



PLANNING APPLICATIONS COMMITTEE

7 NOVEMBER 2018

ADDITIONAL INFORMATION

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4. POTENTIAL SITE VISITS FOR COMMITTEE ITEMS	Decision	BOROUGHWIDE	3 - 4
11. 181365/HOU - 31 WINDERMERE ROAD	Decision	CHURCH	5 - 8
13. 180683/FUL - LAND ADJACENT TO 300 KINGS ROAD	Decision	REDLANDS	9 - 12
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Reading Borough Council

Applications for Committee Determination since previous Committee Report

Printed: 2 November 2018

Ward: Abbey

Application reference: 181290

Application type: Full Planning Approval

Site address: Unit 16, North Street, Reading, RG1 7DA

Proposal: Demolition of existing two storey building (Class B1) and erection of a seven storey building to provide 10 (2x1 & 8x2-bed) residential units (Class C3) at third to sixth floor level, office (Class B1a) at first and second floor level, and associated ground floor car parking, bin storage and cycle parking.

Reason for Committee item: Major Development

Ward: Abbey

Application reference: 181652 & 181653

Application type: Outline Planning Approval

Site address: Former Reading Family Centre, North Street, Reading, RG1 7DA

Proposal: Outline - erection of a 2.5, 3.5 and 4.5 storey building comprising 47 apartments (including 30 per cent affordable housing) in a mix of one, two and three-bedroom units. Landscaping, cycle and car parking with associated works (all matters reserved except layout and means of access).

Reason for Committee item: Major Development

Ward: Katesgrove

Application reference: 181855

Application type: Regulation 3 Planning Approval

Site address: 125 Basingstoke Road, Reading

Proposal: Conversion of redundant storage area to create a three-bedroom apartment

Reason for Committee item: RBC application

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UPDATE REPORT

BY THE DIRECTOR OF ENVIRONMENT CULTURE & SPORT
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 7th November 2018

ITEM NO. 11

Ward: Church

App No: 181365/HOU

Address: 31 Windermere Road

Proposal: Part one, part two storey side and rear extension

Applicant: Mr K Iqbal, Adams Estates

Date validated: 03/08/18

Target Date: 28/09/18

Extension:

RECOMMENDATION

GRANT as on main agenda but with amendment to Condition 3, to include amended elevational drawing no: KHWind31:006 Rev. E.

1. BACKGROUND

- 1.1 This application was deferred at the 10th October 2018 Planning Applications Committee meeting to allow for a site visit to the application property and its neighbour, 29 Windermere Road, to provide Councillors with a clearer understanding of the site and the potential impact of the proposed extension. The site visit took place on 1st November 2018.
- 1.2 Following your meeting on 10th October 2018 where questions were raised regarding the boundary between no.31 and no.29 Windermere and encroachment of the proposed extension, the agent supplied an amended plan. Drawing No: KHWind31:006 Rev. E (received 29/10/18) supersedes Drawing No: KHWind31:006 Rev. D and delineates the boundaries between 31 Windermere Road and 29 and 33 Windermere Road. The plan is annotated to state 'no parts of gutters or foundations to oversail boundary'.
- 1.3 Officers are satisfied that the entirety of the proposed development would take place within the curtilage of 31 Windermere Road. The applicant is reminded that during the course of construction, no part of the development would encroach on, under or across the boundary line with neighbouring properties, as the requisite Notice has not been served. The permission would not confer any right of access onto land that is not under the developer's control. The obligations and requirements of the Party Wall Act (1996) would apply to the proposed development.
- 1.4 Following the receipt of Drawing No: KHWind31:006 Rev. E, a further letter of representation was received, with regard to the following:
 - The position of the fence illustrated between 29 and 31 Windermere Road is incorrect *Officer note: the amended plan delineates the*

boundaries to 29 and 33 Windermere Road, stating that no parts of gutters or foundations to oversail the boundary. Officers are satisfied that the entirety of the development would be contained within the curtilage of 31 Windermere Road, in accordance with the Certificate of Ownership signed with the application.

- *The altered roof line of the upper floor of the side extension doesn't mirror the roof line of the rest of the properties in the street Officer note: officers are satisfied that the set back from the principal elevation and the set down from the original ridgeline retains the subservience of the extension. It is acknowledged that the proposed extension would alter the appearance of the original dwelling, but it is sufficient in its design and proportion that it doesn't detract from the original buildings appearance, or cause a significant degree of harm to the character and appearance of the surrounding area.*
- *Concern that failure of guttering to the side extension would cause damage to the fence, patio, house and extension of 29 Windermere Road Officer note: not a material planning consideration. The development would be subject to compliance with the relevant building regulations.*
- *Does building up to the boundary maintain a sufficient gap between 29 and 31 Windermere Road? How wide should any gap be? Officer note: there is no minimum gap that must be maintained to the boundary. The entirety of the development would be within the curtilage of 31 Windermere Road, in accordance with the Certificate of Ownership signed with the application. While it would be preferable for the extension to be set away from side boundaries, the proposal is not considered to cause a significant degree of harm to the residential amenity of 29 Windermere Road as a result of extending up to the boundary.*
- *Why was notice of the planning application not posted outside the property? Officer note: The Town and Country Planning (Development Management Procedure) (England) Order 2015 establishes that for this type of application, the statutory publicity requirements are for the display of a site notice or the sending of neighbour notification letters. Letters were sent to 29, 33, 72 and 74 Windermere Road and 45 The West Hundreds and a site notice was sent to the agent for display. The LPA is satisfied that it has met the statutory publicity requirements for the application.*
- *What will be the permitted construction hours and days of work? Officer note: Due to the minor scale of the proposed development it is not normally considered reasonable to control hours of work by condition on house extensions.*
- *How will construction materials and skips be delivered and stored? Officer note: due to the minor scale of the proposed development, it is not normally considered reasonable to require a construction methods statement for house extensions to control the delivery and storage of materials.*
- *Will permission be sought to use the rear access road for Barnsdale Road residents? Officer note: not a material planning consideration.*
- *Will access to 29 Windermere Road be required to facilitate the build? Officer note: not a material planning consideration. The standard informative advises that the permission would not confer any right of access onto land that is not under the developer's control. The*

obligations and requirements of the Party Wall Act (1996) would apply to the proposed development.

- How will the build proceed if permission is not granted? *Officer note: This would be a civil matter to be resolved.*
- A gap is maintained to the boundary with 33 Windermere Road. Why has a gap not been maintained to the boundary with 29 Windermere Road? *Officer note: as above, in extending to the boundary with 29 Windermere Road the proposed development is not considered to cause a significant degree of harm to the residential amenity of this neighbour*
- 100 Windermere Road were not given the option to set back their extension at the first floor. Conflict with the decision of this application *Officer note: not a material planning consideration. The application has been assessed on its own individual merit. Officers considered that slight amendments to the original proposal of this application would enable permission to be recommended*
- Highlighting that smaller developments in the road have been refused planning permission *Officer note: as above, the application is assessed on its own individual merit and is on balance considered acceptable*

1.5 The officer recommendation remains to grant planning permission, as set out in the main report.

1.6 Case Officer: Tom Hughes

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UPDATE REPORT

BY THE DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 7 November 2018

ITEM NO. 13

Ward: Redlands
App No.: 180683/FUL
Address: Land adjacent to 300 Kings Road, Reading
Proposal: Construction of a part five part three storey building of 14 residential apartments (C3) and associated under croft car parking.

RECOMMENDATION: as per the main agenda report

FURTHER OBJECTIONS RECEIVED

1. Two further letters of objection has been received from the adjacent landowner/developer at no. 286 Kings Road following the submission of the amended plans referenced in the main agenda report. In summary their points, with officer comments in *italics* are:

- Following submission of the amended plans the landowner is satisfied that the proposed development would not protrude on to their land and would not require any physical alteration to no. 286.
- The proposed development is unneighbourly and would block off the four new windows to the east elevation of the building compromising natural light for current and future users. The officer report is misleading in stating that the existing bay window to west elevation of the rooms in no. 286 provides for more than single aspect outlook.

The impact of the development on the new windows proposed to no. 286 is covered in the main agenda report. Paragraph 6.16 of the report does state that the rooms to no. 286 enjoy triple aspect outlook but clearly states that this is via an existing bay window. For clarity a copy of the floor plans of no. 286 both with and without the consented additional windows are attached to this update report.

- Loss of daylight, sunlight and overshadowing. An updated daylight impact assessment has not been submitted with the amended plans.

As set out in the main agenda report a daylight impact assessment was submitted with the initial planning application and officers were satisfied that the original proposed development would not result in any unacceptable impacts upon surrounding properties in terms of loss of daylight, sunlight or overshadowing. Officers remain satisfied that the rooms at no. 286 would be served by sufficient natural light and outlook whether in the current office use or consented residential use both with or without the consented additional

windows. The amended plans have adjusted the siting of the west flank elevation of the building by around 200mm. Officers are satisfied that this minor adjustment would not result in any material change in terms of the impact of the proposal on daylight to surrounding properties.

- The proximity of the proposed development would give rise to noise and disturbance to future occupiers of no. 286 once occupied, particularly during warmer weather than the windows may be open.

It is not considered that the proposed residential use of the development would result in any undue noise or disturbance above that which would be expected within a residential area located next to a busy road.

- The size, height and proximity for the proposed development would appear overbearing and over dominant to no. 286 and impair outlook to the consented window to the east elevation.

This is covered in the main agenda report.

- The officer report incorrectly states that the consented new windows to the east elevation of no. 286 have not been implemented.

Officers confirm that the works to implement the new windows to no.286 has commenced on site. The main agenda report considered the impact of the proposed development on no. 286 both with and without the additional windows.

- A full 21 day re-consultation on the amended plans to all neighbours has not taken place.

There is no statutory requirement for re-consultation on amended drawings. However, Officers did notify the objector from no. 286 that amended drawings had been submitted and allowed five working days for any further comments. This was on the basis that the application was deferred at the October Planning Applications Committee based on comments raised by the landowner of no. 286 and given that the small amendments to the plans that have been submitted were done so specifically in response to this objection. Officers are satisfied that this was a reasonable approach to take.

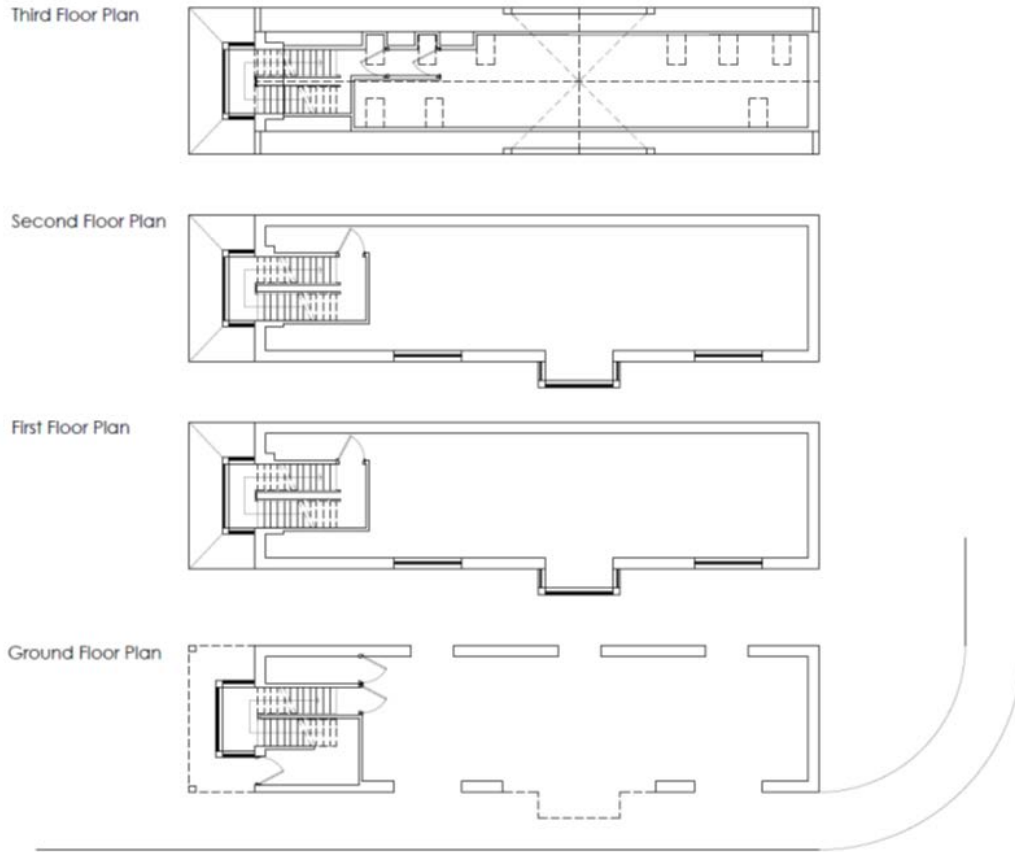
- An article has also been brought to the attention of Officers regarding a recent legal challenge to an application at a different Local Authority where a judge found that an officer report to committee was misleading with regard to the impact of a new development to existing windows in terms of loss of light.

This article is acknowledged by Officers. However, in this instance, as set out in this update report and the main agenda report, officers consider that the rooms to the adjacent building, whether in the existing office or consented residential use are served with sufficient daylighting and outlook from the unobstructed

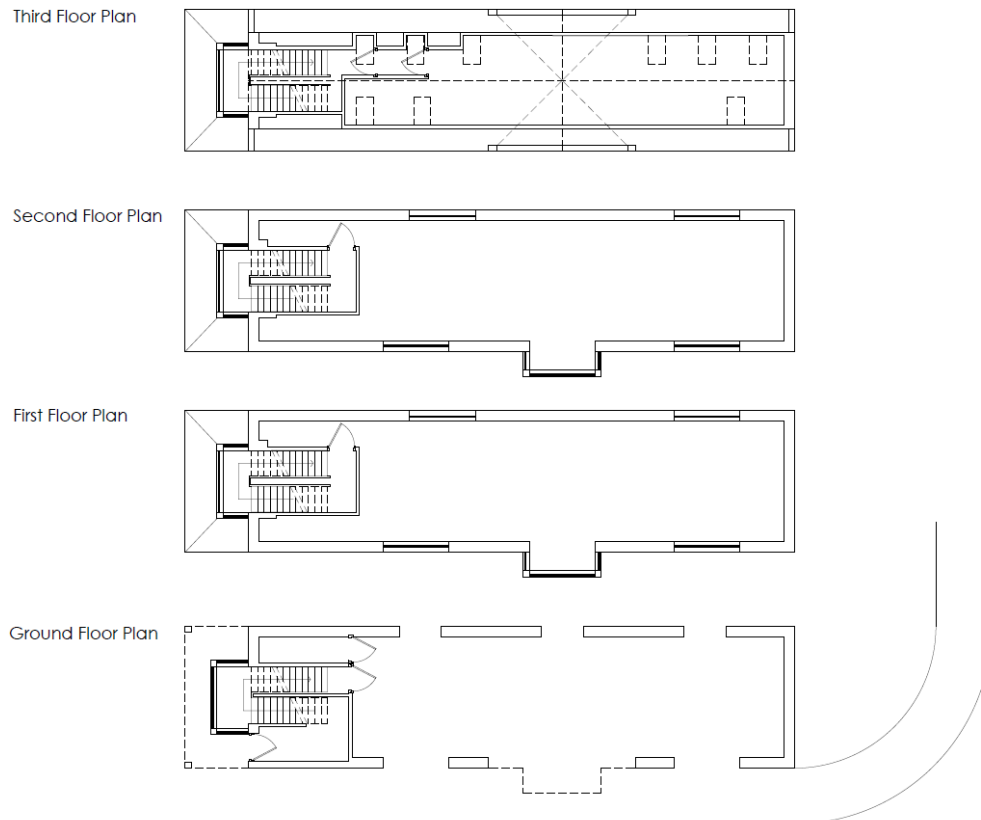
windows to the west elevation. As set out in paragraph 6.17 of the main agenda report officers do not dispute that the proposed development would undoubtedly impact upon the new windows to the east elevation, in terms of overbearing, loss of light and outlook. However, the key issue in this instance is that the building is already considered to be served by sufficient daylight and outlook via the original openings to the west elevation and as such, the impact upon the new windows is not considered to materially impact upon the living conditions of future occupiers. As such the extent of which there is harm to the windows is not considered critical to the assessment, as no. 286 is considered able to function acceptably both as either office or residential accommodation both with or without the new windows.

Case officer: Matt Burns

Floor Plans of no.286 Kings Road without approved windows to the east elevation



Floor Plans of no.286 Kings Road with approved windows to the east elevation



UPDATE REPORT

BY THE DIRECTOR OF ENVIRONMENT AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 7th November 2018

ITEM NO. 16

Ward: Whitley

App No: 181518

App Type: FUL

Address: Imperium, Imperial Way

Proposal: Change of use of 2nd floor (2658sqm GIA) to a flexible use comprising either: Office (Class B1a); or a mixed use consisting of office (B1a) and training and commercial conference facilities (Sui Generis) and physical works to replace high level glazing with louvres and install plant on the roof space. (amended)

Applicant: EEF

Date valid: 28th August 2018

Major Application: 13 week target decision date: 27th November 2018

Planning Guarantee: 26 week date: 25th February 2019

RECOMMENDATIONS

GRANT Planning Permission subject to conditions and informatives as on the main report and the following additional condition:

8. Car Parking Management Plan - Prior to occupation of the development details of how the allocation of the car parking spaces for staff and visitors/delegates shall be submitted to and approved in writing by the local planning authority, unless otherwise agreed in writing by the local planning authority.

Reason: In the interest of the safety and convenience of all highway users.

1. ADDITIONAL INFORMATION

Transport

- 1.1 Transport requested further information from the applicant regarding the overall floorspace of the application site and the maximum capacity for the conference and training facilities. This was submitted and Transport further commented as follows:
- 1.2 "The applicant has confirmed that the rooms could take from 8/10 people up to a maximum of around 250 people in any particular room. However, it is envisaged that the site would accommodate up to a maximum of around 420 delegates on site any one time attending different events [i.e. a number of rooms being used at the same time]. It is not planned for every meeting room to be used simultaneously and at maximum capacity, due to the on-site facilities (toilets and capacity of the catering) which will practically restrict the total number of people.
- 1.3 The Council's adopted Parking Standards and Design SPD, requires a parking provision of 1 space per 50sqm of B1(a) office use and 1 space per 7.5 seats for conference facilities. The applicant has set out an allocation of spaces for EEF staff leaving 110 car parking spaces. If we apply the 1 space per 7.5 seats for the proposed 420 delegates, the parking requirement would equate to 56 parking spaces i.e. 420/7.5. This would result in a total demand for car parking of 76 parking spaces based on the Council's Parking Standards, which can be met by the on-site parking provision.

- 1.4 In a 'worst case scenario', the availability of parking spaces on the site suggests that the proposed facility could accommodate a total of 825 delegates i.e. 110 car parking spaces x7.5 delegates (per car parking space) in addition to 20 staff parking spaces which is significantly in excess of the expected maximum occupation forecast by the applicant. In view of this, I am content that 130 spaces will satisfactorily meet their overall requirements for car parking at the site.
- 1.5 The applicant has confirmed that the allocation of parking spaces will change each day, with spaces being allocated to each particular event so that the organisers know in advance what parking provision is available. However, the applicant should be required by a planning condition to submit a car parking management plan to ensure the spaces are appropriately managed during conference/training events.
- 1.6 The existing servicing and refuse collection arrangements will be retained for the site. The undercroft parking area also provides for 36 cycle parking spaces which is in line with the Council's parking standards for B1(a) office use.
- 1.7 In view of the assessment above, there are no further transport objections to this application". The above condition was requested.

SUDS

- 1.8 The applicant has confirmed that the impermeable area would not increase as a result of the proposed development and therefore the run-off rate of discharge would not increase either. They therefore confirm that the proposed discharge rate would not exceed that prior to the proposed development, which is accepted.