



PLANNING APPLICATIONS COMMITTEE

6 NOVEMBER 2024

ADDITIONAL INFORMATION

AGENDA ITEM	ACTION	WARDS AFFECTED	PAGE NO	
<b><u>UPDATE AGENDA</u></b>				
6.	SECOND QUARTER PERFORMANCE REPORT - PLANNING & BUILDING CONTROL – UPDATE ON LOCAL PLAN STATUS	Information	BOROUGHWIDE	5 - 6
7.	PL/24/1092/REG3 - 10 IAN MIKARDO WAY, CAVERSHAM	Decision	CAVERSHAM	7 - 8

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## UPDATE SHEET AND ORDER OF CONSIDERATION

Planning Applications Committee - 6<sup>th</sup> November 2024

PART 1 - Information Item  
Update on Local Plan Status.

### Applications Without Public Speaking

Item No.	7	Page 29	Ward	Caversham
Application Number	24/1092			
Application type	Reg 3 planning permission			
Address	10 Ian Mikardo Way			

Planning Officer presenting	James Schofield	<b>*UPDATE*</b>
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Item No.	8	Page 37	Ward	Tilehurst
Application Number	24/1212			
Application type	Reg 3 planning permission			
Address	5 Conwy Close			

Planning Officer presenting	Gary Miles
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**Planning Applications  
Committee  
06 November 2024**



<b>Title</b>	<b>UPDATE ON LOCAL PLAN STATUS</b>
<b>Purpose of the report</b>	To note the report for information
<b>Report status</b>	Public report
<b>Report author</b>	Julie Williams, Development Manager (Planning & Building Control)
<b>Lead Councillor</b>	Councillor Micky Leng, Lead Councillor for Planning and Assets

## 1. Reading Borough Local Plan – 5 years old

1.1 The current version of the Local Plan (adopted in November 2019) turned five years old on Tuesday 5th November.

1.2 The Local Plan was reviewed in March 2023 and around half of the policies in the plan are considered still up to date. However, the rest needed to be considered for updating to reflect changing circumstances and national policy.

1.3 The outcome is that a Pre-Submission consultation draft of the updated version of the Local Plan has been published today, Wednesday 6 November.

## 2. Status of Policies in the current Local Plan

2.1 Although there is a five-year period for carrying out a review of a plan after it is adopted, nothing in the NPPF or elsewhere says that policies automatically become “out of date” when they are five years old. It is a matter of planning judgement rather than legal fact whether a plan or policies within it are out-of-date. This will depend on whether they have been overtaken by things that have happened since the plan was adopted, either on the ground or through changes in national policy, for example.

2.2 In officer reports to committee we currently explain the legal context of policies for decision making on planning applications as follows:

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) - 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.

In this regard weight should be given to the adopted policies of the Local Plan 2019 according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).

2.3 This explanation will change in future reports to confirm if the relevant existing policies are up to date and the weight to be placed on them and emerging policies.

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**06 November 2024**



<b>Title</b>	<b>PLANNING APPLICATION UPDATE REPORT</b>
<b>Ward</b>	Caversham
<b>Planning Application Reference:</b>	PL/24/1092 Regulation 3 Planning Approval
<b>Site Address:</b>	10 IAN MIKARDO WAY, CAVERSHAM, READING, RG4 5BZ
<b>Proposed Development</b>	Single storey flat roof rear extension to provide ground floor accommodation for wheelchair user.
<b>Applicant</b>	Mr. Jeff Gilbert
<b>Report author</b>	James Schofield
<b>Deadline:</b>	17 October 2024 extended to 8 November 2024
<b>Recommendations</b>	Approve with conditions
<b>Conditions</b>	Standard conditions: 1. Time Limit – 3 years 2. In accordance with approved plans. 3. Materials to match existing.
<b>Informatives</b>	Standard informatives: <ul style="list-style-type: none"> <li>• Terms and Conditions</li> <li>• Building Regulations</li> <li>• Construction related noise and dust complaints</li> <li>• Encroachment</li> <li>• Positive and Proactive</li> </ul>

## 1. Addition of Flood Risk Assessment

- 1.1 Since the publication of the report, a Flood Risk Assessment and Mitigation Plan has been submitted to meet the requirements of the local plan policies, NPPF, and the EAs standing advice.
- 1.2 The site is located within Flood Zone 2 as designated by the Environment Agency (EA) and therefore Policy EN18 (Flooding and Sustainable Drainage System) would apply. Land in Flood Zone 2 is defined by the Environment Agency as having a medium-risk of flooding.
- 1.3 The proposal is classified as a 'More Vulnerable' development by the EA. The proposal is for a rear extension and front porch with floor space less than 250 square metres (measured to be around 10% of this). As such, the EAs standing advice of for minor extensions applies.

- 1.4 A brief Risk Assessment and Mitigation document has been confirmed by the applicant on the 5<sup>th</sup> of November 2024 which sets out the proposed approach to managing the flood risk.
- 1.5 The EAs standing advice recommends that finished floor levels should be a minimum of whichever is higher of 600mm above the:
- average ground level of the site,
  - adjacent road level to the building, or the
  - estimated river or sea flood level.

However, the Risk Assessment indicates that the nature of this application, its purpose being to better adapt the site to the needs of a wheelchair user, it is not viable to change the height of the floor level. However, it does indicate that materials and resilience measures recommended by the EAs standing advice would be followed where it would not be burdensome to accessibility considerations. This includes providing temporary or deployable flood barriers.

- 1.6 Given that the development is for an amendment to an existing dwelling, and the proposal will improve the flood resilience of the host dwelling, the development is not considered to worsen the existing situation at the site or increase flood risk to the surrounding area. Therefore, the development is considered in accordance with Policy EN18 of the Reading Borough Local Plan.

**Case Officer:** James Schofield