



PLANNING APPLICATIONS COMMITTEE

5 FEBRUARY 2020

ADDITIONAL INFORMATION

AGENDA ITEM	ACTION	WARDS AFFECTED	PAGE NO
4. POTENTIAL SITE VISITS FOR COMMITTEE ITEMS	Decision		3 - 4
5. PLANNING APPEALS	Information		5 - 8
8. 191924/FUL - 26-30 SWANSEA ROAD AND 28-32 NORTHFIELD ROAD	Decision	ABBEY	9 - 12
10. 191043/FUL - 43 LONDON STREET	Decision	KATESGROVE	13 - 20
12. 180471/FUL - 42 BULMERSHE ROAD	Decision	PARK	21 - 22
13. 191634/FUL - HAMILTON CENTRE, 135 BULMERSHE ROAD	Decision	PARK	23 - 26

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Applications for Committee Determination since previous Committee Report

Printed: 31 January 2020

Ward: Abbey

Application reference: 192032

Application type: Hybrid

Site address: Station Hill North, Reading, RG1 1NB

Proposal: Hybrid application comprising (i) application for Full Planning Permission for Phase 2 (Plot G and public realm) including demolition of existing structures, erection of an eighteen storey building containing office use (Class B1) and flexible retail, non-residential institution and assembly and leisure uses (Class A1, A2, A3, A4, A5, D1 and D2). Provision of podium deck, vehicular access and parking. New public open space and landscaping. Bridge link over Garrard St and(ii) Application for Outline Planning Permission for Phase 3 (all Matters reserved) for four building Plots (A, B, C and D). Demolition of existing buildings and structures. Mixed-use redevelopment

Reason for Committee item: Majors Application

Ward: Redlands

Application reference: 200061

Application type: Full Planning Approval

Site address: The Abbey School, 17 Kendrick Road, Reading, RG1 5DZ

Proposal: Erection of a new dining hall with green roof over the existing courtyard, rooftop extension to the 6th Form block to provide a new common room, extension to the south-east to provide additional classroom space and a new study area for the 6th Form block, reconfiguration of hard landscaped area to remove 1 of 4 netball courts, move existing flood lighting, relocate existing 6th form parking and enhance the frontage of the 6th form building.

Reason for Committee item: Majors Application

Ward: Thames

Application reference: 192049

Application type: Full Planning Approval

Site address: Queen Annes School, Henley Road, Caversham, Reading, RG4 6DX

Proposal: Development of a new artificial pitch, fencing, floodlights and acoustic fence. Erection of a pavilion and changing rooms. Floodlighting of Tennis Courts. Erection of an Indoor Tennis building. Consolidation to remove dip in the natural grass playing fields.

Reason for Committee item: Majors Application

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BY THE DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 5 FEBRUARY 2020

Ward: Redlands
Appeal No: APP/E0345/W/19/3229604
Planning Ref: 190250
Site: 25 Redlands Road, Reading, RG1 5HX
Proposal: Change of use from C3 use (residential dwellinghouse) to sui generis use (as a 'larger' HMO), infilling of undercroft, single storey extension to rear following demolition of existing rear single storey extension and conversion of garage to one-bedroom flat
Decision level: delegated decision on 10/04/2019
Method: Written representations
Decision: Appeal Allowed
Date Determined: 23 January 2020
Inspector: Site visit made on 13 August 2019 by Alex O'Doherty LLB(Hons) MSc
Decision by R C Kirby BA(Hons) DipTP MRTPI

1. BACKGROUND

1.1 The existing property is a large detached early 20th Century house with on-site parking at the front, accessed off Redlands Road with garden wrapped round the east side of the house alongside Elmhurst Road and extending to the rear. The house is an attractive feature on the junction and contributes positively to the character and appearance of the Redlands Conservation Area.

1.2 The site has been the subject of an earlier planning permission in August 2018 (ref: 180144) for refurbishment to facilitate change of use from a single dwelling house with detached garage to 4no. self-contained flats and studio (C3a) with associated car parking. This application was determined by Planning Applications Committee.

1.3 The application for conversion to HMO use was refused planning permission for the following reason:

The proposal would unduly dilute and harm the mixed and sustainable community and would have a detrimental impact on the physical character of the area, and as such does not comply with the Residential Conversions SPD (2013), Policy CS18 of the Core Strategy 2008 (altered 2015) and Policy DM8 of the Sites and Detailed Policies Document 2012 (altered 2015).

2. SUMMARY OF DECISION

2.1 The Inspectorate considered that the main issue in the appeal was:

- the effect of the proposal on the character and appearance of the area, with particular regards to its effect on the balance of housing types in the area.

2.2 The Inspector accepted that the proposed use of the appeal site as an HMO would exceed the threshold established in Local Plan Policy H8, as well as the guidance contained within the SPD. The Inspector noted that the wording of Policy H8 allows for an element of discretion in granting planning permission where the threshold set out in Policy H8 has or would be breached and took into account that "the Council has previously found that the loss of a single family dwelling in this location was acceptable when it granted planning permission for the conversion of the property to 4 self-

contained flats plus a studio flat on the site in August 2018”. So in terms of the policy intent of seeking to avoid a significant loss of family homes in an area and preventing development that would have a harmful impact on the character of the area as a result of unduly diluting mixed and sustainable communities the Inspectorate concluded that by granting planning permission for the self-contained flats “it appears that the Council was satisfied that the development would not conflict with the SPD aims set out above”.

2.3 However, the Inspector missed the point that the flat conversion included a 2 bedroom flat on the ground floor with access to the garden, which went a long way to meeting the policy intent.

2.4 The Inspector concluded that while the proposal would result in a concentration of HMO uses within the locality of the appeal site, its effect on the balance of housing types in the area and on the physical character of the area would be no greater than would result from the flat conversion scheme previously approved by the Council.

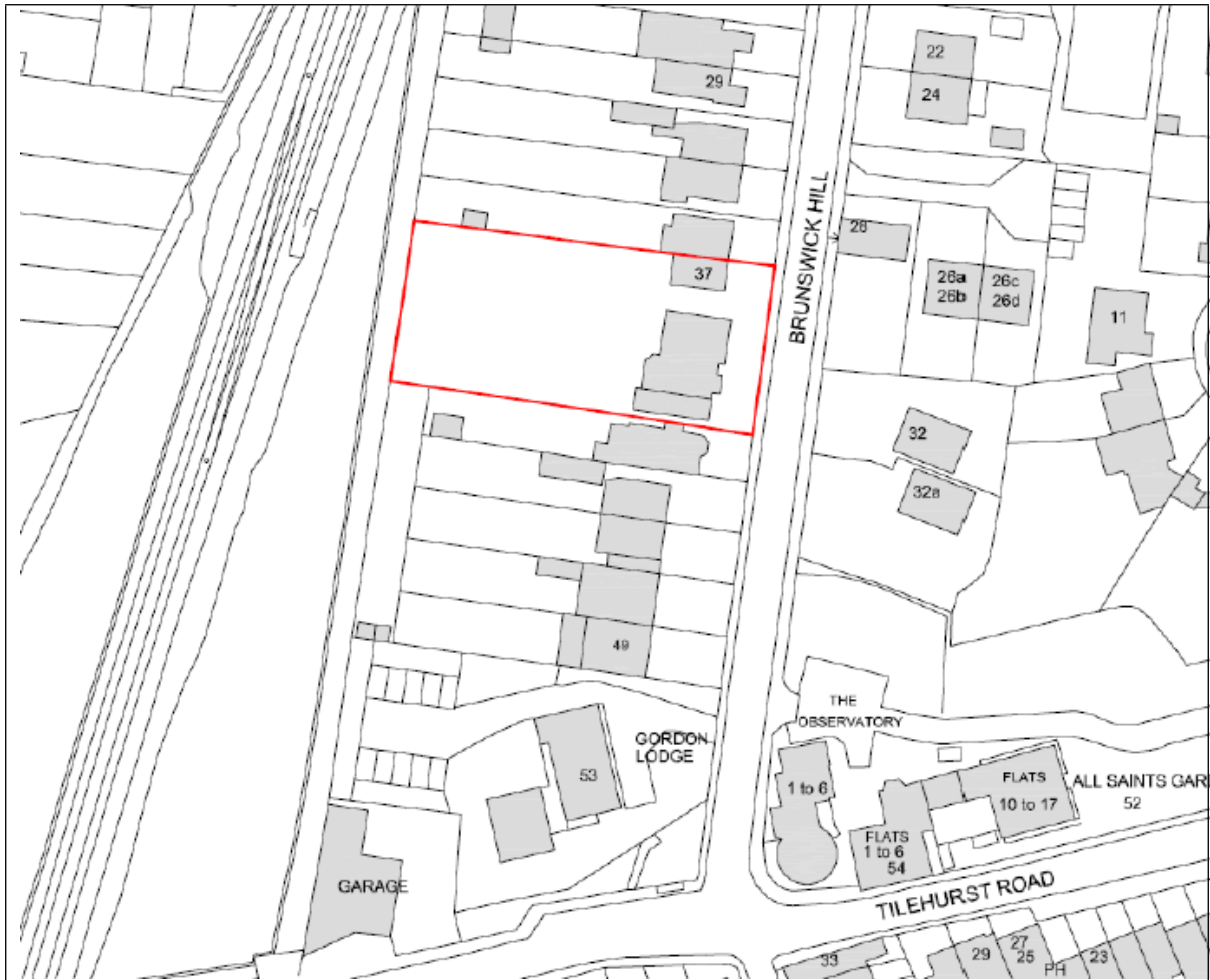
2.5 The reason for refusal did not refer to the possible impact on the character of the conservation area but local residents commenting on the appeal proposal raised this concern based on the paraphernalia associated with HMO.s; such as additional bins. On this matter the Inspector concluded that such matters could be controlled by suitably worded planning conditions and therefore he was satisfied that the proposal would preserve the character and appearance of the Redlands Conservation Area.

2.6 Finally, the Inspector imposed planning conditions but chose to delete our standard condition requiring the submitted management plan to be implemented (on basis that HMO.s are managed by the Council using other regulatory powers) and was critical of our parking permit conditions (again due to parking permits falling under other powers).

Comment:

This is an unwelcome decision as it has potential of undermining our house conversion policy and the integrity of the Article 4 Direction in this area. The Planning Manager has written to the Planning Inspectorate to bring to their attention the flaw in the argument that the HMO use is not different to the permitted flat conversion scheme.

However, there is some merit in the Inspector’s reference to the 4 flat plus studio scheme as the “fall back” position - an alternative scheme that could be implemented. In this context of 5 households the harm of 9 bedsit units plus studio is perhaps not that significant. The issue with the imposed conditions can be managed and the Parking Permits team have confirmed that as an HMO the property would only be entitled to 2 parking permits (same as for current house). The Planning Manager has written separately to the appellant to provide the advice that we usually set out in our planning informatives on these matters.



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UPDATE REPORT

BY THE DIRECTOR FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 5th February 2020

ITEM NO.

Ward: Abbey

App No: 191924/FUL

Address: 26-30 Swansea Road and 28-32 Northfield Road, Reading, RG1 8AH

Proposal: Full planning application for the demolition of the existing 2-bedroom dwelling and garages, and erection of nine dwellings, including eight three-bedroom houses and one three-bedroom coach house, with access and parking from Swansea Road, and associated landscaping.

Applicant: Elstree Land and Sovereign Housing Association

Deadline: 04/02/2020

AMENDED RECOMMENDATION:

Delegate to the Head of Planning, Development and Regulatory Services to (i) GRANT full planning permission subject to completion of a section 106 legal agreement or (ii) to REFUSE permission should the legal agreement not be completed by 30th February 2020 (unless the planning officer, on behalf of the Head of Planning, Development and Regulatory Services agrees to a later date for completion of the legal agreement). The legal agreement to secure the following:

- £306,577 towards the provision of affordable housing elsewhere within the Borough
- Or
- An equivalent provision of on-site affordable housing (tenure to be agreed)
- And
- £18,800 contribution towards additional leisure facilities within the locality

Additional transport conditions:

1. Vehicle parking as specified
2. Vehicular access as specified
3. Access closure and re-instatement
4. Pre-commencement provision of visibility splays
5. EV Charging points to be provided prior to occupation

1. Affordable Housing Contribution

- 1.1 The Recommendation above amends the main Agenda report by confirming that the alternative proposal for an on-site provision must be capped at an equivalent level to the off-site contribution. There are ongoing discussions with the Council's housing officers about the level and tenure of any on-site provision.

2. Community Infrastructure levy (CIL)

2.2 The applicant has confirmed that 457m² of the existing buildings were in use up to November 2019, this is also confirmed by the Councils Business Rates team. As such, the 457m² of floor space to be demolished would be off-set from the proposed floor space. The chargeable floor space for the new development would (minus the demolition relief) amount to £61,456.00. Although, as noted in the main report, the applicant would be likely to seek CIL relief for provision of affordable housing.

3. Waste management

3.1 Waste officers have confirmed that the RCP (Refuse collection point) as shown on the proposal plans is sufficiently close to the public highway for waste operators to collect. As such, residents would be responsible for placing bins in the RCP on collection days.

4. Transport officer comments

4.1 In addition to the comments in the main report (section 6.27) the access from Northfield Road will need to be closed up and kerbs realigned. The proposed access is suitable, however no details appear to have shown the visibility splays required for this access. Notwithstanding, a visibility splay of 2.4m x 43m, will need to be illustrated, but this can be dealt with by way of condition.

4.2 Since the writing of the main report, tracking diagrams have been provided which demonstrate that all parking spaces are suitable for cars entering and leaving all parking spaces.

4.3 Transport officers have confirmed that policy TR5 would require all parking spaces to be provided with electric vehicle charging points and would be dealt with by condition.

4.4 Transport officers have confirmed the acceptability of all transport matters. Additional conditions are required as follows:

- Vehicle parking as specified
- Vehicular aces as specified
- Access closure and re-instatement
- Pre-commencement provision of visibility splays
- EV Charging points to be provided prior to occupation

5. Boundary Treatments

5.1 Although not specifically mentioned in the main report, condition 16 for details of hard and soft landscaping is proposed to include means of enclosure and boundary treatments. The applicant has confirmed by e-mail that the front boundary treatments are agreed to be brick walls in lieu of planting as shown on the illustrations and this can be covered within condition 16.

6. Building Recording

- 6.1 A number of comments have been received in relation to the local historic interest of the building. As per the main report, the loss of the existing structures is considered acceptable due to the limited architectural merit. As such, it is considered that a condition requiring the historical recording of the building would not be warranted in this instance.

Case officer: Anthony Scholes

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UPDATE REPORT

BY THE DIRECTOR FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 5 February 2020

ITEM NO. 10

Ward: Katesgrove

App No: 191043/FUL

Address: 43 London Street, Reading, RG1 4PS

Proposal: Part-demolition of existing London Street facade and internal works to building alongside demolition of two storey building to rear to enable residential-led mixed-use.

RECOMMENDATION:

Grant, as per the main agenda report with the following:

Amended condition:

3. Dwelling and use restriction

Additional condition:

40. Full details of shopfront on London Street

This update paper consists of the following matters:

1. Consultations
2. Conditions
3. Approved Plans
4. Community Infrastructure Levy

1 CONSULTATIONS

- 1.1 Since the publication of the committee agenda, the Council has received revised comments from the **Reading Conservation Area Advisory Panel (CAAC)** and the **Reading Civic Society**. These comments follow further engagement work and an accompanied site visit with the developer on the 28th January 2020. The content of both these Non-Statutory Consultees is included below in their entirety.

Reading Conservation Area Advisory Panel

- 1.2 In summary, the Reading CAAC consider this a positive development on the site and support the proposal for the reasons given below.

“We have now met the Owner’s Agent three times, and the developer twice, about planned changes to this deep and complex site, most recently on 28 January 2020.

Our comments on 17 September 2019.

Our submission on 17th September 2019 supported the proposed development overall as we thought it was a creative design on a difficult, and overall uninspiring, space and part of a car park.

Our only concerns related to understanding the changes which were planned to the front of the building (on London Street) and the impact of inserting a third floor (which we understood were to provide additional accommodation). We were also uncertain whether any historic elements, referred to in the D Sherborn publication (1958), remained.

Update 28 January 2020

On 28 January we had the opportunity to see the interior of the property and have reviewed the new plans submitted in January. We are grateful to the developer and his agent for organising this and accompanying us on the visit.

1. GENERAL

1.1 The new plans improve on an originally creative proposal for the south side of Sims Court. We noted that they had however have had to be adjusted, to some degree, as a result of some negative incremental changes in the Sims Court development.

1.2 The opportunity to visit the site visit has enabled us to gain a greater understanding of the historic building, any remaining historic elements, the proposed design and the overall benefits of the development.

1.3 The ground floor frontage on London Street is already much altered; the angular “bow” window is not historic, nor is the set back wall, the window to the first floor is also not original.

1.4. The Planning Application proposes dispense with the ground floor window and bring forward the front of the property so that it aligns with neighbouring properties and the existing first floor. We understand why the developer wishes to bring the line of the property forward and support this.

1.5 Having been into the space at the front on the first floor we can understand that by the addition of a further floor (flat 3) and then the top floor duplex (flat 4), which will be stepped back from the building line and be “green”, it will be possible to create some good spaces. Even during busy evening traffic, with buses waiting outside and traffic passing, we did not find the front room on the first floor noisy. The increased height of the building will not be visible from the pavement next to the property. Providing appropriate bricks and mortar are used we feel it will be fairly discreet from the opposite side. The additional height required to create the duplex (Flat 4) is we feel acceptable as it looks to be a good living space and it will also enable the “affordable housing” commitments to be managed by the developer.

1.6 The original brick wall to the first floor and the parapet are heavily, and poorly painted white. The brick parapet is not original, the plan is for a new window opening created in it, and for it to be increased in height. We do have significant doubts that this existing brickwork will be suitable for conservation (removal of paintwork, replacing bricks, repointing) and how well the additional brick work will match, and indeed how stable the existing brick parapet will prove to be once work starts.

1.7 Recognising the very limited historic fabric in the building as it fronts onto London Street, its condition, and the changes which will need to be

made to implement the proposed design then it may be preferable to consider replacing the whole of the front wall so that the look is consistent. Indeed it may be preferable to consider examining this part of the development as all as a new build.

1.8 Should this approach be considered we feel that the overall benefits of the proposed development will outweigh the loss of the limited remains of the front wall of the two-storey property left behind by the Victorian developments on either side and also that a more radical approach (all new build) could be justified.

2. HERITAGE VALUE OF THE PROPERTY

2.1 Our visit on 28 January allowed us to look for the features mentioned in 1958 by Derek S Sherborn in 'Buildings of Architectural Merit in Reading' and satisfy our curiosity as to their continued existence or not.

"House now shop of early C17 with a simple queen post roof. The back walls are of brickwork perhaps of C18. The front downstairs room is panelled to the ceiling with early C18 panelling with staircase of this period. The back room has, inserted upside down in a window of C1820, an inscribed pane of glass with the following lines scratched with a diamond;

"Eliz Lucas, March 3 1745.

*Thus oft dull wits their nonsense write
And make the beams of blushing light,
reveal the deeds that shame the night"*

Upstairs in an early C17 panelled door with two pairs of coxhead hinges."

2.2 There is panelling in the ground floor room south side (front room) which is probably the panelling Derek Sherborn refers to. Whilst it is not easy to age it may be worthy of restoration and re-use in the commercial unit proposed on the ground floor.

2.3 The staircase looks modern and all the windows that were visible looked modern.

2.4 We did find a panelled door with two pairs of coxhead hinges leading to the room on the first floor. This was very solid as was the doorframe surrounding it. It would be worthy of restoration and re-use to retain a link with the heritage of the site.

2.5 It may be that the remnant of the window has been covered over. We would ask that during re-development work a watch is kept out for this, if discovered consideration be given to its incorporation in some way.



2.6 The property has in the past been a pub, The Eagle Tavern, and was also for many years the studio of Lorraine Ward, photographer. There is an image in the Reading Library collection c1904 from this time when the property still had a pitched roof (BRN 462205). The pitched roof is evident on the first floor and this will be lost in the development.

2.7 The property does not appear to have a basement.

3. MATERIALS

3.1 We note that the RBC conservation officer has requested samples of materials and drawings for the windows and shopfront. This will ensure that appropriate and good quality materials are used that will enhance the conservation area.

3.2 We would like to add to this that as much as possible of the original brickwork (or bricks) and other materials are re-used in the remodelling of

No 43. This should include finding a home for the panelled door and the panelling.

4. CONCLUSION

4.1 Reading CAAC now has clarity on some of the heritage features within the building.

4.2 This is a positive development for the site and the proposal is supported.

4.2 Given that very little of the historic fabric remains of building as it faces London Street we feel that overall the benefits of the proposals will outweigh; the replacement of all of the front wall in total (should this be appropriate) and even the total loss of a two storey property left behind by the Victorian developments on either side.

Yours sincerely

Evelyn Williams
Chair Reading CAAC
On behalf of Reading Conservation Area Advisory Committee”

Reading Civic Society

- 1.3 Reading Civic Society have now commented and support the proposal. There comment are as follows:

“I did not make a Civic Society Comment on the plans which were submitted for the above Planning Application in September 2019.

At an early stage in the development of proposals for the site members of the Civic Society Planning Sub Committee took the opportunity to have an extensive discussion with the Developer, his agent and other members of his team, about the initial design proposals for this site. We were able to walk the accessible parts of the site to gain an understanding of the design proposals and the challenges.

We were impressed with the design, taking the view that they were very creative for what is a very difficult site. We did not have concerns about the proposed height of the building as it faced London Street. We did have some concerns about the historic building as we did not know what historic elements remained, but we were doubtful that they would prove to be significant.

The proposals have now been amended, and enhanced, following further discussions with Planning Officers and the Architects Panel.

Members of the RCS Planning Sub Committee recently met the Agent for the site who updated us on the revised proposals and rational and the deliverables.

It was agreed that Reading Civic Society supports this proposed development. We note the Heritage Consultant’s reports and his comments in the Discussion Section of his report, and we support his proposals re conditions.

On 28th January I had the opportunity to undertake a site visit along with the Chair of the CAAC. This enabled us to examine the historic remnants of 43 London St. They appear to be confined to panelling and a door/ hinges and doorframe. In the circumstances we perhaps take a more radical view than the Heritage Consultant. The remaining facade is relatively small, the

window is not original, and even if the paintwork is stripped off that is not always very successful in its visual impact. Additionally, the existing pediment will probably not be stable enough to be extended upwards have a window inserted and will probably have to be replaced. In which case very little of the original façade will remain. In the circumstances a total rebuild of the façade may deliver a far better effect and if historic bricks are used the historic ethos would not be lost. I can also see, and support, the point made by the Chair of the CAAC that a more extreme approach, regarding 43 as a New Build, could also be appropriate providing original bricks and materials are recycled.

Best wishes

Richard

Richard Bennett DL
Chair Reading Civic Society”

2 CONDITIONS

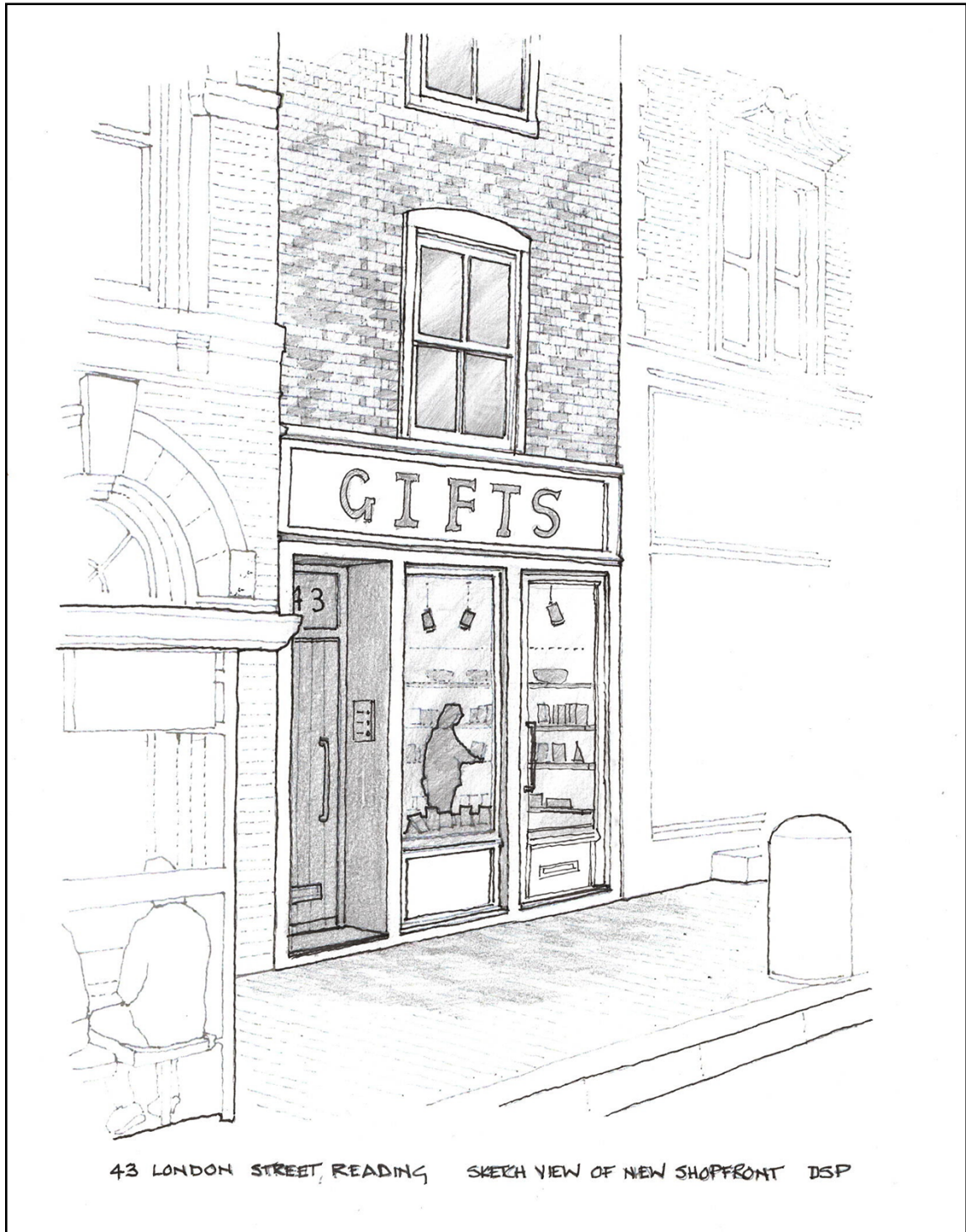
2.1 In order to ensure that the 48sqm of D1 use at ground floor within 43 London Street remains available for such purposes, it is considered necessary and reasonable to include reference this non-residential part of the scheme within Condition 3 ‘Dwelling mix restriction’. This condition will be renamed ‘Dwelling and use restriction’ and reworded to ensure that both the dwelling mix and non-residential use hereby approved cannot alter without express consent of the LPA.

2.2 In light of the above consultation responses from the CAAC and RCS and in order to ensure that any frontage treatment onto London Street remains appropriate to its historic context, agreement has been reached with the developer to add a condition requiring the submission of frontage details prior to commencement of development. For clarification this condition will be worded as such:

40. *Notwithstanding the shopfront details and new entrance to the D1 unit hereby submitted, no development shall commence on site until detailed plans at a minimum scale of 1:20 of the ground floor shopfront and entrance onto London Street have been submitted to and approved in writing by the Local Planning Authority. These details shall include window frames, stall risers, fascia and mullions along with material and finish details. Thereafter, the shopfront and new entrance to the D1 unit shall be implemented fully in accordance with these approved details prior to first occupation of the development hereby approved.*

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

2.3 In order to assist Members in visualising the style of the traditional shopfront based on the information contained within the submitted plans, Officers have secured the following artist impression for the Committee. This shows how delineation can be achieved between any non-residential use and the residential entrance, whilst providing scope for traditional materiality:



43 LONDON STREET, READING SKETCH VIEW OF NEW SHOPFRONT DSP

3 APPROVED PLANS

3.1 The following plans have been considered as part of this application:

DRAWING REGISTER – 43&43a London Street, Reading									
dsp architectural	DAY	24	06	05					
	MONTH	06	12	01					
	YEAR	19	19	20					
TITLE	No.	REVISIONS							
Location Plan	LSR 000	P1	P1						
Site Plan	LSR 001	P1	P1						
Existing Block Plan	LSR 002	P1	P1						
Proposed Block Plan	LSR 003	P1	P1						
Topographic Survey	LS2140/T/01	A	A						
Ground Floor Plan	LS2140/G/01	A	A						
First Floor Plan	LS2140/L/01	A	A						
Second Floor Plan	LS2140/2/01	A	A						
Site Sections/Elevations, Elevation A	LS2140/E/01	A	A						
Site Sections/Elevations, Elevation B	LS2140/E/02	A	A						
Site Sections/Elevations, Elevations C&D	LS2140/E/03	A	A						
Site Sections/Elevations, Elevations E&F	LS2140/E/04	A	A						
Site Sections/Elevations, Elevations G,H&I	LS2140/E/05	A	A						
Lower Ground Floor Layout	LSR 011	P3	P1	P2	P3				
Upper Ground Floor Layout	LSR 012	P3	P1	P2	P3				
First Floor Layout	LSR 013	P3	P1	P2	P3				
Second Floor Layout	LSR 014	P3	P1	P2	P3				
Third Floor Layout	LSR 015	P3	P1	P2	P3				
Fourth Floor Layout	LSR 016	P3	P1	P2	P3				
Roof Layout	LSR 017	P3		P2	P3				
Proposed Street Elevation	LSR 020	P1	P1	P1	P1				
Proposed Cross Section AA	LSR 030	P1	P1	P1	P1				
Proposed Cross Section BB	LSR 031	P3	P1	P2	P3				
Proposed Cross Section CC	LSR 032	P3	P1	P2	P3				
Proposed Cross Section DD	LSR 033	P3	P1	P2	P3				
Proposed Cross Section EE	LSR 034	P1	P1	P1	P1				
Proposed Long Section FF & GG	LSR 035	P3	P1	P2	P3				
Proposed Long Section HH	LSR 036	P3	P1	P2	P3				

Daylight and Sunlight Report ref: P1965, dated June 2019
 Internal Daylight and Sunlight Report dated June 2019
 Daylight and Sunlight Amenity Update Note dated January 2020
 Energy Statement ref: P19528.RP001.A, dated June 2019
 Financial Viability Appraisal and Appendices dated June 2019
 Heritage Statement, ref: 1986.6.1, dated June 2019
 Noise Statement, ref: 1922217, dated June 2019
 Phase I Environmental Risk Assessment and Appendices, ref: 19-195.01, dated June 2019
 Sustainability Statement and BREEM Predictive Assessments, dated June 2019
 Transport Statement, ref: 18002, dated June 2019
 Utility Status Report and Appendices, ref: 190470-P1, dated June 2019

4 COMMUNITY INFRASTRUCTURE LEVY

4.1 In terms of Community Infrastructure Levy (CIL) liability the total floor area of the development is calculated as approximately 1,338sqm. Based on the indexed CIL rate for residential part of this development, this equates to a liability of £202,757.

Case Officer: Brian Conlon

UPDATE REPORT

BY THE EXECUTIVE DIRECTOR OF ECONOMIC GROWTH & NEIGHBOURHOOD SERVICES READING BOROUGH COUNCIL PLANNING APPLICATIONS COMMITTEE: 5th February 2020	ITEM NO. 12
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Ward: Park

App No.: 180471

Address: 42 Bulmershe Road, Reading, RG1 8BD

Proposal: Demolition of existing garage and erection of a three storey (including basement) side extension comprising three 1 bed flats and associated car parking, landscaping, and cycle storage. (amended)

Applicant: Mr and Mrs Dillon

Deadline: 31/10/2018

Extended Deadline: 31/3/2020

Planning Guarantee 26 week target: 6/2/2019

RECOMMENDATION:

The Section 106 Legal Agreement to Secure the Following:

Affordable Housing

Financial Contribution of **£31,359** towards the provision by the Council of Affordable Housing in the Borough, index-linked from the date of permission and payable on commencement of the development.

1. ADDITIONAL INFORMATION

S106 Affordable Housing

- 1.1 As the scheme was amended during the application period, revised valuations were sought from the applicant. Three valuation estimates were received from the applicant, and further to review by the Council's Valuer, a total contribution of **£31,359** has been agreed with the applicant, which is compliant with Policies H3 and CC9. The recommendation is amended as above to reflect this, with the remaining conditions and informatives set out within the main report.

Adaptability

- 1.2 Para. 6.18 of the main report refers to standards set out in Policy H5 for new housing, which must be adhered to unless it can be clearly demonstrated that this would render a development unviable. One of the criteria within this Policy relates to all new build housing being accessible and adaptable in line with M4(2) of the Building Regulations. The agent has advised the following in this regard:

Due to the location and style of the existing property the proposed extension needs to be of a similar style and dimensions. Due to this

the proposal requires the use of stepped access to the ground floor, with access to the first floor being via the existing building, and as so is exempt of these requirements. The basement flat shares a slightly altered existing stepped access with the existing basement floor [of no.42], and so is similarly exempt.

All proposed bedrooms will comply with section 2.25 [of the Building Regulations] with a minimum of 750mm clear around beds. All doorway clear openings comply with Table 2.1. [of M4 (2)].

- 1.3 In the context of the specific site constraints the proposed measures are considered acceptable.
- 1.4 The recommendation for approval remains as set out in the main report with the amendment to S106 as set out above.

Officer: Alison Amoah

UPDATE REPORT

BY THE DIRECTOR FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 5 February 2020

ITEM NO. 13

Ward: Park

App No: 191634

Address: Hamilton Centre, 135 Bulmershe Road, Reading, RG1 5SG

Proposal: Conversion of Hamilton Centre into 2 storey Special Educational Needs College for 11 - 18 yr olds. Project also includes a 500m2 new build extension, car parking, landscaping and multi use sports area.

RECOMMENDATION:

Grant, as per the main agenda report.

This update paper consists of the following matters:

1. Additional Representations
2. Corrections
3. Approved Plans

1. ADDITIONAL REPRESENTATIONS

- 1.1 Following the publication of the agenda, two additional letters of representation have been received from Mr Evans at 138A Hamilton Road. These representations are in addition to three previous letters already received and summarised within the main agenda. The additional representations received are summarised as follows:

3rd February 2020

- Attention drawn to the culverted watercourse from Whiteknights campus and that downstream obstructions is not mentioned within any documentation.
- Surfaced playground and tennis court unlikely to interfere with the culvert but care should be taken not to erect above-ground obstructions such as a pavilion, groundsman's hut, high strength fencing, or fixed sight boards.
- As long as the dam continues to sit upstream of a populated area, it is important that someone at management level within the Council is aware.

2nd February 2020

- The 'Planning Statement - Summary of Amendments' defers any summary to another document - the 'HCC Framework Travel Plan' amended January 2020, and it appears impossible to find a projection of the demand for the school minibus service at all
- The new 'Appendix 1 - TRICS Assessment, Office Space' provides clear confirmation of that 17-seater minibuses only carry 16 passengers.
- The 'worst case scenario' may get worse, by miscalculating minibus demand.

- The MUGA was removed from the application, but somehow the applicant's agent has continued to communicate that in the context of Sport England guidance.
- There is still no ongoing record of the alleged 'nature garden' in the most recent plans.

Officer comments:

- 1.2 Any works that obstruct, raise or otherwise alter the flow of a culvert such as the one which flows beneath the Alfred Sutton Playing Field would require Ordinary Watercourse Consent (OWC) from the Lead Local Flood Authority under Section 23 of the Land Drainage Act 1991. The requirement for OWC is independent of the need for planning permission and the granting of any planning permission does not imply or guarantee that the LLFA will grant consent. As it stands the proposed works do not result in any works which would require OWC and therefore no further action required.
- 1.3 To clarify, The Council's Transport Officers have undertaken a detailed assessment of the information submitted and verified TRICS data independently to that supplied by the applicant. Notwithstanding this, the conclusion remains that the proposed use as a SEMH school would result in a net-reduction in vehicles movements when compared to the sites previous permitted use as a Sixth Form college. The additional observations relate largely to matters covered in the main report.
- 1.4 Regarding Sport England's position, their comments were unconditional and did not require the provision of alternative facilities in the wider site. Their position was based upon on the conclusion that the peripheral land being lost met their playing field Exception Test E3.
- 1.5 Officers are therefore satisfied that all matters have been appropriately addressed within the original committee report.

2 CORRECTIONS

- 2.1 Members and interested parties should be aware that a formatting misalignment has occurred during publication of the PAC report. This had caused the illustration arrows within Figure 4 and 7 of this item within the main agenda to misalign showing incorrect reference points. Corrected versions of these illustrations are included below:

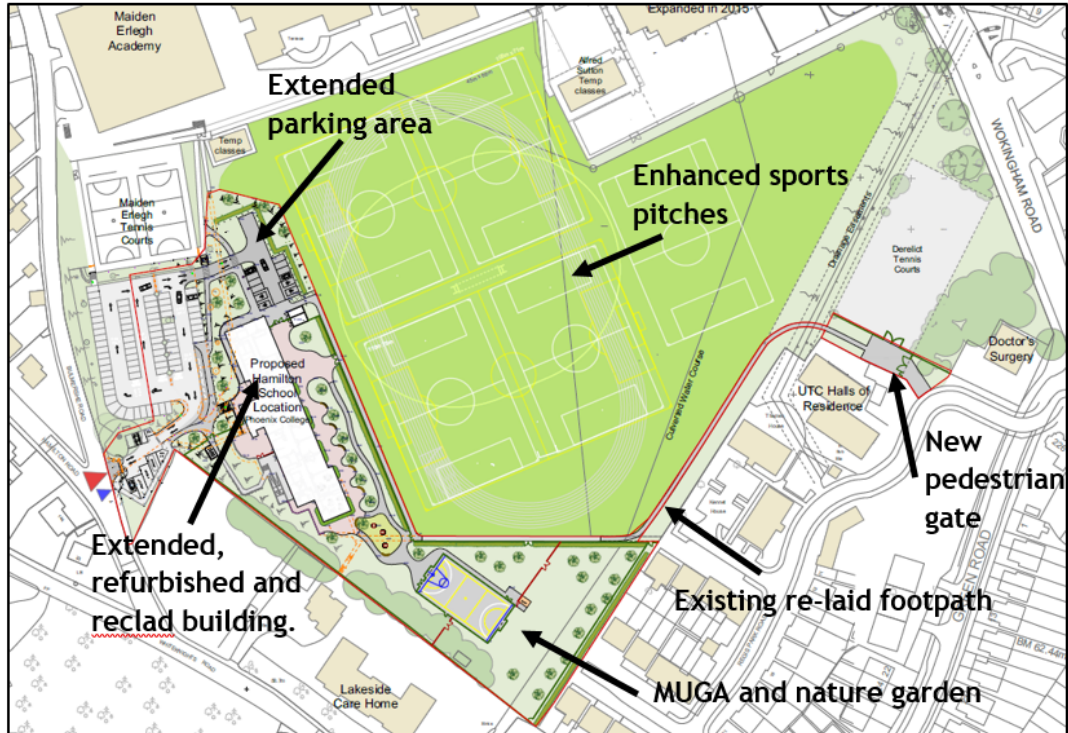


Figure 4 - Proposed site plan (annotated)

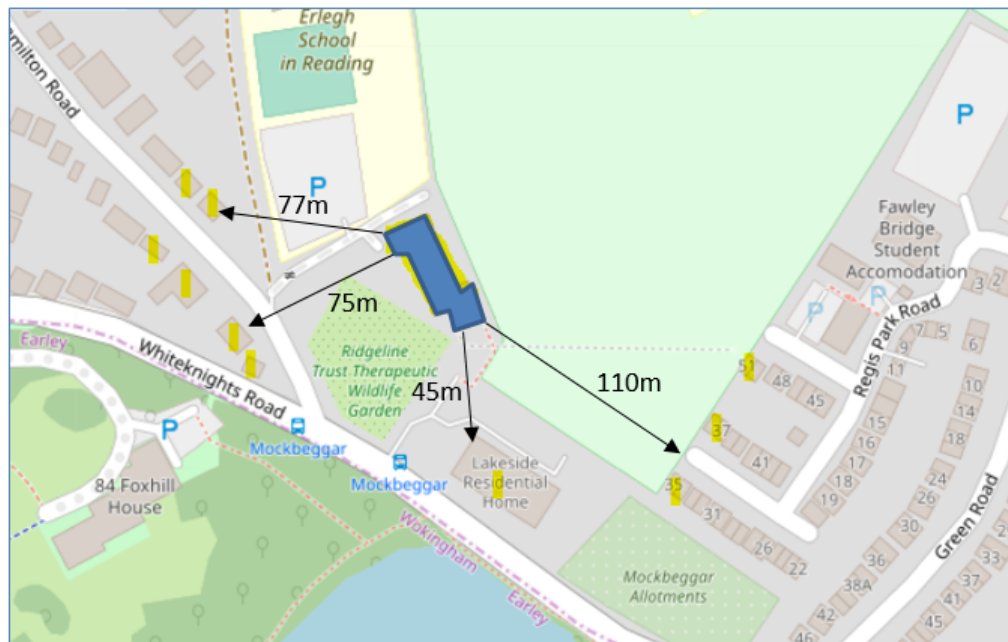


Figure 7: Neighbouring properties highlighted and their proximity to the existing building.

3. APPROVED PLANS

3.1 The following plans have been considered as part of this application:

I Information Only											Z Contract Documents				P For Planning					
D For Comment											C Site Issue/Construction									
B for Billing											R For Record									
A for Approval											T For Tender									
											01	2	13	22						
											03	10	12	01						
											19	19	19	20						
TMS	ORIGIN	ZONE	LEVEL	TYPE	ROLE	DWG. NO.	DESCRIPTION	SUITABILITY	REV.	SIZE	SCALE									
E03700	HCC	RF	00	DR	A	1405	Proposed Grd Floor Sht 1	info		A1	1 : 100	x								
E03700	HCC	NB	01	DR	A	1406	Proposed Grd Floor Sht 2	info		A1	1 : 100	x								
E03700	HCC	RF	00	DR	A	1407	Proposed First Floor Sht 1	info		A1	1 : 100	x								
E03700	HCC	NB	01	DR	A	1408	Proposed First Floor Sht 2	info		A1	1 : 100	x								
E03700	Siteline			SV	HC	2	Topo and Utility Sheet 1	design				x	x							
E03700	Siteline			SV	HC	2	Topo and Utility Sheet 2	design				x	x							
E03700	Siteline			SV	HC	2	Topo and Utility Sheet 3	design				x	x							
E03700	Siteline			SV	HC	200	Existing Elevations survey	design				x	x							
E03700	Siteline			SV	HC	300	Existing Building survey	design				x	x							
E03700	Siteline			SV	HC	400	Existing Section survey	design				x								
E03700	Soprema						Roof survey	design				x								
E03700	HCC	XX	XX	DR	A	1000	Location Plan	P	P2				x							
E03700	HCC	XX	XX	DR	A	1000	Existing Site Plan	P	P1				x							
E03700	HCC	XX	XX	DR	A	1500	Proposed Site Plan	P	P1				x						P4	
E03700	HCC	XX	XX	DR	A	1600	Perspectives	P					x							
E03700	HCC	XX	XX	DR	A	2000	Proposed Ground Floor	P					x							
E03700	HCC	XX	XX	DR	A	2001	Proposed First Floor	P					x							
E03700	HCC	XX	XX	DR	A	2004	Proposed Roof Plan Sheet 1	P					x							
E03700	HCC	XX	XX	DR	A	2005	Proposed Roof Plan Sheet 2	P					x							
E03700	HCC	XX	XX	DR	A	3004	Existing & Proposed Elevations	P					x							
E03700	HCC	XX	XX	DR	A	3102	Existing & Proposed Sections	P					x							
E03700	HCC	XX	XX	DR	L	7000	Proposed Site GA	P	P3				x							
E03700	HCC	XX	XX	DR	L	7002	Proposed Car Park Layout Strategy	P	P1				x						P3	
E03700	HCC	XX	XX	DR	L	7005	Proposed ATP Detail Area Plan	P	P1				x							
E03700	HCC	XX	XX	DR	L	7102	Existing Sports Pitch Layout	P	P3				x			P3	P3			
E03700	HCC	XX	XX	DR	L	7103	Proposed Sports Pitch Layout	P	P1				x			P4	P5			
E03700	HCC	XX	XX	DR	L	7007	Proposed Planting Plan	P	P1							P1				
E03700	HCC	XX	XX	DR	L	7800	Demolitions & Tree Protection	P	P3							P1	P3			
E03700	HCC	XX	XX	SC		AppB	Design & Access Statement	P												
E03700	HCC	XX	XX	SC		AppC	Ecological Appraisal	P												
E03700	HCC	XX	XX	SC		AppE	Transport Statement	P											P2	
E03700	HCC	XX	XX	SC		AppF	Framework Travel Plan	P											P2	
E03700	HCC	XX	XX	SC		AppG	GIR Hamilton Centre	P												
E03700	HCC	XX	XX	SC		AppH	Noise Impact Assessment	P												
E03700	ECH	XX	XX	DR		AppI	Below Ground Drainage	P												
E03700	HCC	XX	XX	DR		AppJ	Above Ground Drainage	P												
E03700	HCC	XX	XX	SC		AppK	Archaeology	P												
E03700	ECH	ZZ	XX	DR	C	1001	Swept Path Analysis	P	P01										x	
E03700	ECH	ZZ	XX	DR	C	1002	Swept Path Analysis	P	P01										x	
E03700	ECH	ZZ	XX	DR	C	1003	Swept Path Analysis	P	P01										x	
E03700	ECH	ZZ	XX	DR	C	1004	Swept Path Analysis	P	P01										x	
E03700	ECH	ZZ	XX	DR	C	1005	Swept Path Analysis	P	P01										x	
E03700	ECH	ZZ	XX	SC	C		Flood Risk Assessment	P											x	

Case Officer: Brian Conlon