

PLANNING APPLICATIONS COMMITTEE

22 JUNE 2022

ADDITIONAL INFORMATION

AGENDA ITEM	ACTION	WARDS AFFECTED	PAGE NO
1. MINUTES	-		5 - 10
5. PLANNING APPEALS	Information	BOROUGHWIDE	11 - 14
8. GAS WORKS SOCIAL CLUB, GAS WORKS ROAD - PROPOSAL TO ADD TO THE LIST OF LOCALLY IMPORTANT BUILDINGS AND STRUCTURES	Decision	THAMES	15 - 16
9. 211441/FUL & 211442/ADV - OUTSIDE 99 BROAD STREET; 211443/FUL & 211444/ADV - OUTSIDE 6 BROAD STREET; 211445/FUL & 211446/ADV - OUTSIDE 108-113 BROAD STREET; 211447/FUL & 211448/ADV - OUTSIDE 47-48 BROAD STREET; 211449/FUL & 211450/ADV - OUTSIDE 26 WEST STREET; 211451/FUL & 211452/ADV - OUTSIDE 4-5 ST MARY'S BUTTS; 211453/FUL & 211454/ADV - OUTSIDE 164 FRIAR STREET	Decision	ABBEY	17 - 18
10. 211416/FUL - 4 DOWNSHIRE SQUARE	Decision	COLEY	19 - 22

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Agenda Annex

UPDATE SHEET AND ORDER OF CONSIDERATION

Planning Applications Committee - 22nd June 2022

Items with speaking:

Item No.	10 Page 85	Ward Coley
Application Number	211416	
Application type	Full Planning Approval	
Address	4 Downshire Square, Reading, RG1 6NJ	
Planning Officer presenting	Ethne Humphreys	*UPDATE*
Objectors:	Nick Gibb, Helen Humphreys, Andy Lambourne Moss, Mischa Tytel - Conservation Area Advisory Committee	
Cllr:	Cllr Gittings	
Agent:	Ed Mather	

Items without speaking:

Item No.	9 Page 55	Ward Abbey
Application Numbers		
211441 Full Planning Approval & 211442 Advertisement Consent - Outside 99 Broad Street		
211443 Full Planning Approval & 211444 Advertisement Consent - Outside 6 Broad Street		
211445 Full Planning Approval & 211446 Advertisement Consent - Outside 108-113 Broad Street		
211447 Full Planning Approval & 211448 Advertisement Consent - Outside 47-48 Broad Street		
211449 Full Planning Approval & 211450 Advertisement Consent - Outside 26 West Street		
211451 Full Planning Approval & 211452 Advertisement Consent - Outside 4-5 St Marys Butts		
211453 Full Planning Approval & 211454 Advertisement Consent - Outside 164 Friar Street		
Planning Officer presenting	David Brett	*UPDATE*

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Present: Councillor Lovelock (Chair);
Councillors Leng (Vice-Chair), Carnell, Emberson, Ennis, Gavin, Hornsby-Smith, Moore, Page, Rowland, J Williams and Yeo

Apologies: Councillors Robinson

RESOLVED ITEMS

1. MINUTES

The Minutes of the meetings held on 30 March 2022 were agreed as a correct record and signed by the Chair.

2. POTENTIAL SITE VISITS FOR COMMITTEE ITEMS

The Executive Director for Economic Growth and Neighbourhood Services submitted a schedule of applications to be considered at future meetings of the Committee to enable Councillors to decide which sites, if any, they wished to visit prior to determining the relevant applications.

Resolved -

- (1) That the under-mentioned applications, together with any additional applications which the Assistant Director of Planning, Transport and Public Protection Services might consider appropriate, be the subject of accompanied site visits:

220409/FUL - CAVERSHAM PARK, PEPPARD ROAD, CAVERSHAM

Redevelopment of Caversham Park for 64 assisted living units (Class C2) for the over 55's through the conversion of Caversham Park House, 64 bed care home (Class C2), 61 age-restricted retirement dwellings, including conversion of the existing buildings Bursars House, The Lodge and 2 Caversham Park Drive (Class C3), 5 market dwellings (Class C3), 28 affordable dwellings (Class C3), and refurbishment and extension of the existing pavilion to provide changing facilities, café/studio and sports provision comprising 2 no. croquet lawns, 2 no. bowling greens, an additional tennis court, refurbishment of the existing tennis court and associated parking and landscaping following.

220189/FUL - 205-213 HENLEY ROAD, CAVERSHAM

Demolition of nos. 205-213 Henley Road and rear gardens of nos. 205-209 Henley Road and erection of 2 retirement living apartments blocks (C3 use-age restricted) including communal spaces with supporting car parking, open space landscaping and associated infrastructure. Access into the site from the adjacent development on Henley Road.

211714/FUL - 70-78 WOKINGHAM ROAD

Demolition of hotel and erection of 14 apartments.

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 1 JUNE 2022

- (2) That the under-mentioned application be the subject of an accompanied site visit if the application was to be brought to the Committee:

220123/FUL - 9 ELDON SQUARE

Demolition of existing garages and car port, followed by construction of one detached three-bedroom, 1.5 storey detached dwelling, with associated car parking, cycle and bin storage.

3. PLANNING APPEALS

(i) New Appeals

The Executive Director for Economic Growth and Neighbourhood Services submitted a schedule giving details of six notifications received from the Planning Inspectorate regarding two planning appeals, the method of determination for which she had already expressed a preference in accordance with delegated powers, which was attached as Appendix 1 to the report.

(ii) Appeals Recently Determined

The Executive Director of Economic Growth and Neighbourhood Services submitted details of four decisions that had been made by the Secretary of State, or by an Inspector appointed for the purpose, which was attached as Appendix 2 to the report.

(iii) Reports on Appeal Decisions

There were no appeal decision reports submitted.

Resolved -

- (1) That the new appeals, as set out in Appendix 1, be noted;
- (2) That the outcome of the recently determined appeals, as set out in Appendix 2, be noted.

4. APPLICATIONS FOR PRIOR APPROVAL

The Executive Director for Economic Growth and Neighbourhood Services submitted a report giving details in Table 1 of 18 prior approval applications received, and in Table 2 of eleven applications for prior approval decided, between 18 March and 20 May 2022.

Resolved - That the report be noted.

5. ANNUAL PERFORMANCE MONITORING REPORT - DEVELOPMENT MANAGEMENT SERVICE 2021/22

The Executive Director for Economic Growth and Neighbourhood Services submitted a report setting out details of performance in development management (applications, appeals, enforcement, planning fee income and commitments monitoring) during 2021/22.

Resolved - That the report be noted.

6. LEVELLING UP AND REGENERATION BILL

The Executive Director for Economic Growth and Neighbourhood Services submitted a report on the Levelling-Up and Regeneration Bill, which had received its first reading in the House of Commons on 12 May 2022, following more than 40,000 responses being received to the Government's 2020 White Paper 'Planning for the Future' and the subsequent inquiry into planning reform by the Housing, Communities and Local Government Select Committee.

The report gave a summary of the changes proposed in the Bill and the implications for the planning system generally and in Reading. The report addressed the following areas: Development plans; Infrastructure delivery; Development management; Environmental outcomes reports; Heritage; Enforcement and Other matters. It also set out the next steps, explaining that the Bill was expected to receive royal assent in 2024 and a number of consultations were planned on detailed elements of the Bill, further reports on which would be brought to the relevant committee setting out the Council's response when these took place.

Resolved - That the report be noted.

7. 211376/FUL & 211407/LBC - 41 MINSTER STREET

The proposed development will include installation of a 10m stub tower, 6 no. antennas, 2 no. 300mm dishes, a GPS dish and associated ancillary equipment, alongside the removal of the existing 2.5m stub tower with 6 no. antennas and associated equipment and fixings. (Amended Description).

The Executive Director for Economic Growth and Neighbourhood Services submitted a report on the above applications.

Comments were received and considered.

Resolved -

- (1) That planning permission for application 211376/FUL be granted, subject to the conditions and informatives as recommended in the report;
- (2) That listed building consent for application 211407/LBC be granted, subject to the conditions and informatives as recommended in the report.

8. 211424/FUL - 1A EATON PLACE

The proposed development will include installation of a 10m stub tower, 6 no. antennas, 2 no. 300mm dishes, a GPS dish and associated ancillary equipment, alongside the removal of the existing 2.5m stub tower with 6 no. antennas and associated equipment and fixings. (Amended Description).

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 1 JUNE 2022

The Executive Director for Economic Growth and Neighbourhood Services submitted a report on the above applications.

Comments were received and considered.

Resolved -

- (1) That planning permission for application 211376/FUL be granted, subject to the conditions and informatives as recommended in the report;
- (2) That listed building consent for application 211407/LBC be granted, subject to the conditions and informatives as recommended in the report.

9. 220291/FUL - 2 HOWARD STREET

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)

Further to Minute 3 of the meeting held on 12 January 2022, the Executive Director for Economic Growth and Neighbourhood Services submitted a report on the above application. An update report was tabled at the meeting which clarified how the threshold calculation for HMOs had been interpreted.

The original report and update report for application 211420/FUL from 12 January 2022 were appended to the report.

Comments were received and considered.

Resolved -

- (1) That planning permission for application 220291/FUL be granted, subject to the conditions and informatives as recommended in the original report;
- (2) That a separate report on HMO Policies and guidance be submitted to a future meeting of the Committee to allow further consideration of the counting of HMOs and how to assess and deal with HMO proliferation.

10. 220125/LBC - OXFORD ROAD PRIMARY SCHOOL, 146 OXFORD ROAD

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.

The Executive Director for Economic Growth and Neighbourhood Services submitted a report on the above application. An update report was tabled at the meeting which presented additional information which had been omitted from the original report on the proposed lime mortar mixture, the listed building materials condition and photos of the existing roof.

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 1 JUNE 2022

Comments were received and considered.

Resolved -

That, pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, listed building consent for application 220125/LBC be granted, subject to the conditions and informatives as recommended in the original report.

11. 211728/OUT - DELLWOOD HOSPITAL LIEBENROOD ROAD

Outline application considering access, appearance, layout and scale for the partial demolition, retention 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).

The Executive Director for Economic Growth and Neighbourhood Services submitted a report on the above application. An update report was tabled at the meeting which explained that the applicant had agreed to provide a construction phase employment and skills training plan and did not intend to take up the option of providing an equivalent financial contribution and therefore the plan could be secured by condition rather than a section 106 obligation. It also explained that the use of the development as a C2 care home could also be secured by way of a planning condition rather than obligation. The recommendation had been amended accordingly.

Comments and objections were received and considered.

Supporter Evelyn Williams, and John Horsman and Anna Ciesielska on behalf of the applicant, attended the meeting and addressed the Committee on this application.

Resolved -

- (1) That outline planning permission for application 211728/OUT be granted, subject to the conditions and informatives as recommended in the original report, with the additional conditions set out in the update report;
- (2) That details of the pre-commencement reserved matters in respect of landscaping, external materials and the scheme of decentralised energy provision be submitted to members of the Committee and, if there were any significant concerns expressed, these matters be brought to Committee for approval.

12. 212061/FUL - RICHFIELD DRIVING RANGE, RICHFIELD AVENUE

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.

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 1 JUNE 2022

The Executive Director for Economic Growth and Neighbourhood Services submitted a report on the above application. An update report was tabled at the meeting which proposed amendments to the S106 obligations for transport works and deletion of two of the planning conditions, clarified the bicycle provision position and the reasons for BREEAM 'Very Good' and the wording for the BREEAM conditions. The recommendation had been amended accordingly. It was recommended at the meeting that a further condition regarding

Resolved -

- (1) That the Assistant Director of Planning, Transport and Public Protection Services be authorised to grant full planning permission for application 212061/FUL, subject to completion of a S106 legal agreement by 30 June 2022 (unless a later date be agreed by the Assistant Director of Planning, Transport and Public Protection Services) to secure the amended transport works Heads of Terms set out in the update report and the original Employment, Skills and Training Head of Terms set out in the original report;
- (2) That, in the event of the requirements set out not being met, the Assistant Director of Planning, Transport and Public Protection Services be authorised to refuse permission;
- (3) That planning permission be subject to the conditions and informatives recommended in the original report, but with the removal of Conditions 11 and 14 as recommended in the update report, and the following amendments:
 - Condition 28 regarding the Travel Plan to be strengthened to require the school to explore how to improve the facilities to support cycling, including more cycle parking, storage and changing facilities;
 - Condition 20 regarding BREEAM rating to be amended to require the school to look at further ways to improve the BREEAM rating above 60%;
 - An additional informative encouraging the school to explore their opening hours to ease congestion;
- (4) That transport officers be asked to investigate the inclusion of bus stop markings near to the school in association with the wider requirement for alterations to Traffic Regulation Orders surrounding the school, to accommodate future bus services to the area.

(The meeting started at 6.30 pm and closed at 8.36 pm)

APPEAL DECISION REPORT

Ward: Abbey

Appeal No: APP/E0345/W/21/3284108

Application Ref: 210748

Address: Soane Point 6-8 Market Place Reading

Proposal: Change of use of part of the ground floor, part basement, and upper floors from office use Class B1(a) to C3, 144 studio apartments. Prior Notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015

Case officer: Matt Burns

Decision level: Delegated. Refused 13th May 2021

Method: Written Representations

Decision: Appeal Allowed

Date Determined: 25th May 2022

Inspector: Rachael Pipkin

1. Background

1.1 The appeal site comprises a six-storey building located on the east side of Market Place with commercial uses to the ground floor, including Tesco, and office space above. The building is accessed at ground floor level from Market Place and at basement level from Abbey Square to the rear. The building is not listed but is located within the Market Place/London Street Conservation Area.

1.2 The proposal was for change of the ground floor, part basement, and upper floors of the building from office use Class B1(a) to C3 for 144 studio apartments. The application was for prior approval under permitted development rights in relation to Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (GPD0). The permitted development prior approval process allows the Local Planning Authority (LPA) to consider only a limited range of matters in determination of the application which in this case included, transport and highways impacts of the development, contamination risks on the site, flooding risks on the site, impacts of noise from commercial premises on the intended occupiers of the development and the provision of adequate natural light in all habitable rooms of the dwellinghouses.

1.3 There were 2 reasons for refusal, and these are summarised as:

- Failure to demonstrate that future occupiers of the flats would not be adversely impacted upon by contamination risks as a result of vapours from the existing ground floor level car park
- Failure to demonstrate that future occupiers of the flats would not be adversely impact by commercial noise from existing plant equipment serving the ground floor commercial uses within the building positioned on a flat roof at the rear of the building close to windows of the proposed flats. Future residents would not be able to open their windows to avoid overheating without being subject to a significant impact on their residential amenity as a result of noise from the existing plant equipment, particularly given each studio flat would only be served by a single window.

2. Summary of the decision

2.1 In respect of the reason for refusal regarding failure to demonstrate that future occupiers of the flats would not be subject to contamination risks because of vapors from the existing ground floor car park, the Appellant submitted an updated contamination risk assessment with the appeal. RBC Environmental Protection Officers confirmed that this updated assessment satisfactorily demonstrated that future occupiers would not be subject to vapor risks and as such this reason for refusal was considered to have been overcome by the Local Planning Authority and the Inspector.

2.2 In respect of the reason for refusal regarding failure to demonstrate that future occupiers would not be subject to unacceptable noise impacts from existing plant equipment associated with the ground floor commercial uses of the building, the Appellant carried out relocation of the plant equipment to the basement car park during the course of the appeal and submitted revisions to the noise impact assessment as a result of this.

2.3 RBC Environmental Protection Officers confirmed that the results of noise assessment following relocation of the plant, together with the other noise mitigation measures proposed (glazing specification and mechanical ventilation), were such that future occupiers of the flats would not be subject to unacceptable commercial noise impacts. Furthermore, relocation of the plant and the resulting reduced noise levels were considered sufficient such that future residents would also be able to open their windows for natural ventilation purposes without undue noise disturbance. As such this reason for refusal was also considered to have been overcome by the LPA and the Inspector.

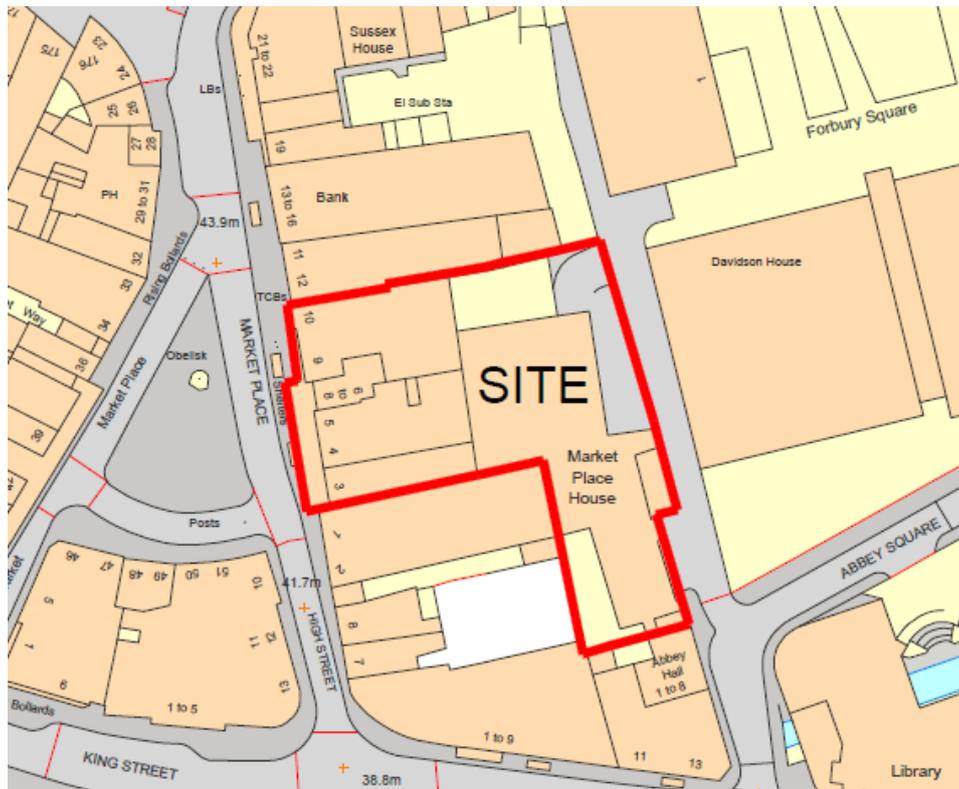
2.4 As such, the Inspector considered that the reasons for refusal of the prior approval had been overcome and allowed the appeal.

3. Officer Comments

3.1 Offices are disappointed with the outcome of the appeal given the proposed 144 studio units falls well below the standard and mix of residential accommodation sought by the Local Plan. Further, it is not possible to secure provision of affordable housing or sustainability standards via such applications. Unfortunately, however, the permitted development prior approval process allows the LPA to consider only a limited range of factors in assessing such proposals.

3.2 The Inspector accepted the revised contamination and commercial noise assessments submitted by the Appellant reflecting the plant relocation work they had undertaken on-site during the course of the appeal. These revised studies overcame the technical contamination and commercial noise concerns with the proposals and given the limited focus for issues for these types of applications, the reasons for refusal effectively fell away.

LOCATION PLAN



Case Officer: Matt Burns

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UPDATE REPORT

BY THE EXECUTIVE DIRECTOR FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES READING BOROUGH COUNCIL PLANNING APPLICATIONS COMMITTEE: 22 June 2022	ITEM NO. 8 Page: 35
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Ward: Thames

Address: Gas Works Social Club, Gas Works Road, Reading

Proposal: To add the Gas Works Social Club to List of Locally-Important Buildings and Structures

AMENDED RECOMMENDATION:

As per main agenda report.

1. Planning history clarification

1.1 On Monday 21 June, a representation regarding the report on the main agenda was received from a planning agent acting for a potential purchaser of the site. The agent wished it to be known, *'that the site benefits from an extant planning permission'* and that this should be a material consideration for Members' consideration. The agent considers that if the site is added to the Council's Local List, this is likely to prejudice the delivery of that planning permission.

1.2 The Planning permission being referred to is reference 160378/FUL and was for the following:

Change of use, conversion, extensions and various associated works to former Gas Works Buildings to create a part 4,5 and 6 storey building adjacent to the River Kennet and a 3 storey building fronting Gas Works Road, providing 20 (10x1, 9x2 and 1x3-bed) residential units (Class C3).

1.3 Planning permission was issued with a s106 legal agreement on 28 October 2016 giving the expiry date for implementation as 28 October 2019. On inspection of the material on the planning history files, officers advise that some works have occurred with the demolition of a side wing; however, as some of the pre-commencement conditions are outstanding it is not clear if it can be stated that the permission has been implemented. It has previously been advised to the owners of the site that the status of this planning permission - ie. whether it has been implemented or not - should be confirmed and the formal opinion of the Local Planning Authority clarified, through the submission of a Certificate of Lawful Existing Use or Development application. This has not been done to date.

1.4 Therefore, officers cannot confirm that there is an extant planning

permission for the site. However, even if there is, this extract from the Committee Report presented to PAC on 12th October 2016 makes clear that the preference was to retain the existing building:

Para. 6.8 The existing buildings, although not listed or within a conservation area, are considered to be of some heritage value given they represent two of the few remaining buildings of age in the vicinity of the site, with links back to the former industrial uses in the immediate locality. As such, in line with the NPPF, they are considered to be non-designated heritage assets. In light of this, the applicant was advised at the outset of pre-application discussions that officers would welcome the retention / refurbishment / extension of the existing buildings at the site, rather than the demolition of the existing buildings and resultant redevelopment. The applicant has considered this and, as such, the proposal submitted for full planning permission seeks the retention of and extension to the existing buildings. Such an approach is welcomed and strongly supported by officers.

- 1.5 It follows from the above that the adding of this building to the Local List will not hinder a developer seeking to implement the permitted development.

Case Officer: Bruce Edgar/Richard Eatough

UPDATE REPORT

BY THE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES

READING BOROUGH COUNCIL

ITEM NO.

PLANNING APPLICATIONS COMMITTEE: 22nd June 2022

Page no:

Ward: Abbey

App Nos.: 211441/FUL & 211442/ADV; 211443/FUL & 211444/ADV; 211445/FUL & 211446/ADV; 211447/FUL & 211448/ADV; 211449/FUL & 211450/ADV; 211451/FUL & 211452/ADV; 211453/FUL & 211454/ADV

Street Hub (SH) Addresses:

SH 1 - 211441/FUL & 211442/ADV - Outside 99 Broad Street
SH 2 - 211443/FUL & 211444/ADV - Outside 6 Broad Street
SH 3 - 211445/FUL & 211446/ADV - Outside 108-113 Broad Street
SH 4 - 211447/FUL & 211448/ADV - Outside 47-48 Broad Street
SH 5 - 211449/FUL & 211450/ADV - Outside 26 West Street
SH 6 - 211451/FUL & 211452/ADV - Outside 4-5 St Mary's Butts
SH 7 - 211453/FUL & 211454/ADV - Outside 164 Friar Street

Proposals:

Full planning permission for the proposed installation of 1no. new Street Hub, incorporating 2no. digital 75" LCD advert screens, plus the removal of associated BT kiosk(s); and

Advertisement consent for proposed 2no. digital 75" LCD display screens, one on each side of the Street Hub unit.

Description: Proposed development as a whole seeks the installation of 7no. new Street Hub, incorporating 2no. digital 75" LCD advert screens, plus the removal of associated BT kiosks.

Applicant: BT Telecommunications Plc

Date validated: 31st August 2021

Minor applications: 8 week target decision date: 26th October 2021

Extension of time: 22nd July 2022

RECOMMENDATION:

GRANT full planning permission consent for the following applications:

Conditions for Street Hubs 1-7

1. Time Limit
2. In accordance with approved plans
3. Existing ST6 Kiosks to be removed
4. Pavement surrounding Street Hubs to be made good to same condition

Informatives to include:

1. Terms and Conditions
2. Positive and Proactive
3. Works to the highway

GRANT advertisement consent for the following applications:

Conditions for Street Hubs 1-7

1. In accordance with approved plans
2. Standard Advertisement Conditions

3. Luminance not to exceed 250 cd/m² between 17:00 to 06:00 hours
4. Luminance not to exceed 600 cd/m² between 06:01-16:59 hours
5. No works shall commence on site until details and a sample of the internally applied micro-louvre film have been submitted to and been approved in writing by the Local Planning Authority. The details will include the results of the micro-louvre product testing, a data sheet and a sample of the micro-louvre film. The approved micro-louvre film shall be installed in accordance with the approved details and shall thereafter be maintained so that it operates to the same standard.
REASON: To safeguard the amenities of the surrounding properties and the area generally, in accordance with Policy CC8 of the Reading Borough Local Plan 2019.
6. No moving or flashing images
7. No advert displayed for less than 10 seconds
8. Adverts shall not resemble road signs
9. Transitions between adverts to be controlled and no more than 0.1 seconds
10. Black screen or screen freezes if breaks down. No error messages.

Informatives to include:

1. Terms and Conditions
2. Positive and Proactive
3. Works to the highway

1. Consultations

1.1 Crime Prevention Design Advisor (CPDA) Thames Valley Police Consulted on Street Hubs 1 to 7

Updated response received on 20/06/2022 applying to all above applications.

- “I’ve liaised with Thames Valley Police (TVP)/CCTV and in essence, as long as the micro-louvre film functions as intended, then our concerns are suitably addressed.”

2. Micro Louvre Film and Conditions

- 2.1 The agent has confirmed that the micro-louvre film will be applied internally to the Street Hub. The application of the film will be as follows: screen, then micro-louvre film, then glass of the Street Hub. The pre-commencement condition has been updated accordingly based on the additional information provided.
- 2.2 A formatting error within the main report has been rectified, this concerned the formatting of the recommended conditions in relation to the advertisement consent applications. Condition 6 (No moving or flashing images) to the advertisement consent was incorrectly formatted and lost within the wording for condition 5. As above, this formatting error has been rectified with a new standalone condition.

3. Conclusion

- 3.1 The officer recommendation remains to grant planning permission and advertisement consent for the applications listed above as outlined in the main report, subject to the conditions and informatives as detailed above within this update report.

Case Officer: David Brett

UPDATE REPORT

BY THE EXECUTIVE DIRECTOR FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES READING BOROUGH COUNCIL PLANNING APPLICATIONS COMMITTEE: 22 June 2022	ITEM NO. 10 Page: 85-108
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Ward: Coley

App No.: 211416/FUL

Address: 4 Downshire Square, Reading

Proposal: Erection of 1 x detached and 2 x semi detached dwellings following demolition of the existing bungalow and detached garage.

Applicant: Finerain Developments Ltd

Deadline: 21 October 2021; Extended to 22 September 2022

AMENDED RECOMMENDATION:

As per the main agenda report but with an additional heads of term:

- a financial contribution for the planting and maintenance of 1x street tree (amount to be agreed)

And amended condition:

3. Submission and approval of external materials including: all brick, cladding, glazing, window frames/cills/surrounds/doors (*to be timber*), guttering and boundary treatments (pre-commencement)

1. Additional S106 obligation for street tree

1.1 The legal agreement will secure an additional financial contribution for the planting and maintenance of a street tree on the site frontage.

2. To clarify the space standards

2.1 Paragraph 6.36 of the Officer Report commented that Bedrooms 1 (as annotated) to the semi detached dwellings may fall minimally below the space standards as set out in Policy H5. To clarify, on further examination the overall size of the bedrooms *does* meet the space standard as it is a second double room i.e not the main bedroom and meets the floorspace and width standards for this type of room.

3. Additional consultation response

3.1 A consultation response was received from the Conservation and Urban Design Officer (CUDO) on 21/06/22.

3.2 His advice is as follows:

“The building is within the Downshire Square Conservation Area. The significance of the area is outlined in the Conservation Area Appraisal, but the following are identified as making a positive contribution:

- Retention of original buildings and their settings with few sympathetic enhancements by way of new development and/or addition of non-traditional materials;
- Retention of original brick walls and/or railings (original and replacement) throughout the area
- Good tree cover within the grounds of individual properties;
- Street trees in Downshire Square and on the Bath Road frontage.

The existing building is an interwar period building with moderate character. The Downshire Square Conservation Area Appraisal identifies buildings of townscape merit that make a positive contribution to the special character of the area, and this is not one of the identified buildings. The loss of the existing building was not a reason for refusal of a previous scheme (200571) that went to appeal, nor was it a reason for dismissal of the appeal. Therefore, there are no objections to its demolition.

It is noted there is a variety of different buildings in the area, and a mix of Victorian and Edwardian buildings from 2 to 4 storeys. Buildings on this street are generally two to three storeys, and the proposed height is similar to the buildings immediately to the north and south. None of the immediately neighbouring buildings are identified as being buildings of townscape merit, and nor are they listed. The proposal would not detrimentally impact the setting of any of the original buildings, nor would it impact on any of the other elements that make a positive contribution to the character of the area.

The proposed works are therefore considered to have a neutral impact from a conservation impact point of view. However, there should be a standard materials condition and the proposed windows and doors should be timber, so that the new buildings are an enhancement to the setting and character of the conservation area in accordance with Policy EN3.”

Officer comment: the pre-commencement condition requiring submission and approval of external materials (condition 3 in the main agenda report) has been amended above to note that windows and doors should be of timber construction.

4. To clarify the Ecological position

- 4.1 Concern has been raised in neighbour representation that the Bat Roost Assessment submitted with the application is no longer a valid document.
- 4.2 The building was assessed by a licenced bat surveyor in January 2020. The surveyor concluded that there were no features potentially suitable for use by roosting bats.
- 4.3 The Council's Ecologist has raised no objection to the proposals and further confirmed 21/06/22 that it is considered unlikely that the building will have changed significantly since the initial assessment was undertaken.
- 4.4 The Ecologist has confirmed that it would not normally be proportionate to ask for an updated survey report particularly where a building has been assessed as having negligible potential to host a bat roost.
- 4.5 Importantly, the Ecologist has confirmed that bats are not considered to be a constraint to the development and there remains no objection to the proposals on ecological grounds.
- 4.6 Biodiversity enhancement measures are proposed to be secured by condition as set out within the main agenda report.

5. Conclusion

- 5.1 The recommendation remains as set out in the main agenda report, subject to additional heads of term in the legal agreement and amended condition as detailed above.

Case Officer: Ethne Humphreys

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