

<b>BY THE EXECUTIVE DIRECTOR FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES</b> <b>READING BOROUGH COUNCIL</b> <b>PLANNING APPLICATIONS COMMITTEE: 1<sup>st</sup> June 2022</b>	<b>ITEM NO. 12</b> <b>Page: 135-142</b>
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**Ward:** Abbey

**App No.:** 220125/LBC

**Address:** Oxford Road Primary School, 146 Oxford Road, Reading, RG1 7PJ

**Proposal:** Listed Building Consent for proposed works to Oxford Road Community School - repairs and refurbishment to the pitched roof and replacement of bitumen felt covering to a number of small flat roofs.

**Applicant:** Reading Borough Council

1. The Main agenda report omitted to include the following information to be considered by the Committee:

### 1.1 PROPOSED LIME MOTOR MIXTURE

The proposed ratio is 1: 2.5 of NHL3.5 hydraulic lime and sand respectively.

### 1.2 PRE-COMMENCEMNT CONDITION

The recommended pre-commencement condition (MLC - Listed Building Materials (to be submitted and approved)) has been agreed.

### 1.3 PHOTOS OF EXISTING

Photos showing the condition of the existing roof are attached below.

**Case officer:** Beatrice Malama

#### Photos of existing roof



*Photo 1: Ridges tiles are broken or have been replaced with a poor match.  
(Original ridge tiles centre)*



Photo 2: Typical lead gutter between roofs  
(Also show further tile & ridge damage)

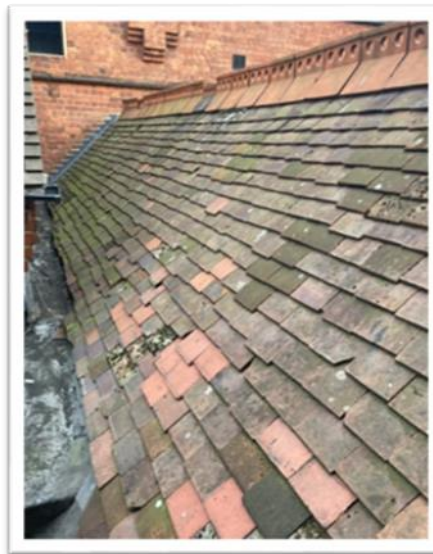


Photo 3 & 4: Existing roof section showing slipped/missing tiles & recent replacements



Photo 5 & 6: Remains of possible straw and plaster torching below tiles where roof voids accessible.

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## UPDATE REPORT

BY THE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES

READING BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE: 1<sup>st</sup> June 2022

ITEM NO. 13

Page no: 143

**Ward:** Southcote

**App No:** 211728

**Address:** Dellwood Hospital Liebenrood Road

**Proposals:** Outline application considering access, appearance, layout and scale for the partial demolition, conversion and extension of existing building to form a care home (C2 use class) and ancillary accommodation, amended access arrangements, car parking and associated works (landscaping reserved for future consideration)

**Applicant:** Montpelier Estates Ltd

**Deadline:** 1<sup>st</sup> July 2022

### RECOMMENDATION:

#### Amended as follows:

~~Delegate to Assistant Director of Planning, Transport and Public Protection Services to (i) GRANT full planning permission subject to completion of a S106 legal agreement or (ii) to REFUSE permission should the legal agreement not be completed by 01/07/2022 (unless officers on behalf of the Assistant Director of Planning, Transport and Public Protection Services agree to a later date for completion of the legal agreement). The legal agreement to secure the following:~~

- ~~–An Employment Skills and Training Plan (construction phase)~~
- ~~–Use of the development as a C2 care home only~~

**GRANT** full planning permission subject to the conditions set out in the main agenda report plus the following additional conditions:

29. Use of the development as C2 care home use only
30. Pre-commencement submission and approval of a construction phase employment and skills plan

## 1. Amended Recommendation

- 1.1 Since publication of the main agenda report the Applicant has confirmed that they agree to provide a construction phase employment and skills training plan and do not intend to take up the option of providing an equivalent financial contribution as per the terms of the adopted Employment Skills and Training Supplementary Planning Document 2013 referenced in paragraph 6.63 of the main report. As it is now confirmed that a financial contribution will not be required the provision of

an employment, skills and training plan can be secured by way of planning condition rather than a section 106 obligation.

- 1.2 It is also now recommended that the use of the development as a C2 care home only is secured by way of a planning condition instead of a section 106 obligation. This is on the basis that there are no permitted development rights to change from C2 care home to C3 (Residential Dwellinghouse) or C2A (Secure Residential Institution) use, which the terms of the proposed section 106 obligation sought to restrict. Therefore, such a change of use would require planning permission in its own right. Whilst the Local Planning Authority has secured the use of care homes as C2 use only by way of section 106 in some instances previously this has generally been on developments where self-contained units/apartments are proposed where the distinction between C3 (Residential Dwellinghouses) and C2 care homes use is more blurred and where the level of care options available is more limited. Given the nature and type of accommodation proposed in the current application, which Officers consider is clearly articulated and set out for a C2 care home, it is considered that the use can be reasonably be controlled by way of a condition.
- 1.3 On the basis of the above the Officer recommendation is no longer subject to completion of a section 106 legal agreement.

**Case Officer:** Matt Burns

## UPDATE REPORT

<b>BY THE EXECUTIVE DIRECTOR FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES</b> <b>READING BOROUGH COUNCIL</b> <b>PLANNING APPLICATIONS COMMITTEE: 1 June 2022</b>	<b>ITEM NO. 14</b> <b>Page: 173</b>
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**Ward:** Thames

**App No.:** 212061

**Address:** Richfield Driving Range, Richfield Avenue, Reading, Berkshire, RG1 8EQ

**Proposal:** The demolition of existing driving range structures and the development of a new three-storey 8 form entry school for years 11 - 16, including a SEND unit and 300 place 6th form (total school capacity of 1500 pupils) including the creation of a new access from Richfield Avenue, new parking area, cycle parking landscaped areas, external play areas, Multi Use Games Area (MUGA) and sporting pitches

**Applicant:** Bowmer & Kirkland

**Deadline:** 23 May 2022      Extended to 30 June 2022

### **AMENDED RECOMMENDATION:**

#### **Transport Works required by S106 amended to:**

- (i) The Owner will design and construct a Tiger Crossing close to the school entrance in the position shown on Drawing 600353-HEX-00-00-DR-TP-0500/P02 to include the provision of stage 2, 3 and 4 safety audits in accordance with GG 119 DMRB or any subsequent revision amendment or re-enactment thereof published by the U K Government
- (ii) The Owner will widen the existing footway/cycleway to 3 metres on the northern side of Richfield Avenue between the pedestrian entrance to the application site and the junction of Richfield Avenue and Thames Side Promenade as shown in brown on Drawing 600353-HEX-00-00-DR-TP-0500/P02 to include the provision of stage 2, 3 and 4 safety audits in accordance with GG119DMRB or any subsequent revision amendment or re-enactment thereof published by the U K
- (iii) The Owner will widen the existing footway to 3 metres to create a shared footway/cycleway on the south side of Richfield Avenue from the signalised crossing adjacent to the petrol station to the junction of Richfield Avenue / Cardiff Road to include the provision of stage 2, 3 and 4 safety audits in accordance with GG119DMRB or any subsequent revision amendment or re-enactment thereof published by the U K
- (iv) The Owner will allow, permit and maintain an access route for large vehicles to access and egress the land to the south of the car park
- (v) £5,000 towards a Traffic Regulation Order for alterations to the parking

restrictions along the ~~Caversham Road~~ Richfield Avenue frontage of the site.

**CONDITIONS as on main report but delete:**

11. Odour Management details to be approved

14. Floodlighting of External Sports Areas details to be approved

**1. REASONS FOR UPDATE REPORT**

**1.1 To amend the S106 obligations for transport works**

The obligations set out in the main report preceded further discussions on extent of the works required with the preference for the applicant to carry out the works rather than pay the Highway Authority to do them as would facilitate meeting the timetable for the school being ready to open. Amendment also to correct the street where the TRO is required. Employment and Skills Plan obligations remain unchanged.

**1.2 To delete two planning conditions (no. 11 & 14).**

The applicant has made the case that given the distance from nearest houses the odour management plan from the school kitchen is not necessary. Also, as they do not intend to install floodlighting to the external play areas the floodlighting condition is not needed either. Officers have re-considered and agree that the cooking smells would not be such a nuisance as to require additional controls. Should the school require floodlighting in the future that would require a separate planning permission and lighting levels could be controlled at that stage.

**1.3 To clarify the bicycle provision position.**

In the initial comments from the transport officer it was stated that “The proposed development does not comply with the Local Planning Authority’s standards in respect of cycle and pedestrian access to the site and is in conflict with Reading Local Plan Policy TR4”. To clarify, TR4 refers to Cycle Routes and Facilities and while the number of and specifications for the proposed bicycle parking facilities are in accordance with this policy, the access routes were not, given the width of the footways leading to the site. The S106 requirement to widen the footways as specified enables the proposal to meet all of this policy.

**1.4 To clarify the reasons for BREEAM ‘Very Good’.**

The proposed development has been identified as likely to meet BREEAM ‘Very Good’ standards when the assessments are carried out prior to construction and then prior to the school opening. Officers have pressed for clarification and improvements on this score and the applicant confirmed that the development is likely to achieve a BREEAM standard between 60-65% so in excess on the minimum ‘Very Good’ score. Therefore, the recommended conditions build in the expectation that the completed building will achieve a score of at least 60% (the minimum to be ‘Very Good is 55%).



*No development above ground works shall occur until evidence has been submitted and approved in writing by the Local Planning Authority demonstrating that the development is to be constructed to achieve a BREEAM Sustainability Standard with a minimum standard of BREEAM 60% Very Good rating.*

*and*

*Within 6 months of the first occupation of the development hereby approved, evidence demonstrating that the development has achieved a BREEAM Sustainability Standard with a minimum standard of BREEAM 60% Very Good rating is to be submitted and approved in writing by the Local Planning Authority*

- 1.5 The applicant has been asked to explain the potential for further improvements to the energy performance of the school and has provided the following:

*The energy statement confirms that the school will have a heat profile significantly less than 5,000 hours per annum and therefore, onsite CHP is not viable. The decarbonisation of grid electricity also further reduces feasibility of CHP systems with respect to carbon emissions. The emission factor for grid electricity is expected to be reduced below that for the emission factor gas fired CHP.*

*The project budget has been focused on the building fabric in a 'fabric first' approach. Whilst PV panels and ASHP are feasible, ensuring the building consumes as little energy as possible is a higher priority. PV panels and ASHP can be added as a bolt on renewable in the future, improving the construction performance at a later time is significantly more difficult and would involve greater costs. Therefore, the approach is the most appropriate within the available funding.*

*The building has been designed to minimise energy consumption from the outset and to meet the overheating criteria to ensure the building will stay cool during warm spells without the need for energy hungry air conditioning through passive design measures. The building is also heavily insulated and energy efficient services such as LED lighting have been used throughout. Whilst the funding for heat pumps is not provided, the building's heating infrastructure has been designed to incorporate low temperature heating thus giving a robust solution in a rapidly changing environment for policy and technologies allowing the heat source to be easily swapped in the future to adopt the most appropriate technology be it heat pumps or other sources such as hydrogen boilers.*

*We did look at moving towards a more electric led heating strategy, but existing supply capacity constraints meant that there*

*would be an 8 year delay for the supply to be upgraded to the required standard.*

- 1.6 The main report (para 7.55) explains that while sustainability Policy CC2 requires all major non-residential developments to meet the most up-to-date BREEAM 'Excellent' standards, the explanatory text recognises that schools may struggle to meet these standards. Information is required to demonstrate that the sustainability standard to be achieved is the highest possible for the relevant development type and officers are satisfied that the applicant has justified their approach in accordance with this Policy. The recommended conditions will ensure that their approach is followed.

**Julie Williams**