

To: All Members of the Planning
Applications Committee

Direct ☎ : email:
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20 May 2019

Your contact is: **Nicky Simpson**

NOTICE OF MEETING - PLANNING APPLICATIONS COMMITTEE 29 MAY 2019

A meeting of the Planning Applications Committee will be held on Wednesday, 29 May 2019 at 6.30 pm in the Council Chamber, Civic Offices, Bridge Street, Reading RG1 2LU. The Agenda for the meeting is set out below.

AGENDA	ACTION	WARDS AFFECTED	PAGE NO
1. MINUTES	Decision		9 - 16
2. DECLARATIONS OF INTEREST	Decision		
3. QUESTIONS	Decision		
4. POTENTIAL SITE VISITS FOR COMMITTEE ITEMS	Decision	BOROUGHWIDE	17 - 20
5. PLANNING APPEALS	Information	BOROUGHWIDE	21 - 34
6. APPLICATIONS FOR PRIOR APPROVAL	Information	BOROUGHWIDE	35 - 44

PLANNING APPLICATIONS FOR DETERMINATION

CIVIC OFFICES EMERGENCY EVACUATION: If an alarm sounds, leave by the nearest fire exit quickly and calmly and assemble on the corner of Bridge Street and Fobney Street. You will be advised when it is safe to re-enter the building.

7.	181954/ADV, 181955/ADV, 181956/ADV, 181957/ADV, 181958/ADV, 191959/ADV, 181961/ADV, 181962/ADV, 181963/ADV, 181964/ADV, 181965/ADV, 181966/ADV, 181967/ADV, 181968/ADV AND 190361/ADV - VARIOUS TOWN CENTRE LOCATIONS	Decision	ABBEY	45 - 66
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Proposal for each site: Advertisement Consent for a double-sided freestanding Forum Structure, featuring 2 x Digital 86" screen positioned back to back. The Digital screen is capable of displaying illuminated, sequential content, supplied via secure remote connection.

Recommendations: as set out below

Proposals:

Signs 1-5: Bus shelter signs. Signs 6-15: Free standing signs

Sign 1	181954 - outside 37-45 Station Road(Thames Tower)	Application Permitted
Sign 2	181955 - outside 17-27 Station Road (Brunel House)	Application Permitted
Sign 3	181956 - outside 3-5 Station Road (Coral)	Application Permitted
Sign 4	181957 - outside 24-25 Broad Street (HSBC)	Application Permitted
Sign 5	181958 - outside 26-28 Broad Street (Lloyds Bank)	Application Permitted
Sign 6	181959 - outside 123 Broad Street (Fat Face/ Broad Street Oracle entrance)	Application Refused
Sign 7	181961 - outside 23 Broad Street (Trailfinders)	Application Refused
Sign 8	181962 - outside 108-113 Broad Street (John Lewis)	Application Permitted
Sign 9	181963 - outside 39 Broad Street (WHSmith)	Application Permitted
Sign 10	181964 - outside 52 Broad Street (JD Sports)	Application Permitted
Sign 11	181965 - outside 61-64 Broad Street (Clas Ohlson)	Application Permitted
Sign 12	181966 - outside 31 Queen Victoria Street (Iitsu)	Application Refused
Sign 13	181967 - outside 2 Queen Victoria Street (Salvo and Alex for Men)	Application Refused
Sign 14	181968 - outside 116-117 Broad Street (Primark)	Application Permitted
Sign 15	190361 - outside 11 Broad Street (Monsoon/ Tiger)	Application Permitted

8.	190327/ADV AND 190567/LBC - TOWN HALL, BLAGRAVE STREET	Decision	ABBEY	67 - 78
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Proposal Installation of 1 x non-illuminated hanging sign, 1 x non-illuminated wall mounted sign, 1 x non-illuminated over head doorway sign and 8 x vinyls

Recommendation Applications Permitted

9.	180876/FUL - BATTLE INN PH, 2 BEDFORD ROAD	Decision	ABBEY	79 - 110
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Proposal Demolition of a public house (A4 Use Class) and erection of a part five/part four/part two-storey building containing a single A1/A2/A3 use class unit at ground floor and 6 self-contained flats (C3 use class) above (4 X 1-bed & 2 X 2-bed units)

Recommendation Application Refused

10.	190170/REG3 - ST MICHAELS PRIMARY SCHOOL, DEE ROAD, TILEHURST	Decision	NORCOT	111 - 120
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Proposal	External and internal refurbishment works to the original 1950s school building, including new windows, roofs and over-cladding of the 2-storey block, temporary modular unit to the front of the site to facilitate the works, and associated external works affected by the refurbishment.
Recommendation	Application Permitted

11. 190306/REG3 - JIMMY GREEN COURT, 52 CORONATION SQUARE Decision SOUTHCOTE 121 - 132

Proposal	Conversion of advice centre to a two bedroom apartment
Recommendation	Application Permitted

12. EXCLUSION OF THE PRESS AND PUBLIC Decision

At this point, the following motion will be moved by the Chair:

“That, pursuant to Section 100A of the Local Government Act 1972 (as amended) members of the press and public be excluded during consideration of the following Item on the agenda, as it is likely that there will be disclosure of exempt information as defined in the relevant Paragraphs of Part 1 of Schedule 12A (as amended) to that Act.”

13. PLANNING ENFORCEMENT QUARTERLY UPDATE Decision BOROUGHWIDE 133 - 140

WEBCASTING NOTICE

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Members of the public seated in the public gallery will not ordinarily be filmed by the automated camera system. However, please be aware that by moving forward of the pillar, or in the unlikely event of a technical malfunction or other unforeseen circumstances, your image may be captured. **Therefore, by entering the meeting room, you are consenting to being filmed and to the possible use of those images and sound recordings for webcasting and/or training purposes.**

Members of the public who participate in the meeting will be able to speak at an on-camera or off-camera microphone, according to their preference.

Please speak to a member of staff if you have any queries or concerns.

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KEY TO CODING OF PLANNING APPLICATIONS

1. Planning application reference numbers are made up of 2 parts.
 - 1.1 The number begins with the year e.g. **19**
 - 1.2 This is followed by a consecutive number, showing what number the application is in any year (e.g. **190128**).
2. The following is a key to existing officers with their direct dial telephone numbers.

GF1	-	Giorgio Framalicco	9372604
JW6	-	Julie Williams	9372461
RJE	-	Richard Eatough	9373338
JPM	-	Jonathan Markwell	9372458
SDV	-	Steve Vigar	9372980
CJB	-	Christopher Beard	9372430
SGH	-	Stephen Hammond	9374424
MDW	-	Mark Worringham	9373337
AJA	-	Alison Amoah	9372286
SEH	-	Sarah Hanson	9372440
BXP	-	Boja Petkovic	9372352
MJB	-	Matthew Burns	9373625
EH1	-	Ethne Humphreys	9374085
SKB	-	Sarah Burr	9374227
TRH	-	Tom Hughes	9374150
SFB	-	Susanna Bedford	9372023
NW2	-	Nathalie Weekes	9374237
TF1	-	Tom French	9374068
CD3	-	Connie Davis	9372413
AS9	-	Anthony Scholes	9374729
JO1	-	James Overall	9374532
BC2	-	Brian Conlon	9373859

GUIDE TO USE CLASSES ORDER
and Permitted Changes of Use (England)

Use Classes (Amendment) Order 2005	Use Classes Order 1972	Description	General Permitted Development (Amendment) Order 2005
A1 Shops	Class I	<ul style="list-style-type: none"> Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, dry cleaners, internet cafes, etc. Pet shops, cat-meat shops, tripe shops, sandwich bars Showrooms, domestic hire shops, funeral directors 	No permitted changes
A2 Financial and Professional Services	Class II	<ul style="list-style-type: none"> Banks, building societies, estate and employment agencies Professional and financial services, betting offices 	Permitted change to A1 <i>where a ground floor display window exists</i>
A3 Restaurants and Cafes		Restaurants, snack bars, cafes	Permitted change to A1 or A2
A4 Drinking Establishments		Pubs and bars	Permitted change to A1, A2 or A3
A5 Hot Food Take-Aways		Take-Aways	Permitted change to A1, A2 or A3
Sui Generis		Shops selling and/or displaying motor vehicles, retail warehouse clubs, laundrettes, taxi or vehicle hire businesses, amusement centres, petrol filling stations	No permitted change
B1 Business	Class II Class III	(a) Offices, not within A2 (b) Research and development, studios, laboratories, high tech (c) Light industry	Permitted change to B8 <i>where no more than 235m</i>
B2 General industry	Class IV-IX	General industry	Permitted change to B1 or B8 <i>B8 limited to no more than 235m</i>
B8 Storage or Distribution	Class X	Wholesale warehouse, distribution centres, repositories	Permitted change to B1 <i>where no more than 235m</i>
Sui Generis		Any work registrable under the Alkali, etc. Works Regulation Act, 1906	No permitted change
C1 Hotels	Class XI	Hotels, boarding and guest houses	No permitted change
C2 Residential Institutions	Class XII Class XIV	<ul style="list-style-type: none"> Residential schools and colleges Hospitals and convalescent/nursing homes 	No permitted change
C2A Secure residential institutions		Prisons, young offenders institutions, detention centres, secure training centres, custody centres, short-term holding centres, secure hospitals, secure local authority accommodation or use as military barracks.	No permitted change
C3 Dwelling houses		<ul style="list-style-type: none"> Single occupancy or single households (in the family sense); No more than six residents living as a single household where care is provided; No more than six residents living as a single household where the building is managed by a local housing authority, a registered social landlord, a police authority, a fire authority, or a health service body. 	Permitted to change to C4
C4 Houses in multiple occupation		Use of a dwellinghouse by between three and six residents, who do not form a single household (in the family sense) and share basic facilities (toilet, bathroom or kitchen).	Permitted to change to C3
Sui Generis		<ul style="list-style-type: none"> House in multiple occupation with more than six residents Hostel 	No permitted change

D1 Non-Residential Institutions	Class XIII	<ul style="list-style-type: none"> • Places of worship, church halls • Clinics, health centres, creches, day nurseries, consulting rooms • Museums, public halls, libraries, art galleries, exhibition halls • Non-residential education and training centres 	No permitted change
	Class XV		
	Class XVI		
D2 Assembly and Leisure	Class XVII	<ul style="list-style-type: none"> • Cinemas, music and concert halls • Dance, sports halls, swimming baths, skating rinks, gymnasiums • Other indoor and outdoor sports and leisure uses, bingo halls, casinos 	No permitted change
	Class XVIII		
Sui Generis	Class XVII	Theatres, nightclubs	No permitted change

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Present: Councillor Maskell (Chair);

Councillors Rowland (Vice-Chair), Brock, Emberson, Gavin, McEwan, Page, Robinson, DP Singh, Vickers, J Williams and R Williams

RESOLVED ITEMS

104. MINUTES

The Minutes of the meeting held on 3 April 2019 were agreed as a correct record and signed by the Chair.

105. QUESTIONS

The following question was asked by Evelyn Williams:

Double Sided LED Digital Smart Screen, Station Approach

There are two issues relating to this planning application (180410) which was approved on 28 June 2018:

1. After installation of the screen the site was dug up again and a raised plinth built which appears to support the angled stand. This is not part of the design in the planning application; it is not what the applicant said they would do.
2. There appears, to date, to be no evidence of any of the purported community benefits claimed by the applicant, which was a major selling point of the scheme based on their experience in other towns; Section 6.5 of their Planning Statement - see below. None of the voluntary groups which attended the Art and Heritage Forum in January, apart from CAAC / RCS members, were aware of the proposed Public Benefits of the screens. None were aware of any mechanism by which Community groups were able to place “adverts” on the screen.

Clarity is sought:

1. Should any action be taken re the variance of implementation versus approved design?
2. Has the company taken any action at all to make community groups aware of how they can advertise themselves?
3. How can voluntary groups across Reading, and more widely, apply to advertise themselves, their events and projects.

REPLY by the Chair of the Planning Applications Committee (Councillor Maskell):

1. Advertisement consent (ref. 180410) was granted for a double sided LED digital smart screen at planning applications committee in June 2018. The screen, as installed, includes a small plinth at the base which is not shown on the approved

plans. The screen operator has advised that the plinth was added to the structure to make entry into the ground of the stand supporting the screen appear neater and more aesthetically pleasing.

The plinth is modest in size at 1.87m in width, 0.82m in depth and 0.3m in height (only marginally larger than the stand itself in terms of area) and has been constructed of pavers to match the existing station concourse area and does not appear to be a prominent addition to the screen structure. Officers do not consider that the plinth results in any harm to visual amenity or public safety, which are the relevant considerations for advertisement consent applications. Officers therefore do not recommend that any further action is required by either the applicant or the Council as Local Planning Authority.

2. The supporting statement submitted as part of the advertisement consent application for the screen makes reference to its potential community benefits through opportunities for local businesses, charities and community groups to advertise on the screen for free or at discounted rates. However, there is no condition on the advertisement consent decision requiring that the screen must be made available for such uses so this is at the discretion of the screen operator. With applications for advertisement consent the only relevant considerations are the impact of the advertisement upon amenity and public safety. Therefore, the potential community benefits of the screen were not a relevant factor in the determination of the application and could not reasonably have been required or secured by way of a condition on the consent.

Notwithstanding this, the screen operator has run several adverts on the screen to encourage local businesses to contact them regarding its use and the screen has been used by a number of local small businesses & charities. Examples of which include:

Guide Dogs for the Blind, Make a Wish, PACT, Progress Theatre, Around The Boundary, Comic Relief, Whiteknights Studio Trail, Reading Fringe Festival and MacMillan.

However, officers are not aware if other local community groups have been approached directly.

The licence between Maxx Media and Reading Borough Council provides the Council with free use of the screen to display public messages on any 28 days of the year, for 10 seconds in every minute of screen time. The 28 days may be called upon at any time, including during the operation of Reading Festival to display key public information messages, such as transport information. Use of free screen time is coordinated by the Council's Strategic Communications Team to prioritise messages and ensure maximum corporate benefit.

Network Rail and Reading Borough Council are also afforded the opportunity to contact the developer to arrange the display of public information messages in the event of an emergency and/or incident within the Station or Town Centre. Messages can be approved and displayed in real time, providing the Council and its partners the ability to display public safety messages immediately.

3. There is a 'get in touch' page on the screen operator 'Maxx Media's' web site which includes a telephone number, email address and social media contacts to which enquiries about the use of the screen can be directed. The link to the web site is: <http://maxxmedia.co.uk/get-in-touch/>

Officers have also suggested to Maxx Media that they contact the Council's Art and Heritage Forum regarding opportunities to use the screen so that community groups can be made more aware of its potential.

106. POTENTIAL SITE VISITS FOR COMMITTEE ITEMS

The Director of Environment and Neighbourhood Services submitted, at the meeting, 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 -

That the under-mentioned applications, together with any additional applications which the Head of Planning, Development and Regulatory Services might consider appropriate, be the subject of accompanied site visits In June 2019:

182252 - 80 CAVERSHAM ROAD

Outline application considering access, landscaping, layout and scale involving the demolition of all existing buildings and structures (Classes B1a & B2) and erection of new buildings ranging between basement and 2 - 25 storeys in height, providing 658 (79 x studio, 227x1, 335x2 & 17x3-bed) residential units, office accommodation (Class B1a), flexible ground floor Class A1-3 uses, a community centre (Class D1), health centre uses (Class D1) and various works including car parking, servicing, public and private open space, landscaping, highways, pedestrian and vehicular access and associated works. This application is accompanied by an Environmental Statement.

190465 - PLOT E, FRIAR STREET & GARRARD STREET

Application for the approval of reserved matters (access, scale, appearance, layout and landscaping) and submission of details (Conditions 12, 13, 14, 16, 17, 18, 19, 22, and 34) for Plot E within development site known as Station Hill, submitted pursuant to the Outline Planning Permission ref. 151426 (as proposed to be amended). The proposals comprise the construction of a 12 storey building (plus basement storey) comprising 370 Build to Rent residential units, 1,151sqm (GEA) of flexible retail (A1-A5) floorspace, cycle storage, car parking, servicing, plant areas, landscaping, new public realm and other associated works.

190441 - STATION HILL

Application under s.73 for amendments to Outline Planning Permission ref. 151427, including alterations to the wording of Conditions 3, 5, 7, 8, 17, 19, 54 and 57. [Plot F 'Station Hill']

190442 - PLOT E, FRIAR STREET & GARRARD STREET

Application under s.73 for amendments to Outline Planning Permission ref. 151426, including alterations to the wording of Conditions 3, 5, 6, 7, 8, 16, 17, 21, 37 and 50.

190466 - STATION HILL

Application for approval of reserved matters (access, scale, appearance, layout and landscaping) and submission of details (Conditions 12, 13, 15, 16, 17, 18, 19, 20, 21, 22, and 52) for Plot F within development site known as Station Hill; pursuant to Outline Planning Permission ref. 151427 (as proposed to be amended). The proposals comprise construction of a 12 storey (plus basement storey) building comprising 168 Build to Rent residential units (Class C3), 390sqm (GEA) of flexible retail (A1-A5/D2) floorspace, 656sqm (GEA) of leisure floorspace (D2), cycle storage, car parking, servicing, plant areas, landscaping, new public realm and other associated works.

107. PLANNING APPEALS

(i) New Appeals

The Director of Environment and Neighbourhood Services submitted a schedule giving details of notification received from the Planning Inspectorate regarding a planning appeal, 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 Director of Environment and Neighbourhood Services submitted details of a decision that had been made by the Secretary of State, or by an Inspector appointed for the purpose, which were attached as Appendix 2 to the report.

(iii) Reports on Appeal Decisions

There were no reports on appeal decisions.

Resolved -

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

108. APPLICATIONS FOR PRIOR APPROVAL

The Director of Environment and Neighbourhood Services submitted a report giving details in Table 1 of eight pending prior approval applications, and in Table 2 of five applications for prior approval decided between 22 March and 10 April 2019.

Resolved - That the report be noted.

109. ANNUAL PERFORMANCE MONITORING REPORT - DEVELOPMENT MANAGEMENT SERVICE - 2018/19

The Director of Environment and Neighbourhood Services submitted a report setting out details of performance in development management (applications, appeals, enforcement and associated services) during 2018/19.

Resolved - That the report be noted.

110. 182196/FUL - THAMES QUARTER, KINGS MEADOW ROAD

Erection of a part 13-storey, part 23 storey building comprising 338 apartments in a mix of studio, one-bedroom, two-bedroom and three-bedroom units, residents' lounges, tech-hub, dining room, and cinema room, various rooftop outdoor amenity spaces, concierge/reception with coffee meeting area, gym, residents' storage facilities, postroom, ancillary back-of-house facilities, 338 secure cycle parking spaces, car parking spaces, landscaping, and associated works (revision to planning permission 162166 dated 23/11/2017) (Part Retrospective).

The Director of Environment and Neighbourhood Services submitted a report on the above application. An update report was tabled at the meeting which gave information on revised plans received and an update on affordable housing.

Comments and objections were received and considered.

Objectors Gillian Irvine and Richard Stainthorp, and James Croucher and Hugo Haig on behalf of the applicant, attended the meeting and addressed the Committee on this application.

Resolved - That the application be refused for the reasons set out in the original report, with the informatives as recommended in the original report.

111. 181899/FUL - LEIGHTON PARK SCHOOL, SHINFIELD ROAD

Erection of two storey sports facility with external viewing gallery and associated parking.

The Director of Environment and Neighbourhood Services submitted a report on the above application.

Comments were received and considered.

Resolved -

- (1) That the Head of Planning, Development and Regulatory Services be authorised to grant planning permission, subject to the completion of a Section 106 legal agreement by 30 May 2019 (unless a later date be agreed by the Head of Planning, Development and Regulatory Services), to secure the Heads of Terms set out in the report;
- (2) That, in the event of the requirements set out not being met, the Head of Planning, Development and Regulatory Services be authorised to refuse permission;
- (3) That planning permission be subject to the conditions and informatives recommended in the report.

112. 182152/FUL - 12 BOSTON AVENUE

Change of use to 6 bedroom HMO, single storey rear extension and garage conversion.

The Director of Environment and Neighbourhood Services submitted a report on the above application. Attached to the report at Appendix 1 were amended plans for bicycle and bin store and car parking and at Appendix B was the report submitted to the meeting held on 3 April 2019, when the application had been deferred.

Comments and objections were received and considered.

Resolved -

That planning permission for application 182152/FUL be granted subject to the conditions and informatives as recommended in the report, with an additional informative clarifying that the C4 use was limited use to six persons only and an additional condition regarding hours of construction work and deliveries.

113. 180543/FUL - FORMER SALES & MARKETING SUITES, DRAKE WAY

Proposed construction of 12 apartments (1 x 1 bed, 11 x 2 bed) with associated car parking, landscaping and open space, and infrastructure provision.

The Director of Environment and Neighbourhood Services submitted a report on the above application. An update report was tabled at the meeting which gave information on a further consultation response received.

Comments and objections were received and considered.

Resolved -

- (1) That the Head of Planning, Development and Regulatory Services be authorised to grant planning permission, subject to the completion of a Section 106 legal agreement by 31 May 2019 (unless a later date be agreed

by the Head of Planning, Development and Regulatory Services), to secure the Heads of Terms set out in the original report;

- (2) That, in the event of the requirements set out not being met, the Head of Planning, Development and Regulatory Services be authorised to refuse permission;
- (3) That planning permission be subject to the conditions and informatives recommended in the original report.

At the end of the meeting, the Committee recorded its thanks to Councillor Gavin, who was standing down as a Councillor, for her years of hard work on the Committee, and to any other members of the Committee who might not be returning as members of the Committee after the elections.

(The meeting started at 6.30 pm and closed at 8.13 pm)

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**READING BOROUGH COUNCIL
REPORT BY EXECUTIVE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD
SERVICES**

TO:	PLANNING APPLICATIONS COMMITTEE		
Date:	29 May 2019		
TITLE:	POTENTIAL SITE VISITS FOR COMMITTEE ITEMS		
SERVICE:	PLANNING	WARDS:	BOROUGH WIDE
AUTHOR:	Julie Williams	TEL:	0118 9372461
JOB TITLE:	Planning Manager	E-MAIL:	Julie.williams@reading.gov.uk

1. PURPOSE AND SUMMARY OF REPORT

- 1.1 To identify those sites where, due to the sensitive or important nature of the proposals, Councillors are advised that a Site Visit might be appropriate before the meeting of the next Committee (or at a future date) and to confirm how the visit will be arranged.

2. RECOMMENDED ACTION

- 2.1 That you resolve to visit the sites which will be identified by officers in a paper in the update Agenda on the day of the forthcoming Planning Applications Committee and confirm if there are any other sites Councillors consider necessary to visit before reaching a decision on an application.
- 2.2 That you confirm how the site will be visited, unaccompanied or accompanied, and if accompanied agree the site visit date and time.

3. THE PROPOSAL

- 3.1 The potential list of agenda items submitted since the last meeting of the Planning Applications Committee will be provided with the update Agenda on the day of forthcoming Planning Applications Committee. Where appropriate, I will identify those applications that I feel warrant a site visit by the Committee prior to formal consideration of the proposals.
- 3.2 Councillors may also request a site visit to other sites on that list if they consider it relevant to their ability to reach a decision on the application.
- 3.3 Officers may also recommend a site visit if they intend to report a normally delegated application to the Committee for a decision.
- 3.4 A site visit may also be proposed in connection with a planning enforcement issue which is before the Committee for consideration.

- 3.5 Site visits in the above circumstances should all take place in advance of a Committee decision and should only be used where the expected benefit is substantial.
- 3.6 A site visit is only likely to be necessary if the impact of the proposed development is difficult to visualise from the plans and any supporting material including photographs taken by officers (although, if this is the case, additional illustrative material should have been requested); or, there is a good reason why the comments of the applicant and objectors cannot be expressed adequately in writing; or, the proposal is particularly contentious.
- 3.7 Accompanied site visits consist of an arranged inspection by a viewing Committee, with officers in attendance and by arrangement with the applicant or their agent. Applicants and objectors however will have no right to speak but may observe the process and answer questions when asked. The visit is an information gathering opportunity and not a decision making forum.
- 3.8 Recently Councillors have expressed a preference to carry out unaccompanied site visits, where the site is easily viewable from public areas, to enable them to visit the site when convenient to them. In these instances the case officer will provide a briefing note on the application and the main issues to be considered by Councillors when visiting the site.
- 3.9 There may also be occasions where officers or Councillors request a post completion site visit in order to review the quality or impact of a particular development.

4. CONTRIBUTION TO STRATEGIC AIMS

- 4.1 Planning services contribute to producing a sustainable environment and economy within the Borough and to meeting the 2015 -18 Corporate Plan objective for “Keeping the town clean, safe, green and active.” Under the heading, Neighbourhoods, the Corporate Plan aims to improve the physical environment - the cleanliness of our streets, places for children to play, green spaces, how we feel about our neighbourhood and whether we feel safe, have a sense of community and get on with our neighbours.

5. COMMUNITY ENGAGEMENT AND INFORMATION

- 5.1 Statutory neighbour consultation takes place on planning applications.

6. EQUALITY IMPACT ASSESSMENT

- 6.1 Officers when assessing an application and when making a recommendation to the Committee, will have regard to its duties Under the Equality Act 2010, Section 149, to have due regard to the need to—
- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;

- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

7. LEGAL IMPLICATIONS

7.1 None arising from this report.

8. FINANCIAL IMPLICATIONS

8.1 The cost of site visits is met through the normal planning service budget.

9. BACKGROUND PAPERS

Reading Borough Council Planning Code of Conduct.

Local Safety Practice 2013 Planning Applications Committee site visits.

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**READING BOROUGH COUNCIL
REPORT BY EXECUTIVE DIRECTOR OF ECONOMIC GROWTH AND
NEIGHBOURHOOD SERVICES**

TO:	PLANNING APPLICATIONS COMMITTEE		
DATE:	29 May 2019		
TITLE:	PLANNING APPEALS		
AUTHOR:	Kiaran Roughan	TEL:	0118 9374530
JOB TITLE:	Planning Manager	E-MAIL:	Kiaran.roughan@reading.gov.uk

1. PURPOSE AND SUMMARY OF REPORT

- 1.1 To report notifications received from the Planning Inspectorate on the status of various planning appeals.

2. RECOMMENDED ACTION

- 2.1 That you note the appeals received and the method of determination as listed in Appendix 1 of this report.
- 2.2 That you note the appeals decided as listed in Appendix 2 of this report.
- 2.3 That you note the Planning Officers reports on appeal decisions provided in Appendix 3 of this report.

3. INFORMATION PROVIDED

- 3.1 Please see Appendix 1 of this report for new appeals lodged since the last committee.
- 3.2 Please see Appendix 2 of this report for new appeals decided since the last committee.
- 3.3 Please see Appendix 3 of this report for new Planning Officers reports on appeal decisions since the last committee.

4. CONTRIBUTION TO STRATEGIC AIMS

- 4.1 Defending planning appeals made against planning decisions contributes to producing a sustainable environment and economy within the Borough and to meeting the 2015 -18 Corporate Plan objective for “Keeping the town clean, safe, green and active.”

5. COMMUNITY ENGAGEMENT AND INFORMATION

- 5.1 Planning decisions are made in accordance with adopted local development plan policies, which have been adopted by the Council following public consultation. Statutory consultation also takes place on planning applications and appeals and this can have bearing on the decision reached by the Secretary of State and his Inspectors. Copies of appeal decisions are held on the public Planning Register.

6. EQUALITY IMPACT ASSESSMENT

- 6.1 Where appropriate the Council will refer in its appeal case to matters connected to its duties Under the Equality Act 2010, Section 149, to have due regard to the need to—
- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

7. LEGAL IMPLICATIONS

- 7.1 Public Inquiries are normally the only types of appeal that involve the use of legal representation. Only applicants have the right to appeal against refusal or non-determination and there is no right for a third party to appeal a planning decision.

8. FINANCIAL IMPLICATIONS

- 8.1 Public Inquiries and Informal Hearings are more expensive in terms of officer and appellant time than the Written Representations method. Either party can be liable to awards of costs. Guidance is provided in Circular 03/2009 “Cost Awards in Appeals and other Planning Proceedings”.

9. BACKGROUND PAPERS

- 9.1 Planning Appeal Forms and letters from the Planning Inspectorate.

APPENDIX 1

Appeals Lodged:

WARD: ABBEY
APPEAL NO: APP/E0345/W/18/3209051
CASE NO: 180876
ADDRESS: Battle Inn PH 2 Bedford Road
PROPOSAL: Demolition of public house (A4 use class) and erection of a part five/part four/part two storey building containing a single A1/A2/A3 use class unit at ground floor and 6 self-contained flats (C3 use class) above (4 x 1 bed & 2 x 2 bed units)
CASE OFFICER: James Overall
METHOD: Informal Hearing
APPEAL TYPE: Non determination
APPEAL LODGED: 18.04.2019

WARD: CAVERSHAM
APPEAL NO: APP/E0345/D/19/3226412
CASE NO: 190113
ADDRESS: 28 Clonmel Close
PROPOSAL: First floor side extension and single storey rear extension (amended description)
CASE OFFICER: Connie Davis
METHOD: Householder written representation
APPEAL TYPE: Refusal
APPEAL LODGED: 24.04.2019

WARD: THAMES
APPEAL NO: APP/E0345/D/19/3225582
CASE NO: 190007
ADDRESS: 3 Cawsam Gardens
PROPOSAL: Two storey side extension. Resubmission of 180396
CASE OFFICER: Connie Davis
METHOD: Householder written representation
APPEAL TYPE: Refusal
APPEAL LODGED: 24.04.2019

WARD: SOUTHCOTE
APPEAL NO: APP/E0345/D/19/3223944
CASE NO: 182260
ADDRESS: 9 Kintbury Walk
PROPOSAL: Part one part two storey rear extension
CASE OFFICER: Ethne Humphreys
METHOD: Householder written representation
APPEAL TYPE: Refusal
APPEAL LODGED: 24.04.2019

WARD:	WHITLEY
APPEAL NO:	APP/E0345/Z/19/3223689
CASE NO:	181529
ADDRESS:	"Wren Kitchen Unit 1", Imperial Way, Reading
PROPOSAL:	Retrospective application for 1 no fascia sign, internally illuminated via LEDs and 3 no. sets of vinyls applied externally to the windows
CASE OFFICER:	Alison Amoah
METHOD:	Written Representation
APPEAL TYPE:	Refusal
APPEAL LODGED:	24.04.2019
WARD:	PEPPARD
APPEAL NO:	APP/E0345/D/19/3225270
CASE NO:	190042
ADDRESS:	23 Hawthorne Road, Caversham, Reading
PROPOSAL:	Part two-storey, part single storey side extension, single storey rear extension and front porch extension
CASE OFFICER:	Anthony Scholes
METHOD:	Householder Written Representation
APPEAL TYPE:	Refusal
APPEAL LODGED:	01.05.2019
WARD:	PEPPARD
APPEAL NO:	APP/E0345/W/19/3224844
CASE NO:	181573
ADDRESS:	4a Woods Road
PROPOSAL:	Erect 1 pair of semi-detached & 1 no detached dwelling at rear of 4a and 5 Woods Road. Demolish No 5 Woods Road & replace with new detached dwelling. Provide new access.
CASE OFFICER:	Susanna Bedford
METHOD:	Written Representation
APPEAL TYPE:	Refusal
APPEAL LODGED:	02.05.2019
WARD:	ABBAY
APPEAL NO:	APP/E0345/D/19/3226998
CASE NO:	182234
ADDRESS:	14 Franklin Street
PROPOSAL:	Proposed loft conversion with dormers to the rear and roof windows to the front elevation
CASE OFFICER:	Tom French
METHOD:	Householder Written Representation
APPEAL TYPE:	Refusal
APPEAL LODGED:	13.05.2019

APPENDIX 2

Appeals Decided:

WARD: MINSTER
APPEAL NO: APP/E0345/W/18/3215708
CASE NO: 171740
ADDRESS: 62 - 79 Armadale Court
PROPOSAL: Extension of existing flat block with two additional storeys to accommodate 12 new apartments and provision of lift
CASE OFFICER: Stephen Vigar
METHOD: Written Representation
DECISION: DISMISSED
DATE DETERMINED: 10.04.2019

WARD: CHURCH
APPEAL NO: APP/E0345/D/18/3217665
CASE NO: 181530
ADDRESS: 30 Stanhope Road
PROPOSAL: Single storey rear extension ((retrospective) resubmission of 180522/HOU))
CASE OFFICER: Tom Hughes
METHOD: Householder Written Representation
DECISION: ALLOWED
DATE DETERMINED: 11.04.2019

WARD: CHURCH
APPEAL NO: APP/E0345/W/18/3209702
CASE NO: 172045
ADDRESS: St Patrick's Hall 20 Northumberland Ave
PROPOSAL: Construction of 836 new student bedrooms, a cafeteria/bar, bin and bike stores, sub-station and energy centre, together with a new access link and landscaping. Demolition of the existing student accommodation block at New Court, the SETS building, the warden's house, no. 4 Sherfield Drive, the reception and common room, (resubmission of application ref. 161182) (amended description).
CASE OFFICER: Stephen Vigar
METHOD: Public Inquiry
DECISION: DISMISSED
DATE DETERMINED: 10.05.2019

APPENDIX 3

Address Index of Planning Officers reports on appeal decisions.

- 62-79 Armadale Court
- St. Patrick's Hall, 20 Northcourt Avenue

Planning Officers reports on appeal decisions attached.

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Ward: Minster

Appeal No: APP/E0345/W/18/3215708

Planning Ref: 171740/FUL

Site: 62-79 Armadale Court, Reading, RG30 2DF

Proposal: Extension of existing flat block with two additional storeys to accommodate 12 new apartments and provision of lift.

Decision level: Committee

Method: Written representations

Decision: Appeal dismissed

Dates Appeal Determined: 10 April 2019

Inspector: David Murray BA (Hons) DMS MRTPI

SUMMARY OF DECISION

The application site comprises a three storey block of 18 flats dating from the early 1980s, set in spacious grounds with its own private parking area, including a garage court. The main access is from Armadale Court, with a secondary pedestrian access to Bath Road.

The site has been the subject of a number of planning applications and appeals. In 2004, planning permission was granted for 4 flats on one additional storey. In 2004 and again in 2005, applications for development on the garages were refused and dismissed at appeal, and a further application was withdrawn in 2008. In 2009 an application for 8 flats in two additional storeys was withdrawn and then resubmitted in 2010 (10/00033/FUL) where it was refused planning permission, but was subsequently allowed on appeal. A scheme based on the appeal decision was subsequently approved under reference 131528/FUL but that permission has since lapsed.

Effect on Character and Appearance

The Inspector noted that it was common ground between the parties that the previously approved scheme with an additional storey plus accommodation in a mansard roof would have resulted in a building approximately 13.5 to 14 metres high whereas the appeal proposal for two complete storeys plus a roof would be of an overall height of 16.75m.

The Inspector found that the bulk of the appeal scheme would be materially greater than the previously permitted scheme and this bulk would be accentuated by the repetitive nature of the detailing and fenestration. The Inspector concluded that the bulk and scale of the building proposed would appear too large and overbearing and it would appear above its landscaped setting. He agreed with the Council that the scheme now proposed would dominate the street scene and would appear significantly out of place in the locality.

Turning to the impact on trees resulting from the proposed extended parking area, the inspector noted that a special no-dig and protective surface system had been proposed to protect tree roots. However, he considered that this did not overcome concerns about the proximity of the new spaces to the base of the mature trees or the extent to which the no dig system would cope with the change in ground level required. The Inspector concluded that it had not been demonstrated that the proposed scheme would avoid harming protected trees, which contribute to the character of the area.

Effect on Highway Safety and Traffic Flow

The Inspector noted that the number of parking spaces was agreed between the parties in general terms (24 for existing residents, 13 for the new flats) but that the Council was concerned that existing garages were too small and likely to be used for storage

rather than parking, and that around half of the proposed new spaces would be smaller than current standards. The Inspector decided that, whilst current parking standards should not be applied to older spaces (the garages), it had not been established that the parking needs of the 12 new flats could be accommodated appropriately and the proposals would be likely to add to the already high level of on-street parking and congestion in the area. He concluded that the proposal would not maintain a safe and functioning road system.

Provision of Affordable Housing

The Inspector found that the Council's evidence clearly shows that there is an on-going need for affordable housing and that this general policy requirement is economically viable. The Inspector noted that the scheme does not make provision for affordable housing either on or off site and the Appellant maintained that doing so would make the scheme financially unviable.

The Inspector noted that, even without affordable housing, the scheme would make a loss according to the appellant's figures. He concluded that the viability argument was not convincing and that the proposal would fail to meet affordable housing requirements.

HPDRS' COMMENTS ON THE DECISION:

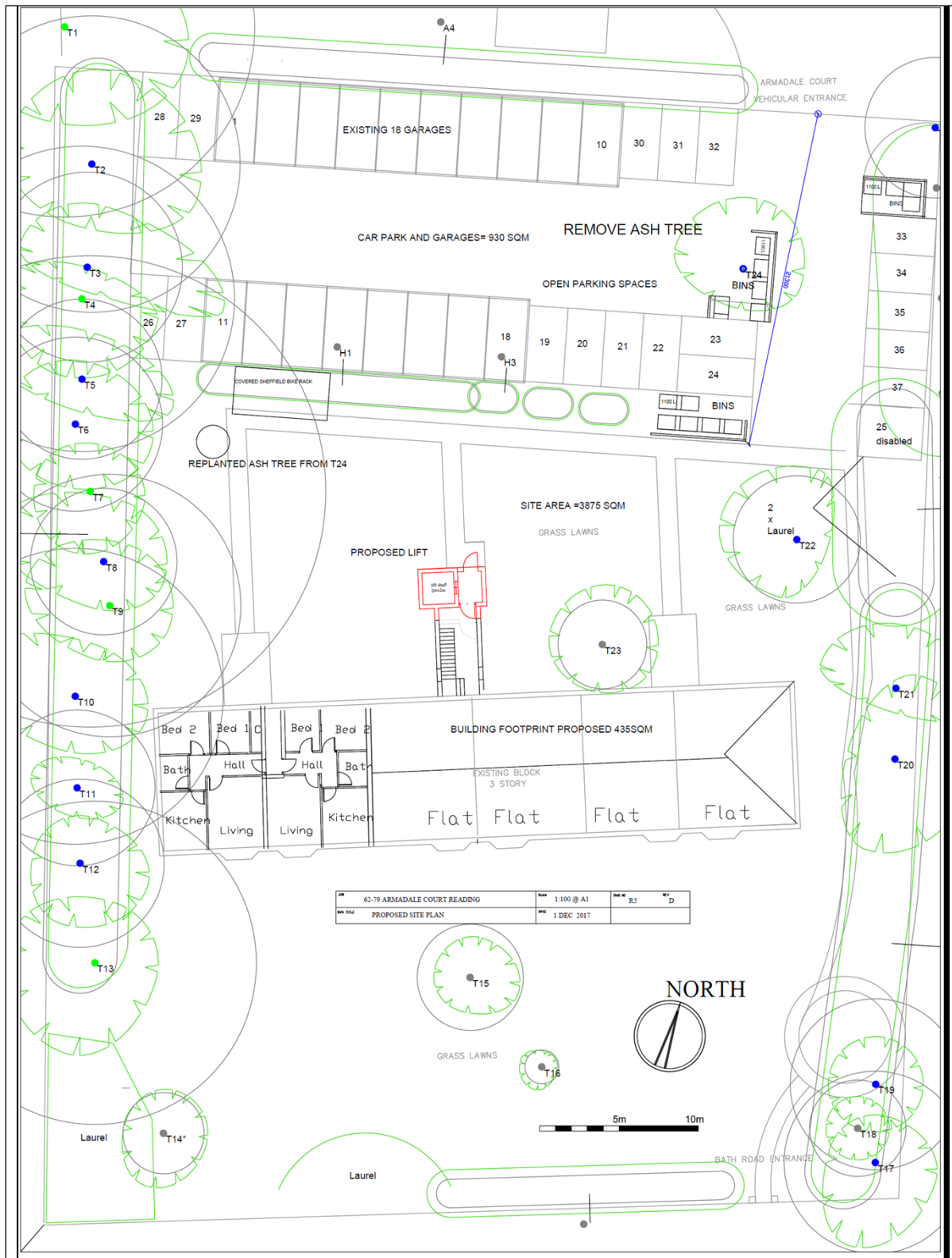
The Inspector made a clear and well-reasoned assessment of the harm of the proposal on the character of the area and the Inspector's support of the Council's approach to assessing the highways impacts of the proposal is welcome.

This is another good example of an Inspector supporting the Council's approach to securing affordable housing through smaller schemes.

Case Officer: Steve Vigar

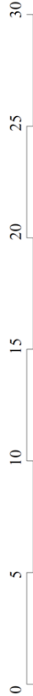
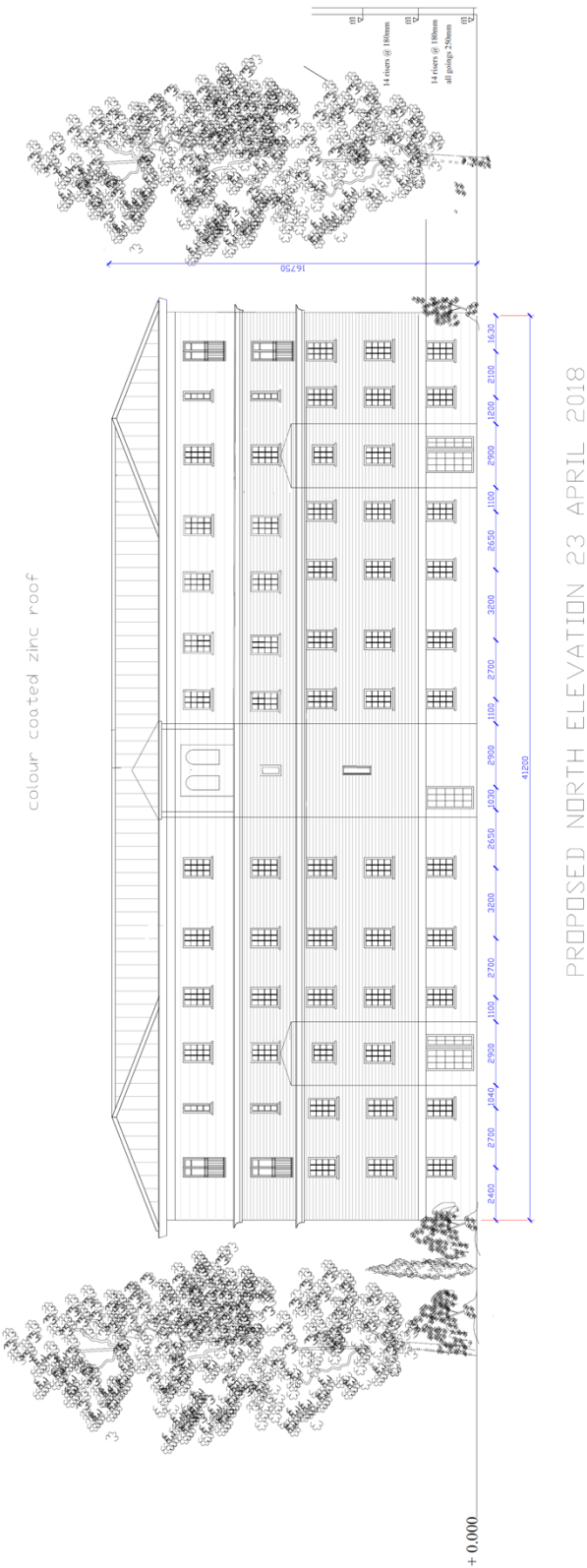


Site Photograph (looking south across car park towards north façade of the building)



Proposed (refused) Site Plan

Proposed North Elevation



62-79 ARMADALE COURT READING	Scale	1:200 @ A3	Rev'd	R2	REV
PROPOSED REAR NORTH	DATE	1 DEC 2017			- D

Ward: Church

Appeal No: APP/E0345/W/18/3209702

Planning Ref: 172045/FUL

Site: St. Patrick's Hall, 20 Northcourt Avenue, Reading, RG2 7HB

Proposal: Construction of 836 new student bedrooms, a cafeteria/bar, bin and bike stores, sub-station and energy centre, together with a new access link and landscaping. Demolition of the existing student accommodation block at New Court, the SETS building, the warden's house, no. 4 Sherfield Drive, the reception and common room, (resubmission of application ref. 161182) (amended description).

Decision level: Committee

Method: Public Inquiry

Decision: Appeal dismissed

Date Appeal Determined: 10 May 2019

Inspector: John Wilde CEng MICE

SUMMARY OF DECISION

The appeal site is located approximately 2km to the south west of the town centre and fronts Northcourt Avenue, which is a predominantly residential street. The site forms part of a wider residential campus containing a number of halls of residence and ancillary support buildings serving the University of Reading.

Full planning permission was sought for:

- i) 836 new bedspaces within the site, a net increase of 654, resulting in a total student population within the wider Northcourt Avenue site of 1735 (compared with 1081 currently).
- ii) Erection of new blocks of student accommodation arranged around a central courtyard ranging in height between four and five storeys (Blocks A to G), in the general location of the existing 1960s New Court complex which was proposed to be demolished.
- iii) Erection of a two and a half storey terrace of four student houses on the existing car park adjacent to the Sherfield Drive entrance (Block H).

The application was recommended for approval by officers but refused by Members of the Planning Applications Committee on 7 February 2018.

The applicant, the University of Reading, appealed against this decision. The appeal was determined under the Public Inquiry procedure and was held over 8 days between 19 and 29 March 2019.

Prior to the Inquiry, the Council decided to withdraw the reason for refusal relating to vehicle parking. The Inspector decided that the main issues were therefore:

- 1) The effect of the proposed development on the character and appearance of the area; and
- 2) Whether or not the proposed development would preserve the setting of Pearson's Court.

Character and Appearance of the Area

The Inspector considered in detail the Townscape and Visual Impact Assessment (TVIA) provided by the Appellant. This Assessment took a technical approach to assessing the visual impact of the proposal. The Inspector disagreed with the Appellant's suggestion that the 'magnitude of change' would be low, instead finding that the change would be 'medium' in TVIA terms and at the very least 'minor adverse' in nature. This conclusion was reached in part due to the loss of the SETS building, the taller height and larger footprint of the proposed blocks, and the flat roofed design of the new blocks.

Turning to the impact on Northcourt Avenue, the Inspector focused on the impact of 'Block H', a 2.5 storey building proposed to be sited immediately adjacent to the street. The Inspector determined that it would exhibit a far greater scale and mass than surrounding buildings on Northcourt Avenue and would have a negative effect on townscape.

The Inspector noted that many views of the development would be screened by trees and vegetation, especially from viewpoints to the northern end of Northcourt Avenue. The view west from Northcourt Avenue along the central entrance would change more significantly but the impact was not considered sufficiently harmful to affect the overall outcome of the appeal.

The view of the largest 4 and 5 storey blocks from Northcourt Avenue across the boundary hedge, "would have a slight adverse effect on the openness of the street scene", the Inspector decided.

The biggest change would be that from the junction of Northcourt Avenue and Sherfield Drive looking across the car park towards Pearson's Court. The Inspector noted that the view of Pearson's Court would be completely obscured by Block H and current views of New Court would be replaced by views of the upper floors of Block E-G. This arrangement, the Inspector found, would be unduly obtrusive and would lead to a loss of a sense of openness and would have an adverse effect on townscape.

The Inspector considered the question of student accommodation density but found that no significant evidence had been produced to show what the actual harm arising from this increase would be.

Trees were considered as part of the effect on character and appearance. By the end of the Inquiry, it had been agreed by the parties that the potential for harm had been narrowed down to a few trees. Overall, the Inspector was satisfied that these trees could be safely retained in the redevelopment and this could be achieved through suitable tree protection conditions.

Heritage Assets

The single storey 'SETS' building forms part of the locally listed Pearson's Court group of buildings. The Inspector did not object to the loss of the SETS building itself, finding that it, "...is barely mentioned within the local listing and is afforded no particular significance in terms of either its historical connections or its architectural merit". The Inspector concluded that the replacement buildings either side of Pearson's Court would not harm the setting of the locally listed building.

Other Matters

The Inspector considered the relationship between the rear of the proposed Combined Heat and Power building and the rear of number 18 Northcourt Avenue (a University-owned residential building occupied by students). He found the lack of distance between the two buildings to be, "...indicative of a somewhat cramped design, and would result in an oppressive outlook from the rear ground floor rooms of No. 18".

The Inspector was also critical of the design of Block L at the north eastern end of the site in that it would, "...essentially be a flat roofed four storey rectangle...completely at odds with the existing Creighton Court". He contrasted this with Creighton Court which, "...has been designed with pitched roofs and projecting gables amongst other architectural features in an effort to reflect some of the characteristics of properties in the area".

The Inspector considered the issue of noise and disturbance from students and agreed that from the evidence produced, incidences of anti-social behaviour do occur. However, he also noted the range of measures proposed by the University to mitigate or prevent this behaviour and concluded that this was not a matter upon which the appeal decision should turn.

The Inspector arrived at a balanced decision, taking into account the considerable benefits of the scheme, for instance agreeing that the extra student accommodation is undoubtedly necessary and relatively urgent and the appeal site is the only immediately deliverable site for this. The Inspector noted the economic benefits of the scheme and improvements to housing for students. He noted the benefit of retaining the majority of Pearson's Court. However, the Inspector concluded overall that the harm identified and consequent policy conflict would outweigh the benefits.

HPDRS COMMENTS ON THE DECISION:

The Inspector acknowledged in his decision that the Council supports the provision of additional student accommodation on this site and this remains the case, as reflected in emerging local plan policy. What is apparent is that this should not be at the cost of the character of the area and that an acceptable solution requires sensitive design, working with the existing townscape.

Arriving at a suitable design will require a careful re-appraisal of the design. Meaningful pre-application engagement with local residents, the Council, and other local stakeholders will be essential to achieving this.

Case Officer: Steve Vigar



View north-west from junction of Sherfield Drive and Northcourt Avenue



Proposed Site Plan (refused)

**READING BOROUGH COUNCIL
REPORT BY EXECUTIVE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD
SERVICES**

TO:	PLANNING APPLICATIONS COMMITTEE		
DATE:	29 May 2019		
TITLE:	APPLICATIONS FOR PRIOR APPROVAL		
AUTHOR:	Julie Williams & Richard Eatough		
JOB TITLE:	PLANNING MANAGER (acting) & Team Leader	E-MAIL:	Julie.williams@reading.gov.uk Richard.eatough@reading.gov.uk

1. PURPOSE AND SUMMARY OF REPORT

- 1.1 To advise Committee of new applications and decisions relating to applications for prior-approval under the amended Town and Country Planning (General Permitted Development) Order (GPDO 2015).

2. RECOMMENDED ACTION

- 2.1 That you note the report.

3. BACKGROUND

- 3.1 At your meeting on 29 May 2013 a report was presented which introduced new permitted development rights and additional requirements for prior approval from the local planning authority for certain categories of permitted development. It was agreed then that a report be brought to future meetings for information and to include details of applications received for prior approval, those pending a decision and those applications which have been decided since the last Committee date.

4 TYPES OF PRIOR APPROVAL APPLICATIONS

- 4.1 The categories of development requiring prior approval under the Town and Country Planning (General Permitted Development)(England) Order 2015, or amended by the Town and Country Planning (General Permitted Development)(England)(Amendment) Order 2016 that are of most relevance to Reading Borough are summarised as follows:

- **Householder development - single storey rear extensions.** GPDO Part 1, Class A1(g-k).
- **Change of use from A1 shops or A2 financial & professional, betting office, pay day loan shop or casino to A3 restaurants and cafes.** GPDO Part 3 Class C.
- **Change of use from A1 shops or A2 financial & professional, betting office or pay day loan shop to Class D2 assembly & leisure.** GPDO Part 3 Class J.
- **Change of use from A1 shops or A2 financial and professional or a mixed use of A1 or A2 with dwellinghouse to Class C3 dwellinghouse.** GPDO Part 3 Class M*
- **Change of use from an amusement arcade or a casino to C3 dwellinghouse & necessary works.** GPDO Part 3 Class N
- **Change of use from B1 office to C3 dwellinghouse** GPDO Part 3, Class O*.

- Change of use from B8 storage or distribution to C3 dwellinghouse GPDO Part 3, Class P
- Change of use from B1(c) light industrial use to C3 dwellinghouse GPDO Part 3, Class PA*
- Change of use from agricultural buildings and land to Class C3 dwellinghouses and building operations reasonably necessary to convert the building to the C3 use. GPDO Part 3 Class Q.
- Change of use of 150 sq m or more of an agricultural building (and any land within its curtilage) to flexible use within classes A1, A2, A3, B1, B8, C1 and D2. GPDO Part 3 Class R.
- Change of use from Agricultural buildings and land to state funded school or registered nursery D1. GPDO Part 3 Class S.
- Change of use from B1 (business), C1 (hotels), C2 (residential institutions), C2A (secure residential institutions and D2 (assembly and leisure) to state funded school D1. GPDO Part 3 Class T.
- Temporary use of buildings for film making for up to 9 months in any 27 month period. GPDO Part 4 Class E
- Development under local or private Acts and Orders (e.g. Railways Clauses Consolidation Act 1845). GPDO Part 18.
- Development by telecommunications code system operators. GPDO Part 16.
- Demolition of buildings. GPDO Part 11.

4.2 Those applications for Prior Approval received and yet to be decided are set out in the appended Table 1 and those applications which have been decided are set out in the appended Table 2. The applications are grouped by type of prior approval application. Information on what the estimated equivalent planning application fees would be is provided.

4.3 It should be borne in mind that the planning considerations to be taken into account in deciding each of these types of application are specified in more detail in the GDPO. In some cases the LPA will first need to confirm whether or not prior approval is required before going on to decide the application on its planning merits where prior approval is required.

4.4 Details of any appeals on prior-approval decision will be included elsewhere in the agenda.

5. CONTRIBUTION TO STRATEGIC AIMS

5.1 Changes of use brought about through the prior approval process are beyond the control or influence of the Council's adopted policies and Supplementary Planning Documents. Therefore it is not possible to confirm how or if these schemes will contribute to the strategic aims of the Council.

6. COMMUNITY ENGAGEMENT AND INFORMATION

6.1 Statutory consultation takes place in connection with applications for prior-approval as specified in the Order discussed above.

7 EQUALITY IMPACT ASSESSMENT

7.1 Where appropriate the Council must have regard to its duties under the Equality Act 2010, Section 149, to have due regard to the need to—

- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

7.2 There are no direct implications arising from the proposals.

8. LEGAL IMPLICATIONS

8.1 None arising from this Report.

9. FINANCIAL IMPLICATIONS

9.1 Since the additional prior notifications were introduced in May 2013 in place of applications for full planning permission, the loss in fee income is estimated to be £1,172,656.

(Office Prior Approvals - £1,081,415: Householder Prior Approvals - £69,910: Retail Prior Approvals - £8212: Demolition Prior Approval - £2135: Storage Prior Approvals - £5716: Shop to Restaurant Prior Approval - £2650: Shop to Leisure Prior Approval - £305: Light Industrial to Residential - £2214)

Figures since last report

Office Prior Approvals - £35478: Householder Prior Approvals - £412

9.2 However it should be borne in mind that the prior notification application assessment process is simpler than would have been the case for full planning permission and the cost to the Council of determining applications for prior approval is therefore proportionately lower. It should also be noted that the fee for full planning applications varies by type and scale of development and does not necessarily equate to the cost of determining them.

10. BACKGROUND PAPERS

The Town and Country Planning (General Permitted Development) (England) Order 2015

Town and Country Planning (General Permitted Development)(England)(Amendment) Order 2016.

Table 1 - Prior-approval applications pending @ 15th May 2019

Application type CLASS A - Householder

Application type	Application reference number	Address	Ward	Proposal	Date Received	Target Determination Date	Comments	Equivalent planning application fee
Householder Prior Approval - Class A, Part 1 GPDO 2015	190632	40 Norris Road, Reading, RG6 1NJ	Park	Rear extension measuring 5.4m in depth, with a maximum height of 3.4m, and 3m in height to eaves level.	16/04/2019	27/05/2019		£206
Householder Prior Approval - Class A, Part 1 GPDO 2015	190633	38 Norris Road, Reading, RG6 1NJ	Park	Rear extension measuring 5.4m in depth, with a maximum height of 3.4m, and 3m in height to eaves level.	16/04/2019	27/05/2019		£206

Office to Residential Prior Approval applications pending

Application type	Application reference number	Address	Ward	Proposal	Date Received	Target Determination Date	Comments	Equivalent planning application fee
Office use to dwelling house - Class O, Part 1 GPDO 2015	190602	Dukesbridge House, 23 Duke Street, Reading, RG1 4SA	Abbey	Change of use from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 77 dwellings (25 x studio, 51 x 1 bed, 1 x 2 bed).	11/04/2019	06/06/2019		£35478

Retail Prior Approvals applications pending

Application type	Application reference number	Address	Ward	Proposal	Date Received	Target Determination Date	Comments	Equivalent planning application fee
Retail Prior Approval	190691	51 Vastern Road, Reading, RG1 8DJ	Abbey	Change of use of ground floor from Class A1 (shops) to C3 (dwellinghouses) to comprise 2 x studio flats.	29/04/2019	24/06/2019		£828

Light Industrial to Residential pending

Application type	Application reference number	Address	Ward	Proposal	Date Received	Target Determination Date	Comments	Equivalent planning application fee
Prior Notification	190782	8 Prospect Street, Reading, RG1 7YG	Battle	Notification of Prior Approval for a Change Of Use from Premises in Light Industrial Use (Class B1(c) and any land within its curtilage to Dwelling houses (Class C3). The proposed development comprises the change of use from Light Industrial (B1(c) to Residential (C3), converting 160sqm of building into 5 dwellings.	14/05/2019	09/07/2019		£2214

Telecommunications Prior Approval applications pending - None

Storage to Residential Prior Approval applications pending - None

Shop to Assembly & Leisure Prior Approval applications pending - None

Shop to Restaurant Prior Approval applications pending - None

Demolition Prior Approval applications pending - None

Prior Notification applications pending - None

Table 2 - Prior-approval applications decided 10 April 2019 to 15 May 2019

Application type CLASS A - Householder

Application type	Application reference number	Address	Ward	Proposal	Date Received	Decision Date	Decision
Householder Prior Approval - Class A, Part 1 GPDO 2015	190505	40 Norris Road, Reading, RG6 1NJ	Park	Rear extension measuring 5.4m in depth, with a maximum height of 3.4m, and 3.1m in height to eaves level.	25/03/2019	01/05/2019	Application Withdrawn
Householder Prior Approval - Class A, Part 1 GPDO 2015	190507	38 Norris Road, Reading, RG6 1NJ	Park	Rear extension measuring 5.4m in depth, with a maximum height of 3.4m, and 3.1m in height to eaves level.	25/03/2019	24/04/2019	Application Withdrawn
Householder Prior Approval - Class A, Part 1 GPDO 2015	190404	144 Windermere Road, Reading, RG2 7HS	Church	Rear extension measuring 4m in depth, with a maximum height of 3m, and 2.75m in height to eaves level.	11/03/2019	11/04/2019	Prior Approval NOT REQUIRED
Householder Prior Approval - Class A, Part 1 GPDO 2015	190558	91 Greenfields Road, Reading, RG2 8SG	Whitley	Rear extension measuring 4.0m in depth, with a maximum height of 3.4m, and 2.3m in height to eaves level.	03/04/2019	08/05/2019	Prior Approval NOT REQUIRED

Office to Residential Prior Approval applications decided

Application type	Application reference number	Address	Ward	Proposal	Date Received	Decision Date	Decision
Office use to dwelling house - Class O, Part 1 GPDO 2015	190419	Eaton Court, 106-112 Oxford Road, Reading, RG1 7FU	Abbey	Change of use from Class B1(a) (offices) to C3 (dwelling houses) to comprise 58 Units.	14/03/2019	14/05/2019	Prior Approval NOT REQUIRED
Office use to dwelling house - Class O, Part 1 GPDO 2015	190358	85-87 Basingstoke Road, Reading, RG2 0HA	Katesgrove	Change of use of part ground, first and second floors from Class B1(a) (offices) to C3 (dwelling houses) to comprise of 23 flats.	28/02/2019	30/04/2019	Prior Approval Notification - Approval

Telecommunications Prior Approval applications decided

Application type	Application reference number	Address	Ward	Proposal	Date Received	Decision Date	Decision
Telecommunications Notification - Prior Approval	190462	Land at, Kings Road, Reading	Abbey	Installation of a 20m slimline pole, supporting 3 antenna, 1 dish, equipment cabinets and ancillary development	20/03/2019	14/05/2019	Prior Approval Notification - Approval

Retail to Residential applications decided

Application type	Application reference number	Address	Ward	Proposal	Date Received	Decision Date	Decision
Retail Prior Approval	190335	59-61 Southampton Street, Reading, RG1 2QU	Katesgrove	Change of use of part of ground floor from retail (A1) to 2 residential studio apartments (C3).	27/02/2019	30/04/2019	Prior Approval NOT REQUIRED

Shop to Assembly & Leisure Prior Approval applications decided - None

Storage to Residential Prior Approval applications decided - None

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Demolition Prior Approval applications decided - None

Shop to Restaurant Prior Approval applications decided - None

Prior Notification applications decided - None

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COMMITTEE REPORT

BY THE EXECUTIVE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 29th MAY 2019

Ward: Abbey

App Nos.: 181954/ADV, 181955/ADV, 181956/ADV, 181957/ADV, 181958/ADV, 181959/ADV, 181961/ADV, 181962/ADV, 181963/ADV, 181964/ADV, 181965/ADV, 181966/ADV, 181967/ADV, 181968/ADV and 190361/ADV

Addresses:

- Sign 1 - 181954 - outside 37-45 Station Road(Thames Tower)
- Sign 2 - 181955 - outside 17-27 Station Road (Brunel House)
- Sign 3 - 181956 - outside 3-5 Station Road (Coral)
- Sign 4 - 181957 - outside 24-25 Broad Street (HSBC)
- Sign 5 - 181958 - outside 26-28 Broad Street (Lloyds Bank)
- Sign 6 - 181959 - outside 123 Broad Street (Fat Face/ Broad Street Oracle entrance)
- Sign 7 - 181961 - outside 23 Broad Street (Trailfinders)
- Sign 8 - 181962 - outside 108-113 Broad Street (John Lewis)
- Sign 9 - 181963 - outside 39 Broad Street (WHSmith)
- Sign 10- 181964 - outside 52 Broad Street (JD Sports)
- Sign 11 - 181965 - outside 61-64 Broad Street (Clas Ohlson)
- Sign 12 - 181966 - outside 31 Queen Victoria Street (Itsu)
- Sign 13 - 181967 - outside 2 Queen Victoria Street (Salvo and Alex for Men)
- Sign 14 - 181968 - outside 116-117 Broad Street (Primark)
- Sign 15 - 190361 - outside 11 Broad Street (Monsoon/ Tiger)

Proposals:

Signs 1-5: Bus shelter signs. Signs 6-15: Free standing signs

Description:

Double-sided freestanding forum structure, featuring 2 x Digital 86" screen positioned back to back. The Digital screen is capable of displaying illuminated, sequential content, supplied via secure remote connection (x 15)

Applicant: JCDecaux

Date validated: 27th November 2018

Minor application 8 week target decision date: 22nd January 2019 & 26th April 2019 (for application 190361)

Extension of time: 5th June 2019 (for all applications)

RECOMMENDATION:

GRANT Advertisement consent for the following applications:

All replacement bus shelter screens (Signs 1-5):

Conditions for screens 1-3 (Station Road)

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 flashing or audio
6. Screens facing oncoming traffic on Station Road will be static and will not change more frequently than once every 10 seconds for the duration of operation. No animation/ video will be permitted on the screens facing oncoming traffic.

Informatives to include:

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

Conditions for signs 4, 5, (bus shelter screens) and free standing screens nos. 8, 9, 10, 11, 14 and 15

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. Static digital adverts will not change more frequently than once every 10 seconds on Broad Street
6. Animated adverts cannot be displayed between 07.00-10.00am each day on Broad Street
7. No flashing images or audio

Informatives to include:

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

REFUSE advertisement consent for free standing screens 6, 7, 12 and 13 for the following reasons:

Sign 6 (Outside Fat Face/ Broad Street Oracle entrance) - The proposed double sided advertisement screen is positioned in an area of Broad Street that is relatively poorly covered in terms of CCTV camera surveillance. The structure would further obscure pedestrians behind the screen and therefore would pose a security risk. Therefore the proposal does not comply with Policies DM22 of the Sites and Detailed Policies Document (2012, altered 2015) and CS7 of the Reading Borough Local Development Framework Core Strategy (2008) (altered 2015).

Sign 7 (Outside Trailfinders, 23 Broad Street) - The proposed double sided advertisement screen is positioned in an area of Broad Street that is relatively poorly covered in terms of CCTV camera surveillance. The structure would further obscure pedestrians behind the screen and therefore would pose a security risk. Therefore the proposal does not comply with Policies DM22 of the Sites and Detailed Policies Document (2012, altered 2015) and

CS7 of the Reading Borough Local Development Framework Core Strategy (2008) (altered 2015)

Signs 12 and 13 (Outside 31 Queen Victoria Street and Outside 2 Queen Victoria Street)

The proposed double sided advertisement screen is positioned in an area that is relatively poorly covered in terms of CCTV camera surveillance. The structure would further obscure pedestrians behind the screen and therefore would pose a security risk. Therefore the proposal does not comply with Policies DM22 of the Sites and Detailed Policies Document (2012, altered 2015) and CS7 of the Reading Borough Local Development Framework Core Strategy (2008) (altered 2015). In addition it is considered that the screen will cause will cause substantial harm to the setting of the surrounding Grade II listed buildings. Therefore the proposal does not comply with Policy CS33 of the Sites and Detailed Policies Document (2012, altered 2015).

Informatives to include:

1. Pre-app
2. Positive and Proactive

INTRODUCTION

- 1.1 The applications relate to the erection of 15 digital advertising screens. 5 of these screens are to be located on the end of bus shelters (with the existing bus shelters to be replaced) and the remaining 10 would be free standing digital screens. The proposed screens are to be located in Broad Street, Station Road and Queen Victoria Street. These are streets which are heavily used by pedestrians (Queen Victoria Street and Broad Street are pedestrianised and Station Road has high peak-time footfall) and all are covered by a satisfactory CCTV network. For security reasons and as advised by the Council's Emergency Planning Manager, this report will not identify all locations of Reading CCTV cameras, but will discuss the impact/effect on camera surveillance in general terms only.
- 1.2 A map illustrating the locations of the proposed signs can be found at Appendix A. An image of the proposed free standing screen and the proposed bus shelter/ screen can be found at the end of this report.

2. PROPOSAL

- 2.1 These applications seek advertisement consent for 15 double sided LED digital advertising screens.
- 2.2 The digital screens are to be controlled via secure remote connection. Both static and 'animated' adverts ie. to change no more frequently than once

every ten seconds are proposed to be shown on the screens. This will not include audio or flashing images.

- 2.3 The screens cumulatively would form a network of digital advertising that is designed to display to pedestrian footfall arriving from the railway station and then travelling up to Broad Street. It should be noted that these proposed advertising screens are being proposed by the applicant in partnership with Reading Borough Council and as such, income will be generated for the Council. Proposed methods of income generation were outlined and approved by members of the Policy Committee in December 2016 within the 'Budget Proposals 2017-2020 To Narrow The Budget Gap' report. One of these methods was advertising.
- 2.4 Without approval for all screens, the applicant has advised that the advertising scheme may not be viable and none of the screens implemented.
- 2.5 5 of these screens are to be located on the end of bus shelters (3 on Station Road and 2 on Broad Street). The bus shelters themselves are also to be upgraded, however the upgrading of the shelters is a separate matter between the applicant and Reading Buses and this would be 'permitted development' for relevant infrastructure on the public highway. Therefore it is only the location of the digital screens to be located at the end of the new shelters that is a matter for consideration in this report.
- 2.6 The remaining 10 double sided screens are to be free standing in various locations around Broad Street and Queen Victoria Street and these be sited perpendicular to the street, to maximise their visibility to passing pedestrians.
- 2.7 The proposed free standing screens would measure around 1.4m in width, 2.1m in height and would be set upon a 0.8m high stand/ plinth. Therefore the screens would have a total height of around 2.9m. The proposed bus shelter screens would measure around 1.6m in width and 2.7m total height.
- 2.8 It is proposed that the LED screens would display static and animated advertisements which would be in place for 10 seconds at a time before merging into a new image. The screens are proposed to operate 24 hours.
- 2.9 The details submitted as part of the application also indicate that the luminance of the screens would be controlled via sensors which automatically adjust depending upon prevailing natural light conditions whilst ensuring the luminance levels reduce during the evenings. The screens would operate at low luminance (250cd/m²) between 17:00 and 06:00 hours. Outside of these hours, the luminance will increase to 600cd/m².

3. RELEVANT PLANNING HISTORY

3.1 As the proposed sites are not located to a particular address, planning history is somewhat limited. However there are schemes of a similar nature that have been implemented around the town centre, albeit in slightly different locations. These applications are set out below:

162267 (Oracle Riverside)- Digital LED double sided totem screen located to the north side of the river - Advertisement Consent granted.

162266 (Oracle Riverside) - Digital LED double sided totem screen located to the north side of the river - Advertisement Consent granted.

162270 (Oracle Riverside) - Digital LED double sided totem screen located to the north side of the river - Advertisement Consent granted.

4. CONSULTATIONS

4.1 RBC Environmental Protection - No objections, subject to conditions to secure regarding illumination and no audio/ flashing images.

4.2 RBC Transport - Provided individual comments on all applications and comments are made in the Appraisal below

4.3 RBC Heritage Consultant - Raises objection to the two proposed signs in Queen Victoria Street due to detrimental impact on the setting of the listed buildings in the street.

4.4 Thames Valley Police (TVP)/ CCTV - Thames Valley Police has no objections to signs 1-5 (bus shelter screens) as these were not considered any more harmful than the existing advertising presently located on the end of shelters. TVP initially objected to signs 6-15.

Following a re-evaluation of the proposals, TVP withdrew their initial objections to signs 6-15. TVP concluded that due to the existing obstructions in the town centre, these added obstructions would only result in a further minimal impact for the cameras. TVP was also satisfied that the camera footage would not be hindered if the illumination levels of the screens can be controlled by condition. TVP's previous objections were withdrawn on the provision that if the CCTV operators at TVP find that the screens are causing an adverse impact on camera coverage, that the issue will be addressed by the applicant accordingly.

However it should be noted that if consent is granted, the ability of the LPA to take action is limited only to what is enforceable by planning condition. Therefore, should TVP conclude once in place, that a screen is physically blocking camera

vision, this will not be able to automatically be addressed via the planning system, as TVP wishes.

4.5 Crime Prevention Design Advisor (CPDA) Thames Valley Police - Suggested that the proposed screens could be modified so that they stand on two 'legs' as opposed to having a solid base. This was due to concern that the structures could be used to hide behind. Having a base that is not solid will allow pedestrians to know if someone is stood behind the screen. The CPDA also suggested that the screens could be rotated 90 degrees to better sit in relation to the CCTV cameras. The applicant was not willing to make these suggested amendments to any of the proposed free standing screens, due to the equipment needed in the base and their requirement for visibility of the signs to pedestrians.

4.6 Conservation Area Advisory Committee (CAAC) - CAAC was consulted on application 190361 (sign 15) as the proposed location of this screen sits within the Market Place/ London Street conservation area. No response was received.

4.7 Public Consultation:

15 site notices were displayed at the approximate locations of the proposed screens. The consultation period ended on 21st December 2018 (for signs 1-14) and 1st April 2019 (for sign 15). One objection was received from a member of the public in relation to application sign 6 and the following concerns were raised:

- The proposed structure will add clutter to Broad Street and will be visually detrimental to the streetscape.
- The proposed structure would also be an obstruction in an area that is heavily used by pedestrians.

5. RELEVANT PLANNING POLICY AND GUIDANCE

The Town and Country Planning (Control of Advertisements) Regulations 2007 apply.

5.1 Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving a listed building or its setting or any features of special interest which it possesses.

5.2 Regulation 3 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 requires the Local Planning Authority to exercise its powers under these regulations in the interests of amenity and public safety taking into account the provisions of the development plan, so far as they are material; and any other relevant factors. Regulation 3 states that factors relevant to amenity include the general characteristics of the locality, including the presence of any feature of historic, architectural, cultural, or similar interest.

- 5.3 National Planning Policy Framework (2019)
 - Part 12: Achieving well designed places
 - Part 16: Conserving and Enhancing the Historic Environment
- 5.4 National Planning Practice Guidance
 - Advertisements
- 5.5 Reading Borough Local Development Framework Core Strategy (2008) (altered 2015)
 - CS7: Design and the Public Realm
 - CS33: Protection and Enhancement of the Historic Environment
- 5.6 Sites and Detailed Policies Document (2012) (Altered 2015)
 - DM4: Safeguarding Amenity
 - DM12: Access, Traffic and Highway-Related Matters
 - DM22: Advertisements
- 5.7 Reading Central Area Action Plan (adopted 2009)
 - RC5: Design in the Centre
 - RC14: Public Realm

6. APPRAISAL

6.1 Legislative context

As set out above under the advertisement regulations factors relevant to public safety include highway safety and whether the adverts would hinder security or surveillance devices. The relevant considerations for this application with regard to public safety are highway safety and crime prevention, including whether granting consent could block the view of CCTV cameras, or whether illumination from an advertisement would cause glare on such cameras. The second issue is the impact on amenity and this also includes impact on street scene and heritage assets. In considering these applications, officers are satisfied that the screens proposed would not have an adverse impact on any residential amenities of occupiers of the town centre (Policy DM4 applies).

6.2 Planning Policy

Policy DM22 (Advertisements) states that advertisements will not have a detrimental impact on public safety. It also specifies that the cumulative impact of adverts will be taken into account. Policy CS7 (Design) seeks that all development should create safe and accessible environments. Policy DM12 (Highway Matters) states that development will only be permitted where it is not detrimental to highway safety. Policy CS20 (Reading Transport Strategy) seeks to promote transport safety.

6.3 Appraisal of each sign

This appraisal will discuss the 15 signs in the following way:

- a) Signs 1-3 (Station Road bus shelter screens)
- b) Signs 4-5 (Broad Street bus shelter screens); then
- c) Signs 6-15 will be individually discussed

6.4 Signs 1-3 (Bus shelters, Station Road)

6.4(a) Consultee Comments:

- i) **Transport** - No objections subject to conditions
- ii) **TVP/ CCTV** - No objections

6.4(b) The current bus shelters are to be replaced in the same position as currently exists and the proposed double-sided screens are to be located on the end of the replacement bus shelters. At present, the bus shelters have a screen which displays non- illuminated, non- digitalised advertisements.

6.4(c) It is not considered that the replacement of a non-digitalised screen with a digital screen will be substantially harmful to the overall street scene. The precedence of advertising has already been set on the end of bus shelters in these locations, and the upgrading of these to digital screens is not considered to cause more harm than those which already exist.

6.4(d) It is not considered that the proposals would adversely impact the setting of listed buildings within the vicinity.

6.4(e) Transport Strategy has raised concern over the proposed animation and the impact this would have on highway users, e.g. bus and taxi drivers. A condition is included to restrict the frequency of changing adverts displayed, in particular facing oncoming traffic. The screens facing oncoming traffic will have static adverts that do not change more frequently than 10 seconds for the duration of operation. Animated adverts will not be permitted on the screens facing oncoming traffic. In addition, the screens' luminance levels will not be more than 600 cd/m².

6.4(f) The locations are considered acceptable in relation to CCTV cameras and therefore will not impact sight lines and surveillance.

6.4(g) As such, applications 181954, 181955 and 181956 are recommended to be granted advertisement consent, with conditions, because they are considered acceptable in terms of amenity and public safety and they comply with Policy DM22.

6.5 Signs 4 and 5 (ReadiBus shelters, Broad Street)

6.5(a) Consultee Comments

i) Transport - No objection subject to condition

ii) TVP/CCTV - No objections

6.5(b) The current bus shelters are to be replaced in the same position as currently exists. The proposed double sided screens are to be located on the end of the replacement Readibus shelters. At present, the bus shelters possess a screen which displays advertisements, however at present the displays are not digitalised.

6.5(c) It is not considered that the replacement of a non-digitalised screen with a digital screen will be substantially harmful to the overall street scene. The precedence of advertising in Broad Street which is a pedestrianised retail high street has already been set on the end of bus shelters in these locations, and the upgrading of these to digital screens is not considered to cause more harm than those which already exist.

6.5(d) Transport Strategy has raised concern over the proposed animation and the impact this would have on delivery drivers servicing Broad Street. A condition is recommended that the static adverts shall not change frequency more than once every 10 seconds. Animated digital adverts will not be permitted to be shown between 07:00-10:00am each day in the interests of not further distracting delivery drivers on Broad Street. Outside of these hours, animated adverts will not change more than once every 10 seconds. In addition, luminance levels are proposed to be restricted to 600 cd/m².

6.5(e) The locations are considered acceptable in relation to CCTV cameras and therefore will not impact sight lines and surveillance and replace current infrastructure of a similar size and form.

6.5(f) As such, applications 181957 and 181958 are recommended to be granted advertisement consent, with conditions, because they are considered acceptable in terms of amenity and public safety and comply with Policy DM22.

6.6 Sign 6 (Free standing sign outside 123 Broad Street - near Oracle entrance on Broad Street)

6.6(a) Consultee Comments:

i) Transport - No objection subject to condition and informative

ii) TVP/CCTV - No objections

6.6(b) The proposed screen would be located approximately 4m away from the Broad Street entrance of The Oracle.

6.6(c) This entrance receives a high amount of footfall due to its connection between the shopping centre and Broad Street and thus clear and easy access

between these areas is required. An objector is concerned that the proposed screen would cause clutter and obstruction to pedestrians. Near the entrance to The Oracle there is the supporting pole for The Oracle canopy which is located 5.5 m away from the proposed location of the screen. An information sign for the Oracle is also positioned beyond the pole. These are considered to be sufficiently distant to ensure that the proposal would not result in an obstruction to pedestrians.

6.6(d) RBC Transport does not have concerns subject to conditions relating to restrictions on animation and luminance levels.

6.6(e) CCTV: TVP does not raise an objection to the application. However planning officers have concerns that coverage from CCTV cameras in the vicinity is relatively poor. The western facing side of the screen would not be covered by CCTV cameras and other camera coverage is obscured. Thus, on balance, officers consider that this screen would result in an unnecessary security risk as pedestrians have the potential to be concealed.

6.6(f) Therefore application 181959 is recommended for refusal of advertisement consent because it is not acceptable in terms of public safety for the reasons above and is considered to be contrary to Policies DM22 and CS7.

6.7 Sign 7 (Free standing sign outside 23 Broad Street - Trailfinders)

6.7(a) Consultee Comments

- i) **Transport** - No objection subject to conditions and informative
- ii) **TVP/ CCTV** - No objections

6.7(b) The proposed screen would be located approximately 5m south of the Trailfinders shop; 5.5m from the stone seating area which occupies the centre of Broad Street between Trailfinders and M&S.

6.7(c) It is considered that the proposed screen is adequately positioned in relation to the stone seating area, leaving enough space for pedestrians to navigate between the proposed and existing street furniture. The screen would not unduly detract from the spaciousness of this area, quality of the public realm or frontages of surrounding buildings. Therefore there are no conflicts in terms of design or public realm policies.

6.7(d) Transport Strategy does not raise any objections to the application, subject to a condition that the luminance of the screen will not exceed 600 cd/m².

6.7(e) CCTV: Although TVP raises no objections, officers consider that this section of Broad Street is relatively poorly covered in terms of CCTV camera surveillance. Other cameras are comparatively distant and the screen would be sighted so as to obscure pedestrians behind the screen, albeit at a distance.

6.7(f) On balance, officers consider that this sign raises an unnecessary security risk to pedestrians and therefore application 181961 is recommended for refusal of advertisement consent because it is not acceptable in terms of public safety for the reasons given above and is contrary to Policies DM22 and CS7.

6.8 Sign 8 (Free standing, outside 108-113 Broad Street - John Lewis)

6.8(a) Consultee Comments:

i) **Transport** - No objection subject to condition

ii) **TVP/CCTV** - No objections

6.8(b) The proposed screen will be located approximately 4.2m from the frontage of the John Lewis department store.

6.8(c) An existing advertising screen (which is on the back of a BT telephone kiosk) is located approximately 22m east of the proposed location of the screen. Given the distance between the proposed screen and the existing, it is not considered that it will result in a proliferation of advertising screens within close proximity. Other forms of street furniture are limited around this location and therefore it is not considered that the sign would cause obstruction or clutter. Therefore it is considered the screen would not unduly detract from the spaciousness of this area, quality of the public realm or frontages of surrounding buildings.

6.8(d) Transport Strategy has raised no objections subject to similar servicing-related safety conditions regarding restrictions on animation and luminance.

6.8(e) CCTV: both TVP and your planning officers consider that in this section of Broad Street, the distance to cameras and the orientation of the screen means there is a good sight line both sides of the screen.

6.8(f) It is therefore recommended that application 181962 be granted advertisement consent, with conditions, because it is considered acceptable in terms of amenity and public safety and it complies with Policy DM22.

6.9 Sign 9 (Free standing sign outside 39 Broad Street - WHSmith)

6.9(a) Consultee Comments

i) **Transport** - No objection subject to condition and informative

ii) **TVP/ CCTV** - No objections

6.9(b) The proposed screen will be located 3.5m from the frontage of WHSmith.

6.9(c) It is considered that the screen would not unduly detract from the spaciousness of this part of Broad Street. The area is not in close proximity to existing street furniture and therefore no conflict is advised in terms of design and public realm policies.

6.9(d) It is acknowledged that no. 38/39 is a Grade II listed building (it is part of the same listed group as on Queen Victoria Street). However, given the nature and location of the screen and the setting of the listed building being predominantly a busy commercial shopping street, it is not considered a particularly historically sensitive location.

6.9(e) Transport Strategy has no objections to the proposal subject to conditions relating to restrictions on animation and luminance.

6.9(f) CCTV: TVP considers that camera coverage in this area is satisfactory. Your planning officers agree.

6.9(g) Therefore application 181963 is recommended to be granted advertisement consent, with conditions, because it is considered acceptable in terms of amenity and public safety and it complies with Policy DM22.

6.10 Sign 10 (Free standing sign outside 52 Broad Street - JD Sports/former H&M shop)

6.10(a) Consultee Comments

i) **Transport** - No objection subject to condition and informative

ii) **TVP/ CCTV** - No objections

6.10(b) The proposed screen will be located 3.9m from the frontage of JD Sports.

6.10(c) It is considered the screen would not unduly detract from the spaciousness of this area, quality of the public realm or frontages of surrounding buildings. Nearby is a lamppost with integrated seating and an area with large raised seating and a metal sculpture. These are all sufficiently distant from the proposed location of the screen so as not to cause obstruction or design issues.

6.10(d) Transport Strategy has no objections to the proposal subject to conditions.

6.10(e) TVP raises no objections however your officers note that sight line from the camera is not ideal and there is partial obstruction of pedestrians on the western side. However on balance, your officers agree that the level of concealment would be minor and not so substantial as to warrant a refusal of this application.

6.10(f) Therefore application 181964 is recommended to be granted advertisement consent, with conditions, because it is considered acceptable in terms of amenity and public safety and it complies with Policy DM22.

6.11 Sign 11 (Free standing sign outside 61-64 Broad Street - Clas Ohlson)

6.11(a) Consultee Comments:

i) **Transport** - No objection subject to condition and informative

ii) **TVP/ CCTV** - No objections

6.11(b) The proposed screen will be located 3.4m from the frontage of Clas Ohlson.

6.11(c) The proposed location is not presently cluttered with street furniture and therefore this addition is not considered to unduly detract from the spaciousness of this area, quality of the public realm or frontages of surrounding buildings.

6.11(d) Transport Strategy recommend conditions relating to restrictions on animation and luminance levels.

6.11(e) TVP considers that the location of the screen would be suitable. Cameras are positioned so that both sides of the screen can be monitored and therefore is not considered that the proposal would result in the concealment of pedestrians. Your officers agree that this sign poses no significant safety or other concerns,

6.11(f) Therefore application 181965 is recommended to be granted advertisement consent, with conditions, because it is considered acceptable in terms of amenity and public safety and it complies with Policy DM22.

6.12 Sign 12 - (Free standing screen outside 31 Queen Victoria Street - Itsu)
Sign 13 - (Free standing screen outside 66-67 Queen Victoria Street)

6.12(a) Consultee Comments

- i) Transport** - No objection subject to condition and informative
- ii) TVP/ CCTV** - No objections
- iii) Reading Borough Council Heritage Consultant** - Objection

6.12(b) Queen Victoria Street is characterised by Grade II listed buildings either side of the street (east and west). It is grandest street in central Reading.

6.12(c) A Heritage statement was submitted by the applicant for both applications 181966 and 181967. The applicant's heritage statement suggests that the two signs on Queen Victoria Street would have a 'neutral impact' on the area and will not undermine the integrity of the heritage asset, due to the ever-changing retail street scene.

6.12(d) The Council's Heritage consultant raises objection to these applications as the screens are considered visually intrusive and would detract from the settings of the Queen Victoria Street Listed Buildings and thus harm their significance. Due to the incongruity of the screens within the street scene and their potential disturbance to the harmony and prominence of the Listed Buildings, the proposals are not considered to be consistent with their location.

6.12(e) In terms of impact on heritage assets, it is not considered that the addition of these digital advertising screens on Queen Victoria Street is appropriate. It should be noted that unlike other parts of the town centre, Queen Victoria Street remains largely clear of extraneous advertising in the street, with signage relating

to shopfronts only. The heritage statement submitted has failed to refer to Policy CS33 of the Sites and Detailed Policies Document, which states that, 'historic features and areas of historic importance and other elements of the historic environment, including their settings, will be protected and where appropriate enhanced'. It is not considered that the proposed screens would protect or enhance the setting of the listed buildings and would pose visually intrusive structures (due to their scale) and illumination that would detract from the appearance of the listed buildings.

6.12(f) RBC Transport Strategy has no objections to these two screens subject to conditions regarding animation and luminance. Such controls would also be required to restrict animation etc. in order to minimise impact on the setting of the listed buildings. Whilst these matters could be controlled by condition, this does not overcome the concerns above regarding the suitability of presence of the structures within the street scene.

6.12(g) TVP has no objections to either screen proposed in Queen Victoria Street. The view is that albeit there are distances involved, but sides of each sign will have camera surveillance. However your officers still have concerns that the screens pose an unnecessary obstruction in terms of views up and down Queen Victoria Street. As mentioned, Queen Victoria Street remains relatively free from street clutter in comparison to Broad Street and therefore at present, the camera views in this location are not considered to be as obstructed as other locations. Due to the size and location of the screens relative to the cameras and the perpendicular siting and lack of visibility below them), officers consider that pedestrians could be concealed behind the screens. Unlike the case in Broad Street, where there are already various obstructions, here, there are relatively few, so the effect on personal security is greater. On balance, officers consider these two screens to pose an unnecessary security risk.

6.12(h) As such, both applications 181966 and 181967 are considered to result in an unnecessary security risk as pedestrians have the potential to be concealed by the screens. In addition the screens are considered to adversely impact the setting of the Grade II Listed Buildings on Queen Victoria Street. Therefore these applications are recommended to be refused advertisement consent for the reasons given above as they are contrary to Policies DM22, CS7 and CS33.

6.13 Sign 14 (Free standing sign outside 116-117 Broad Street- Primark)

6.13(a) Consultee Comments

i) Transport - No objection subject to condition

ii) TVP/ CCTV - No objections

6.13(b) The proposed screen is located around 4m away from the frontage of Primark.

6.13(c) An existing advertising screen (which is on the back of a BT telephone kiosk) is located approximately 22m west of the proposed location of the screen. Given the distance between the proposed screen and the existing kiosk, it is not considered that it will result in a proliferation of advertising close to each other. Other forms of street furniture are limited around this location and therefore it is not considered to cause obstruction or clutter.

6.13(d) Transport Strategy has no objection subject to conditions regarding restrictions on animation and luminance.

6.13(e) TVP raised no objections. Your officers also consider that both sides of the screen can be monitored satisfactorily.

6.13(f) Therefore it is recommended that application 181968 be granted advertisement consent, with conditions, because it is considered acceptable in terms of amenity and public safety and it complies with Policy DM22.

6.14 Sign 15 (Free standing sign outside Monsoon/ Tiger)

6.14(a) Consultee Comments

i) **Transport** - No objection subject to condition

ii) **TVP/ CCTV** - No objections

ii) **Heritage** - No objection

iv) **CAAC** - No response received

6.14(b) The proposed screen is located around 5.5m away from the frontage of the Monsoon/ Tiger shop. The site is located within the Market Place / London Street Conservation area.

6.14(c) The proposed location is not presently cluttered with street furniture and therefore this addition is not considered to unduly detract from the spaciousness of this area, quality of the public realm or frontages of surrounding buildings. It would be located approximately 8.9m east of the existing stone seating.

6.14(d) The Council's Heritage Consultant does not raise any objections to this screen. Officers do not consider that this location, although within the conservation area, would result in an adverse effect on the setting of the conservation area or Grade II listed buildings located approximately 36m to the east (2, 3 and 3A- The Alehouse). Given the location of the screen and the setting of the conservation area/ listed building being predominantly a busy commercial shopping street, it is not considered a particularly historically sensitive location. No conflict is raised with Policy CS33.

6.14(e) Transport Strategy has raised no objections subject to similar servicing related safety conditions regarding restrictions on animation and luminance.

6.14(f) TVP raised no objection. Officers also consider that the proposed screen would not be considered to substantially block the view of nearby CCTV cameras. Both sides of the screen will be able to be monitored and therefore it is not considered that pedestrians will be concealed behind the screen.

6.14(g) Therefore it is recommended that application 190361 be granted advertisement consent, with conditions, because it is considered acceptable in terms of amenity and public safety and it complies with Policy DM22.

7 CONCLUSION

7.1 These 15 applications were not submitted with the benefit of pre-application advice. In terms of impact on highway safety these applications raise few concerns and any issues can be dealt with by condition.

7.2 However, some of the signs are proposed in Queen Victoria Street, which is a particularly sensitive environment with Listed Buildings along its length, currently uncluttered by signage within the street itself. The siting of the proposed screens within the street would be detrimental to the setting of these listed buildings and the character of the street.

7.3 Some screens are considered by officers to raise security issues. This stems from a combination of their unacceptable siting in relation to existing security camera coverage/infrastructure and these large screens providing opportunity for pedestrian concealment which is considered by officers to pose an unnecessary security risk. Officers have been positive and proactive in dealing with these applications by suggesting mitigation measures to address some of the concerns raised. Rotating all or even some of the free standing screens 90 degrees was suggested to help address this issue; however the applicant was not willing to make this adjustment to any of the proposed free standing screens. Officers have also considered the extent to which the present CCTV system could be reviewed in order to reduce instances where concealment has led to several of these applications presently being unsupportable in security terms. But such has not been offered within the scope of these applications for advertisement consent.

7.4 In conclusion, officers recommend that advertisement consent can be granted for 11 of the advertisement consent applications (5 bus shelter signs and 6 free standing screens) but consent should be refused for the remaining 4 free standing screens.

7.5 In determining these applications the Council is required to have regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, sex, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sexual orientation. It is considered that there is no indication or evidence (including from consultation on the current application) that the protected groups would have different needs,

experiences, issues and priorities in relation to these particular advertisement applications.

Case Officer: Connie Davis
Documents considered:

181954 (Sign 1)

Bus Shelter: Design Norman Foster Technical Description
Structure Design Foster Bus Shelter and Forum Panel
Photographs

Received 12th November 2018

Digital ad shelter 1:1250

Digital ad shelter 1:200

Received 17th January 2019

181955 (Sign 2)

Bus Shelter: Design Norman Foster Technical Description
Structure Design Foster Bus Shelter and Forum Panel
Photographs

Received 12th November 2018

Digital ad shelter 1:1250

Digital ad shelter 1:200

Received 17th January 2019

181956 (Sign 3)

Bus Shelter: Design Norman Foster Technical Description
Structure Design Foster Bus Shelter and Forum Panel
Photographs

Received 12th November 2018

Digital ad shelter 1:1250

Digital ad shelter 1:200

Received 17th January 2019

181957 (Sign 4)

Bus Shelter: Design Norman Foster Technical Description
Structure Design Foster Bus Shelter and Forum Panel
Photographs

Received 12th November 2018

Digital ad shelter 1:1250

Digital ad shelter 1:200

Received 17th January 2019

181958 (Sign 5)

Bus Shelter: Design Norman Foster Technical Description
Structure Design Foster Bus Shelter and Forum Panel
Photographs

Received 12th November 2018

Digital ad shelter 1:1250

Digital ad shelter 1:200

Received 17th January 2019

181959 (Sign 6)

Outdoor LCD 2m2 double sided digital unit Forum Model Technical Description
Digital CIP Scale 1:1250
Digital CIP Scale 1:200
Photographs

Received 12th November 2018

Structure Design Forum Panel

Received 27th November 2018

181961 (Sign 7)

Outdoor LCD 2m2 double sided digital unit Forum Model Technical Description
Digital CIP Scale 1:1250
Digital CIP Scale 1:200
Photographs

Received 12th November 2018

Structure Design Forum Panel

Received 27th November 2018

181962 (Sign 8)

Outdoor LCD 2m2 double sided digital unit Forum Model Technical Description
Digital CIP Scale 1:1250
Photographs

Received 12th November 2018

Structure Design Forum Panel

Received 27th November 2018

Digital CIP Scale 1:200 Revised

Received 6th March 2019

181963 (Sign 9)

Outdoor LCD 2m2 double sided digital unit Forum Model Technical Description
Digital CIP Scale 1:1250
Digital CIP Scale 1:200
Photographs

Received 12th November 2018
Structure Design Forum Panel
Received 27th November 2018

181964 (Sign 10)

Outdoor LCD 2m2 double sided digital unit Forum Model Technical Description
Photographs

Received 12th November 2018
Digital CIP Scale 1:200 Revised
Digital CIP Scale 1:1250
Received 5th February 2019

181965 (Sign 11)

Outdoor LCD 2m2 double sided digital unit Forum Model Technical Description
Digital CIP Scale 1:1250
Digital CIP Scale 1:200
Photographs

Received 12th November 2018
Structure Design Forum Panel
Received 27th November 2018

181966 (Sign 12)

Outdoor LCD 2m2 double sided digital unit Forum Model Technical Description
Digital CIP Scale 1:1250
Digital CIP Scale 1:200
Photographs

Received 12th November 2018
Structure Design Forum Panel
Received 27th November 2018
Heritage Statement
Received 7th February 2019

181967 (sign 13)

Outdoor LCD 2m2 double sided digital unit Forum Model Technical Description
Digital CIP Scale 1:1250
Digital CIP Scale 1:200
Photographs

Received 12th November 2018
Structure Design Forum Panel
Received 27th November 2018
Heritage Statement
Received 7th February 2019

181968 (Sign 14)

Outdoor LCD 2m2 double sided digital unit Forum Model Technical Description

Digital CIP Scale 1:1250

Digital CIP Scale 1:200

Photographs

Received 12th November 2018

Structure Design Forum Panel

Received 27th November 2018

Digital CIP Scale 1:200 Revised

Received 6th March 2019

190361 (Sign 15)

Outdoor LCD 2m2 double sided digital unit Forum Model Technical Description

Digital CIP Scale 1:1250

Digital CIP Scale 1:200 Revised

Photographs

Received 1st March 2019



Proposed free standing screen



Proposed bus shelter and screen



Highlighted number indicates sign number

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COMMITTEE REPORT

BY THE EXECUTIVE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 29TH MAY 2019

Ward: Abbey

Application No.: 190327/ADV and 190567/LBC

Address: Town Hall, Blagrove Street, Reading

Proposal: Installation of 1 x non-illuminated hanging sign, 1 x non-illuminated wall mounted sign, 1 x non-illuminated over-head doorway sign and 8 x window vinyls (same description for ADV and LBC)

Applicant: Reading Borough Council

Date received: 25th February 2019

Application target decision date: 3rd June 2019 (for both applications)

RECOMMENDATION (both applications):

GRANT advertisement consent and Listed Building Consent, subject to no substantive objections being received from Historic England.

Advertisement Consent application 190327/ADV:

Conditions:

1. Approved plans
2. Signs to be affixed to mortar only
3. The Standard Conditions

Informatives

1. Terms and conditions
2. Separate LBC required
3. A highways licence will be required for the proposed external seating area
4. Positive and proactive

Listed Building Consent application 190567/LBC:

Conditions:

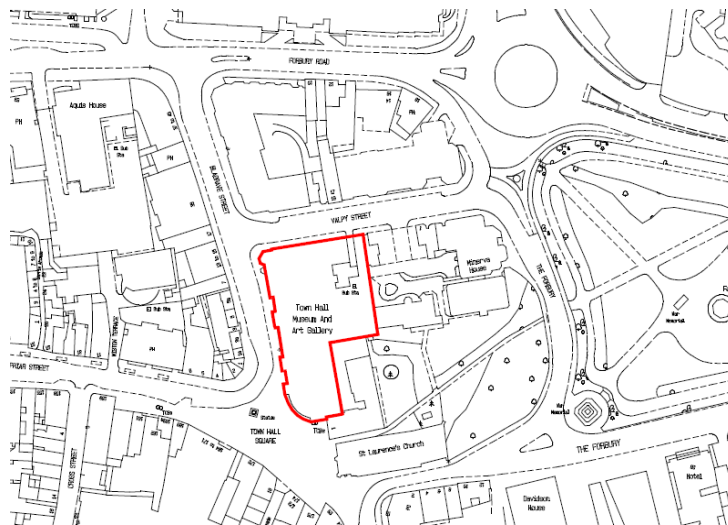
1. Three year LBC consent
2. Approved plans
3. Signs to be affixed to mortar only
4. All works as set out in the submitted signage guide

Informatives

1. Terms and conditions
2. Separate advertisement consent required
3. A highways licence will be required for the proposed external seating area
4. Positive and proactive

1. INTRODUCTION

- 1.1 The Town Hall is a Listed building located on the east side of Blagrove Street within Reading Town centre. The clock tower part of the building, designed by Alfred Waterhouse, is Grade II* listed whilst the other parts of the building are Grade II listed. The site is located within the Market Place/London Street Conservation Area and fronts Blagrove Street and Town Hall Square. The building is in the French Gothic Style with red and grey brickwork facade with terracotta ornamentation. This has been carried forward in the additions that followed.



2. PROPOSAL

- 2.1 The proposal is for signage to advertise the new 'The Pantry' café in the Town Hall, which would occupy the space which was formerly the 3B's café/bar at semi-basement level.
- 2.2 Advertisement consent and listed building consent are sought for external signage to publicise the refurbished café & restaurant, The Pantry. In the front door lobby would be a sign for the café.

- 2.3 Advertisement Consent and Listed Building Consent are sought for the installation of external and internal signage for the Pantry Café & Kitchen. More specifically the proposal comprises of:

i) **Sign 1 - 1 x non-illuminated hanging (projecting) sign:** The sign would measure 55cm x 55cm and would be hung beneath the 'Reading Museum' banner which is located at first floor level next to the main entrance of the Town Hall. The banners/ hanging signs already in place were permitted under application 060052. The sign would be a double sided aluminium board and coated RAL 5003 (Pantone blue). White and orange vinyl would be applied for the lettering which would read 'The Pantry Café and Kitchen'.

ii) **Sign 2 - 1 x non-illuminated wall mounted sign:** The sign would measure 1.25m x 1.6m and would be positioned 2.5m from ground level on the flank element of the building protruding in to Town Hall Square; near the entrance door to the building which is accessible from Town Hall Square. The wall mounted sign/ plaque would be made from weather proofed timber and would be the same colour scheme as the sign above.

iii) **Sign 3 - 1 x non-illuminated over-head doorway sign (located in lobby area):** This sign be located above a ground floor internal door within the Clock Tower which directly leads in to the café. The door is located immediately to the right if entering the Town Hall via the Clock Tower entrance. The sign would measure 1.2m x 1.5m. The colour scheme and vinyl lettering would also be the same as the above two signs. The sign would be bonded to the existing glass above the door.

iv) **Signage 4 - 8 x window vinyls (located internally, projecting externally):** These would measure 43cm x 13.6cm and would be positioned across four semi-basement floor windows (2 vinyls per window). The windows are located on the curve of the building which faces on to the Town Hall Square. The vinyls would have gold lettering and would read 'The Pantry Café and Kitchen'.

- 2.4 A map illustrating the proposed locations of the signage can be found at Appendix A.

3. RELEVANT PLANNING HISTORY

170987 - Internal alterations including, refurbishment of cafe and bar areas, replacement of bar area steps with new steps and wheelchair platform lift, replacement partition walls, refurbishment of toilets, replacement lighting and additional doors - Application Permitted

171223 - Erection of a galvanised walkway to assist with access for maintenance of ventilating plant to the roof of the Huntley & Palmers Gallery of the museum - Application Permitted

060052 - Exterior signage - 2no. Non-illuminated banners and vinyl lettering to doors - Application Permitted

061330 - Exterior signage - 2no. Non-illuminated banners and vinyl lettering to doors - Application Permitted

4. CONSULTATIONS

4.1 RBC Heritage Consultant

4.2 No objections, subject to condition.

4.3 Conservation Area Advisory Committee

4.4 No response received.

4.5 Historic England

4.6 The deadline for comments from Historic England falls after this Committee (30th May 2019) so officers are seeking delegated authority to grant Advertisement Consent and Listed Building Consent following the end of the consultation period subject to no substantive objections being received.

4.7 Thames Valley Police CCTV:

4.8 Thames Valley Police CCTV reviewed the applications and raised no objections.

4.9 Public Consultation

4.10 A site notice was displayed on Blagrove Street. The proposal was also advertised in the local newspaper.

4.11 No comments have been received.

5. LEGAL AND PLANNING POLICY CONTEXT

5.1 Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving the listed building or its setting or any features of special interest which it possesses.

- 5.2 In accordance with Part 13 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended) where a local planning authority requires listed building consent for the demolition, alterations or extension of a listed building in their area or conservation area consent for the demolition of a building within a conservation area in their area, the authority shall make application to the Secretary of State for that consent.
- 5.3 This application has been assessed against the following policies:

National

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Development Framework Core Strategy (2008, 2015)

CS7 - Design and the Public Realm
CS33 - Protection and Enhancement of the Historic Environment

Reading Borough Local Development Framework Sites and Detailed Policies Document (2012)

DM22 - Advertisements
DM23 - Shop Fronts and Cash Machines

Reading Central Area Action Plan (2009)

RC5 - Design in the Centre
RC10 - Active Frontages

6. APPRAISAL

190567/LBC

6.1 Effect on the Historic Character of the Listed Building and the setting of Heritage Assets

- 6.1(a) It is considered that the proposed adverts individually and cumulatively are of modest scale that will not result in substantial harm to the listed building. Each of the proposed advertisements will now be assessed in term in relation to their impact to the heritage asset.

Sign 1

- 6.1(b) The location of the proposed hanging sign is to be hung under the existing banner signs located on either side of the main entrance door which have

been granted consent and assessed to not be visually harmful to the Listed Building. It is also not considered that this small addition would result in any visual harm to the Listed Building.

Sign 2

- 6.1(c) Of the proposed advertisements, the wall mounted sign is the largest in scale, and will be located 2.5m from ground level, however in relation to the building itself, is not considered excessive. It is considered that the sign has been sensitively designed using weatherproofed timber and its shape is reflective of the building's door arches and window headers. The colour of the sign wall mounted sign (and hanging sign) would be RAL 5003 (Pantone blue), and although this contrasts the grey and red brick work, this colour scheme is considered acceptable. Furthermore the fixings for wall mounted sign will be laid into the mortar joints and avoid going into the original brickwork, in order to minimise any damage caused to the historic or structural integrity of the building. The requirement to drill in to the mortar as opposed to the brick would also be secured by condition.

Sign 3

- 6.1(d) The proposed over-head doorway sign would be bonded to the existing glass which is placed over the internal door which will provide access to The Pantry. The door is located within the Clock Tower and therefore will not be visible from the street. The bonding to the glass is not considered to cause harm to historic features of this Grade II* element of the building.

Signage 4

- 6.1(e) The proposed 8 gold vinyls which would read 'The Pantry Café & Kitchen' would be applied internally to the upper panes of 8 ground level windows which face on to Town Hall Square. These are to replace existing temporary vinyls. Due to their small size (43cm x 13.6cm) it is not considered that these would detract from the appearance of the listed building. The gold lettering is also considered in keeping with the gold lettering above the main entrance door to the building which reads 'The Town Hall'. These vinyls would not affect the fabric of the Listed Building.
- 6.1(f) As such, officers are satisfied that the proposed advertisements, due to their relatively small scale, will not cause substantial harm to the appearance or setting of the Listed Building.

190327/ADV

- 6.2 The main issues are considered to be:

- i) Amenity
- ii) Public Safety

6.3 Amenity

The NPPG provides clarification as to the exact context amenity should be considered (in short, it includes aural and visual amenity and factors relevant to amenity include the general characteristics of the locality, including the presence of any feature of historic, architectural, cultural or similar interest). Furthermore, at the local level, policies CS7, DM22 and RC5 require that development be compatible with the character and appearance of the surrounding environment in order to maintain the visual amenities of the area. No illumination is proposed. As discussed in section 6, the proposal is not considered to detract from the appearance of the listed building. External advertising is present in the immediate vicinity of the listed building and the proposal is considered acceptable in relation to the surrounding context.

6.4 Public Safety

Officers do not consider the proposed signage to be of detrimental effect to public safety. All proposed signage is non-illuminated and therefore will not conflict with CCTV cameras. The signage is also not considered to cause an obstruction to CCTV cameras, as confirmed as confirmed by Thames Valley Police CCTV.

6.6 Equality

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, sex, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sexual orientation. It is considered that there is no indication or evidence (including from consultation on the current application) that the protected groups would have different needs, experiences, issues and priorities in relation to this particular planning application.

7. CONCLUSION

The proposal is to support the economic use of the Town Hall following the internal refurbishments that were permitted in 2017. Furthermore, the proposal is considered to comply with the Council's adopted policies relating to advertisements and listed buildings. As such it is recommended that both advertisement consent and listed building consent are granted, subject to no substantive objections from Historic England.

Case Officer: Connie Davis

Documents considered for 190327/ADV

CSS/16/001/TH/01 - Location Plan

CSS/16/001/TH/04 - Proposed Floor Plan - Ground

Received 25th February 2019.

Designlsm - The Pantry Café & Kitchen Reading Town Hall - Signage Guide
May 2019 - v9

Received 14th May 2019

Documents considered for 190567/LBC

CSS/16/001/TH/01 - Location Plan

CSS/16/001/TH/04 - Proposed Floor Plan - Ground

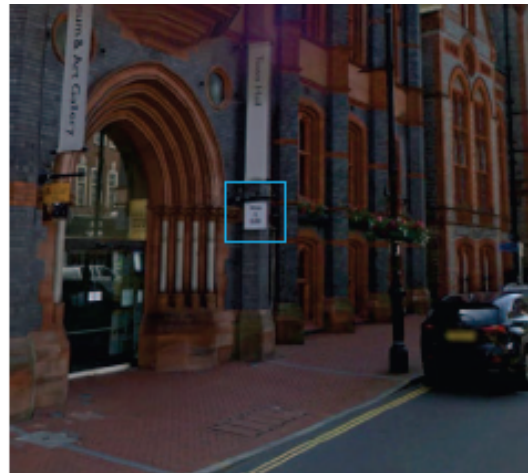
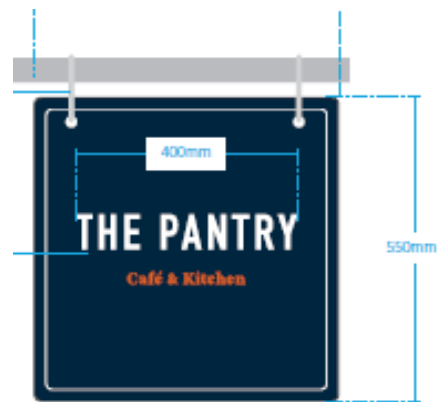
Listed Building Statement and Conservation Area Appraisal

Received 4th April 2019

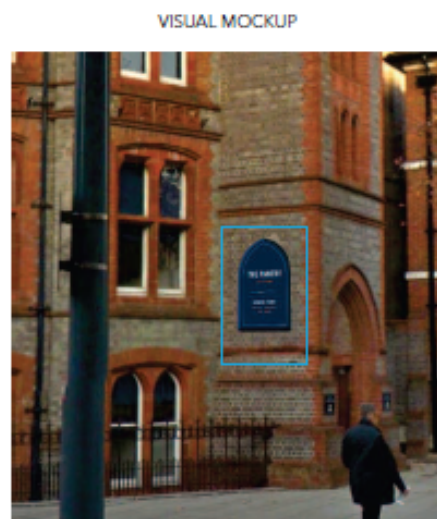
Designlsm - The Pantry Café & Kitchen Reading Town Hall - Signage Guide
May 2019 - v9

Received 14th May 2019

Sign 1 - Proposed hanging sign and location



Sign 2 - Proposed wall mounted sign and location



Sign 3 - Proposed over-head doorway sign



Signage 4 - Proposed window vinyl



Architectural floor plan of the first floor of the National Museum of African American History and Culture. The plan shows various rooms including the Main Entrance, Clock Tower, Accessible Entrance, New Multi-Purpose Gallery, New Store, New Meet & Greet Area, New Souvenir Shop, Reception Desk, CAFE SEATING, and SERVERY. It also includes a large outdoor area with tables and chairs. The plan is annotated with numerous room numbers and names in a small font. A legend on the right side of the plan lists items like 'EXTERNAL WALL PLAQUE', 'TEMPORARY NARROW WINDOW HOARDINGS', 'PERMANENT NARROW WINDOW VINYL', and 'PAVEMENT CAFE SEATING (10 TABLES)'.

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COMMITTEE REPORT

BY THE DIRECTOR FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 29th May 2019

Ward: Abbey

Application No.: 180876/FUL

Address: Battle Inn 2 Bedford Road Reading

Proposal: Demolition of public house (A4 use class) and erection of a part five/part four/part two storey building containing a single A1/A2/A3 use class unit at ground floor and 6 self-contained flats (C3 use class) above (4 x 1 bed & 2 x 2 bed units)

Date received: 25th May 2018

Application target decision date: 20th July 2018

Non-determination Appeal Hearing date: 25th June 2019

LPA Appeal Statement due: 31st May 2019

RECOMMENDATION:

Had Planning Applications Committee had the opportunity to determine the planning application the reasons for **REFUSAL** of the application would have been as follows:

1. The proposal by way of its bulk and in particular its four storey massing directly on the Bedford Road frontage together with its block like form and roof design is considered to be a significant overdevelopment of the site which would appear as a visually dominant and incongruous addition to the Bedford Road and Oxford Road street-scene. The proposal would fail to adequately address the corner location of the site as it turns to Bedford Road and its forward siting and massing is considered to be harmful to and to fails to preserve the setting of the adjacent Russell Street/Castle Hill Conservation Area. It is considered the proposal would be contrary to policies CS7, CS33 and RC5.
2. (Delegated to Officers sought, with input from the Council's Viability Consultant, to determine whether a nil provision of on-site affordable housing and a null financial contribution towards off-site affordable housing represents an additional reason for refusal of the application. See Update report.)

Informatives

1. Plans refused

1. INTRODUCTION

- 1.1 The site relates to an existing two storey (plus rooms in the roof space) vacant pub building located on the corner of Bedford Road with the junction of Oxford Road. To the east the building adjoins the three storey flat roof 'Richer Sounds' hi-fi shop building (no. 118a Oxford Road) and to the rear (north) is a large four storey flat-

roof building (Trinity Place) which contains sheltered housing. To the south, on the opposite side of Oxford Road, is a terrace of three and four storey Grade II listed buildings (no.s 149-169) whilst to the west on the opposite side of Bedford Road there is another three storey Grade II listed building (120-122 Oxford Road). The site is also located directly to the northern boundary of the Russell Street/Castle Hill Conservation Area which runs along the middle of Oxford Road.

- 1.2 The adjoined building to the east (no. 118a Oxford Road) has planning permission for an additional storey and remodelling of its southern elevation (ref. 141780).
- 1.3 The site is located within the Reading Central Area as defined by the Reading Central Area Action Plan (2009) and within An Air Quality Management Area.
- 1.4 This report has been brought to Planning Applications Committee because the Applicant has lodged an appeal with the Planning Inspectorate against the Local Planning Authority's (LPA's) non-determination of the application. The planning application was submitted to the LPA on 25th May 2018 and the target decision date was 20th July 2018.
- 1.5 As part of the application, the applicant submitted and paid for a viability appraisal review by the Local Planning Authority to justify a zero/nil non policy compliant affordable housing offer. The applicant was advised that the viability review process would be likely to take the application beyond the target determination date (as with the majority of cases where a viability review is required).
- 1.6 On 10th August 2018, shortly after the target decision date of 20th July 2018, the applicant submitted an appeal against the non-determination of the application without agreeing to an extension of time. Given the applicant had paid the Council Valuations Officer's fee for review of the viability appraisal it was not considered reasonable to refuse the application once the target decision date has been passed without receiving the Valuations Officer's comments on the application.
- 1.7 The appeal was only validated by the Planning Inspectorate on 18th April 2019 due to a significant backlog of appeals. Given the length of time it has taken for the appeal to be validated by the Planning Inspectorate it is likely that if the applicant had chosen to work with officers on the relevant issues, a decision on the application would have been reached before now.
- 1.8 Notwithstanding, this report sets out the assessment of the proposal and what the officer recommendation would have been had the LPA had the opportunity to determination the planning application. Once the Applicant lodged the non-determination appeal the LPA could no longer issue a decision on the application with this responsibility now with the Planning Inspectorate. This report will form the basis of the Council's Appeal Statement and the recommendation seeks agreement from Planning Applications Committee to the proposed indicative 'reasons for refusal' upon which the Council's case will be based.
- 1.9 Officers have agreed an extension of time with the Planning Inspectorate to enable the indicative 'reasons for refusal' of the application to be agreed with the Planning

Applications Committee. The Council's appeal statement is required to be submitted to the Planning Inspectorate by 31st May 2019 with the appeal hearing to take place at the Council Offices on 25th June 2019.



Location Plan

2. PROPOSAL

- 2.1 The application seeks full planning permission for the demolition of the Battle Inn public house (A4 use class) and erection of a part five/part four/part two storey building containing a single A1/A2/A3 use class unit at ground floor and 6 self-contained flats (C3 use class).
- 2.2 The single ground floor commercial unit is proposed to be a flexible A1 (shop)/A2 (financial and professional services)/A3 (Restaurants and Cafes). The ground floor unit would present shop front windows to both the Oxford Road (south) and Bedford Road (west) elevations. The Oxford Road elevation would be set back 7m from the street frontage, in line with that of the front elevation of the adjoining building at 118 Oxford Road, with the proposal retaining the existing forecourt area between the building and the road. There would be a single access point to the commercial units from the Oxford Road elevation. There would be a shared commercial and residential bin store at ground floor level access to which would be obtained via the residential entrance door, also from Oxford Road.
- 2.3 Six self-contained C3 residential flats are proposed at first, second, third and fourth floor level above the ground floor commercial unit. Four x 1 bed and two x 2 bed units are proposed which would be accessed via a single internal stair core to the eastern side of the building. No on-site vehicle parking is proposed but cycle storage is proposed at ground floor level.

- 2.4 To the Oxford Road frontage the proposed building would primarily be five storeys with the uppermost storey formed from a recessed mansard roof style element with dormer window projections. A section of the Oxford Road frontage of the building would step down to four storeys where it meets the boundary with Bedford Road, again with the uppermost storey formed from a mansard roof style element. The building would present a part four and part two storey elevation to Bedford Road with the building stepping down to two storeys with a flat roof across the entire rear (north) elevation where the building projects closer to Trinity Place reflecting the massing of the existing building. In terms of materials the building is proposed to be redbrick with slate roof. Windows and doors are to be metal with a dark grey finish. Low profile roof lights are proposed to the flat roof areas of the building.

3. PLANNING HISTORY

2 Bedford Road

- 3.1 950157/FUL - New front entrance and alterations to rear including new flat roof. Granted 17/08/95.
- 3.2 160113/PREAPP - Pre-Application advice relating to a retail use at ground floor and residential use at upper levels. 2x retail units totalling 70sqm GIA and 49sqm storage for existing use. 9 residential units of total 560sqm GIA. Pre-application advice given.
- 3.3 180012/PREAPP - Pre-Application advice relating to demolition of pub and replacement with a 5 storey building containing a ground floor retail unit and 9 x 1 bedroom self-contained flats. Pre-application advice given.

118a Oxford Road

- 3.4 020195 - Non-illuminated shop fascia signage with name on burgundy background & high level plain burgundy fascia. Granted 20/12/02.
- 3.5 121717 - Two storey extension above existing shop. Withdrawn 05/03/13.
- 3.6 130602 - Additional floor to existing two storey retail unit (re-submission of 12/01946/FUL) and associated alterations to the front elevation. Granted following completion of s106 legal agreement 03/07/14.
- 3.7 141780 - Additional floor to existing two storey retail unit and associated alterations to the front elevation without complying with conditions 4, 13 and 14 of planning permission 130602. Granted following completion of s106 legal agreement 30/03/15.
- 3.8 150022 - Application for approval of details reserved by condition. (130602) Part Granted / Part Refused 15/06/15.
- 3.9 150542 - Fascia sign, projecting sign, window signage. Granted 22/07/15.

4. CONSULTATIONS

RBC Transport Strategy

- 4.1 No objection subject to conditions to secure submission and approval of a construction method statement, deliveries and servicing plan, bin storage plan, provision of proposed cycle parking and restriction on access of future occupiers to on-street parking permits.

RBC Environmental Protection

- 4.2 No objection subject to conditions to secure implementation of the proposed noise mitigation scheme, control of construction hours (0800 - 1800 Monday - Friday and 0900 - 1300 on Saturdays and not at any time on Sundays or Bank Holidays), submission and approval of a scheme for the control of construction noise and dust and a condition to secure submission and approval of a plant noise assessment should any additional plant equipment be required as part of the proposed ground floor commercial unit.

RBC Ecologist

- 4.4 No objection based on the bat survey submitted as part of the planning application documents.

RBC Licensing

- 4.5 No objection to a proposed A1/A2/A3 use in this location. Given the close proximity to existing surrounding residential properties and also those proposed as part of the development itself, recommended that the hours of use of commercial unit do not go beyond 11pm to prevent public nuisance issues.

Public Consultation

- 4.7 Neighbouring properties at 118A Oxford Road, Flats 1-3 120 Oxford Road, Flats 1-6 120A Oxford Road, Flats A-C (&) 153 Oxford Road, no.s 155, 157, 159, 161, 163 and 165 Oxford, Flats 1-4 8 Goldsmid Road and Flats 1-24 10 Trinity Place were notified of the application by letter. Two site notices were displayed outside the building on Oxford Road and Bedford Road.

- 4.8 No letters of representation have been received.

5. LEGAL AND PLANNING POLICY CONTEXT

- 5.1 Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving the listed building or its setting or any features of special interest which it possesses.

- 5.2 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 (NPPF paragraph 12).
- 5.3 In this regard, the NPPF states that due weight should be given to the adopted policies of the Local Development Framework (LDF) (Core Strategy and Sites and Detailed Policies Document) 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).
- 5.4 Accordingly, the National Planning Policy Framework and the following development plan policies and supplementary planning guidance are relevant:

Reading Borough LDF Core Strategy (Adopted January 2008 - amended 2015)

- CS1 Sustainable Construction and Design
- CS2 Waste Minimisation
- CS4 Accessibility and the Intensity of Development
- CS5 Inclusive Access
- CS7 Design and the Public Realm
- CS14 Provision of Housing
- CS15 Location, Accessibility, Density and Housing Mix
- CS16 Affordable Housing
- CS20 Implementation of the Reading Transport Strategy (Local Transport Plan 2006-2011)
- CS24 Car/Cycle Parking
- CS26 Hierarchy of Centres
- CS33 Protection and Enhancement of the Historic Environment
- CS34 Pollution and Water Resources

Sites and Detailed Policies Document - (Adopted October 2012, - amended 2015)

- SD1 Presumption in Favour of Sustainable Development
- DM1 Adaption to Climate Change
- DM3 Infrastructure Planning
- DM4 Safeguarding Amenity
- DM5 Housing Mix
- DM6 Affordable Housing
- DM10 Private and Communal Outdoor Space
- DM12 Access, Traffic and Highway-Related Matters
- DM15 Protection of Leisure Facilities and Public Houses
- DM19 Air Quality

Reading Central Area Action Plan (Adopted January 2009)

- RC5 Design in the Centre
- RC6 Definition of the Centre

- RC7 Leisure, Culture and Tourism in the Centre
- RC9 Living in the Centre

Supplementary Planning Document: Affordable Housing (July 2013)

Supplementary Planning Document: S106 Planning Obligations (March 2014)

Supplementary Planning Document: Parking Standards and Design (October 2011)

Supplementary Planning Document: Sustainable Design and Construction (July 2011)

Supplementary Planning Document: Employment Skills and Training (April 2013)

Emerging New Local Plan

- 5.5 The LPA's new Local Plan was submitted to the Secretary of State on Thursday 29th March 2018 and public hearings of the document took place week beginning 25th September 2018. The examination process is still on-going and adoption is not anticipated until towards the end of 2019. However, the Government has not advised on the weight which can be attached to any such emerging documents and officers advise that the adopted policies of the Core Strategy and the Sites and Detailed Policies Document shall continue to function as the Development Plan for the purposes of Section 38(6) of the Planning Act. Officers advise that the new Local Plan continues (rolls forward) many of the themes of the current LDF documents, but that little weight can be attached to it at this time.

6. APPRAISAL

The main issues raised by this planning application are as follows:

- Principle (loss of A4 pub/proposed A1/A2/A3 and C3 residential uses)
- Design and Impact on the Character of the Area
- Amenity of Surrounding Occupiers
- Standard of Residential Accommodation
- Unit Mix
- Sustainability
- Transport
- Affordable Housing

Principle

Loss of Public House

- 6.1 The proposal would result in the demolition of the existing vacant public house. The building itself is not listed, nor within a conservation area (although it is opposite the boundary with a conservation area and adjacent/opposite a listed buildings).
- 6.2 Whilst the Council has a specific policy (DM15) which seeks to prevent the loss of public houses, this relates to sites outside of the Reading Central Area only as defined by the Reading Central Area Action Plan (2009). Given the application site is located within the Central Area there is no specific policy requirement

relating to retention of public houses in this location, as the central area provides a wide range of pubs and bars.

- 6.3 Officers identify no planning policy conflict with the principle of the loss of the A4 public house use.

Proposed Ground Floor A1/A2/A3 Unit

- 6.4 The proposal seeks to locate a new retail use outside of the Primary Shopping Area. Policy RC6 seeks that new retail development within the Central Area should take place within the Primary Shopping Area as defined by the Reading Central Area Action Plan. The application site is located within the Central Area but outside the Primary Shopping Area. Paragraph 86 of the NPPF and Policy RC6 seek that a sequential test should be applied to planning applications for main town centre uses which are not in an existing centre, stating that 'main town centre' uses should be located in town centre, then in edge of town centre locations and only if suitable sites are not available should out of centre sites be considered.
- 6.5 The application site is located 260m west of the Primary Shopping Area and on one of the main transport routes in and out of the town centre. In accordance with the NPPF the site would be classified as an 'edge of centre' location (edge of centre defined as any location that is well connected and within 300m from the Primary Shopping Area).
- 6.6 On this basis, the application has been supplied with a retail sequential test to test whether there are any feasible alternative locations for the retail unit within the Primary Shopping Area. The proposed retail unit would be 106m² and located at ground floor level. The applicant has considered alternative sites of between 75-150m² which are situated at ground floor level. The sequential test was carried out in May 2018, shortly before the application was submitted and using local estate agents, identified two potential alternative sites but discounts these on the basis that the proposal is for a flexible A1/A2/A3 use whilst the alternative sites identified did not have planning permission for the full range of commercial uses proposed. There is generally a high turnover of properties within town centre locations and therefore the results a retail sequential test will only provide a snapshot in time. Officers acknowledge that the sequential test was carried out in the some time ago (May 2018) however, this was the same time that the planning application was submitted and it is therefore considered reasonable.
- 6.7 Officers are satisfied that the sequential test has been carried out to an appropriate standard and given the site's well connected location in close proximity to the Primary Shopping Area and the Oxford Road West District Centre Area and modest size of the retail unit proposed consider that the test has been passed. It is not considered that the proposed A1/A2/A3 unit in this edge of centre location would be detrimental to the vitality of the Primary Shopping Area or District Centre and the proposal is considered to accord with Policy RC6.

Proposed C3 residential use

- 6.8 The National Planning Policy Framework (2018) encourages the effective use of land by reusing land that has been previously developed (brownfield land) and seeks that all housing applications should be considered in the context of the presumption in favour of sustainable development. The accessibility of the site is considered acceptable for the proposed development (CS4 of the Reading Core Strategy 2008, altered 2015) whilst the proposal would align with the broad objectives of Policy CS14, in assisting in meeting the Borough's annual housing targets.
- 6.9 Therefore the principle of a mixed residential and retail development is considered acceptable, subject to the following material planning considerations.

Design and Impact on the Character of the Area

- 6.10 The site is located in a prominent corner location at the junction of Oxford Road and Bedford Road. This is a busy junction on one of the main transport routes in and out of the town centre (the A329). The surrounding area contains buildings of a variety of architectural styles. The applicant's DAS states that in relation to this context, "Regrettably, although these [areas] include a number of interesting and valuable buildings, the excessive variation fails to create a visually cohesive environment".
- 6.11 The site is located outside of but directly adjacent to the Russell Street/Castle Hill Conservation Area the edge of which runs along the centre of Oxford Road with the conservation area including the buildings fronting the opposite side of the road and beyond to the south. The Russell Street/Castle Hill Conservation Area Appraisal (2004) identifies that Oxford Road is more varied in development form than the rest of the conservation area with more commercial uses but does note that the western part of Oxford Road within the conservation area includes the best quality of listed terraces and notes that these retain their quite plain original wrought iron railings separating small front garden areas from the road frontage. Oxford Road forms part of Character Area 4 of the Russell Street/Castle Hill Conservation Area Appraisal which again notes the value of the listed terraces and acknowledges the negative addition of a number of modern shopfronts. The Appraisal also notes that the most predominant material along Oxford Road is red brick with welsh slates.
- 6.12 The existing public house building is a mid-19th Century Building of 2½ storeys with lower level outer extensions. The applicant's Planning and Heritage Statement incorrectly describes the building as 'semi-derelect' and "...the building is of no architectural or historic merit and is having a negative impact on the character and appearance of the surrounding area". The building is presently vacant and in a poor state of repair and for this reason does not currently contribute positively to the character of the area or setting of the adjacent conservation area and listed buildings along Oxford Road. However, the building does present elements of pleasing architecture that is characteristic of

the listed terrace of buildings opposite the site on Oxford Road (no.s 149-169) and also on the opposite corner of Bedford Road at no.s 120-122 Oxford Road; such as pitched roofs, timber sash windows, deep window sills as well as a decorative trim below the eaves of the roof. With some refurbishment the building could become a positive contribution to the street-scene and the character of the adjacent conservation area and listed buildings. Officers disagree with the applicant's design and access statement (DAS) and heritage statement which dismiss the present building's value due to its current state of repair, as being of little architectural merit. The existing pub also presently presents a barrier and part screen to Oxford Road and the Conservation area for the more utilitarian Trinity Place block of flats to the rear of the site. If simply considering the demolition of the pub in isolation (without a replacement building), your officers advise that the loss of the building would have a negative impact on the site and character of the surrounding area and would harm views into the adjacent conservation area.

- 6.13 Directly to the rear (north) of the site is Trinity Place which is a large 4 storey 1970s flat roof brick building containing sheltered housing flats. This building is plain in design and monolithic in form and appears visually dominant relative to the application site and the streets it sit between. Adjoining the application site to the east is no. 118a Oxford Road which is a three storey flat roof retail unit with ground floor shop front and glazed façade fronting Oxford Road to the first floor. This building also has planning permission (ref. 130602) for the addition of a second floor level of accommodation which would reflect the glazed appearance of the existing building (this permission has been part-implemented as confirmed by lawful development certificate ref. 171173, although there is little physical evidence of this). This building together with the Oddfellows' Hall which is a two storey flat roof community building adjacent to the east of no. 118 Oxford Road (on the east side of Trinity Place) are also not considered to be of particular architectural merit or to contribute positively to the character of the surrounding area.
- 6.14 Nearby buildings which do contribute positively to the character of the surrounding area include the Grade II listed building on the opposite side of Bedford Road at 120-122 Oxford which is a three storey red brick building with a front gable and side hipped roof which retains a setback of between 3.5 and 6m from the Bedford Road frontage. To the rear (north of this building) there is a larger block of flats which fronts much of Bedford Road. This is a newer two storey, red brick building with slate roof and rooms in the roof space which is set forward of the east flank elevation of no. 120-122 and much closer to the Bedford Road frontage. This development was implemented under planning permission ref. 07/00758FUL and listed building consent ref. 07/00759LBC which was allowed upon appeal under reference. APP/E0345/A/08/2067548.
- 6.15 The other buildings nearby which form the character of the surrounding area are the Listed terrace (Grade II) opposite the site at 149-169 Oxford Road which are located within the Conservation Area. These are a varied terrace of two storey red brick and gable/hipped roof buildings with lower ground floor basement accommodation. Many include residential accommodation to the upper floors

albeit a number incorporate modern shopfronts and signage at ground floor level. No.163-165 forms a three storey feature part of the terrace, also with a lower ground floor level and modern signage.

- 6.16 Also of note within the immediate surrounding area to the applications site is the Grade II listed Holy Trinity Church which is located further to the east along Oxford Road beyond the Oddfellows' Hall. This is a plain grey brick church oriented north-south with stone gable end capped by octagonal belfry and is the tallest building in the immediate surrounding area. Your officers are satisfied that any harm to the settings of the above Listed Buildings would be minor.
- 6.17 Any replacement building must be of high quality, reflecting the form and quality of the detailing and materials in areas local to the development site in accordance with Policy RC5. Policy CS7 seeks that development should maintain and enhance the character and appearance of the area in Reading in which it is located, responding positively to local context, reinforcing local distinctiveness and enhancing the historic environment of the Borough. Policy CS33 also requires that planning permission will only be granted for development which has no adverse impact on historic assets and their settings.

Massing and Siting

- 6.18 The proposal seeks to replace the existing public house building with a part five, part four and part two storey building. The replacement building would be adjoined to no. 118a Oxford Road. In terms of footprint, the proposed development would largely reflect the existing pub and continue to adjoin to no. 118a Oxford Road, whilst the separation distance to Trinity Place to the rear would remain as per the existing situation. The proposal would also maintain the building line and 6-7m set back from the road of the adjoined property at no. 118a. Such a set back from the Oxford Road frontage is characteristic of the other properties further to the east along this side of Oxford Road such as Oddfellows' Hall and the Holy Trinity Church. The properties to the west of Oxford Road and the other side of the Bedford Road junction also display a fairly consistent set back from the road, albeit these are shallower. Retention of this set back from Oxford Road is considered a positive feature of the proposed development which assists with its integration within the open character of Oxford Road.
- 6.19 The west flank elevation of the proposed development would also reflect that of the existing building in directly abutting the back of the footway on Bedford Road. Whilst historic maps indicate that as recently as 1960 buildings to this part of Bedford Road would have previously directly fronted the pavement, this was at a time when Bedford Road was narrower and the buildings fronting the road were small terraced houses. The present character of Bedford Road, which is now a wider and more significant road junction, is of buildings of a larger footprint which retain a set back from the road frontage. Trinity Place to the rear of the application site further to the north up Bedford Road, retains a 6m set back from the road frontage. No.s 120-122 Oxford Road on the opposite corner of the Bedford Road junction retain a minimum set back of 3.5m and the new flatted

development to the rear of no. 120-122 Oxford Road retains a 2m set back from Bedford Road. Whilst acknowledging that the public house building pre-dates the larger buildings referenced above which demonstrate a set back from the Bedford Road frontage, it is considered that a replacement building on the site, particularly one which is of significantly greater scale, should reflect the siting and prevailing character of the existing properties and evolved wider character of the street at this time.

- 6.20 At part five/part four storeys to the Oxford Road frontage the proposed building would exceed the height of the existing pub building which is two and a half/two storeys. The proposed building would, apart from the Holy Trinity Church located 50m to the east of the site, become the tallest building in the immediate surrounding area, exceeding the height of the existing Trinity House sheltered housing block to the rear of the site which presently forms a dominant feature around the Bedford Road and Oxford Road junction. Given the permitted additional storey of accommodation (planning permission ref. 130602) to the adjoined building at no. 118A Oxford Road, officers accept that there could be potential for a building of greater massing than the existing pub where the building adjoins no. 118A; providing that the massing and design are carefully designed.
- 6.21 However, as discussed in paragraph 6.19 above the west flank elevation of the proposal would directly abut the Bedford Road frontage and whilst an existing situation this is currently acceptable in the context of a much more modest two storey building which is more reflective of the prevailing architectural style. The proposed introduction of the four storey part of the building directly abutting the pavement edge would result in a visually dominant addition and would be significantly out of keeping with the prevailing character and urban grain of the surrounding area. Views south along Bedford Road towards the junction with Oxford Road presently present a pleasant vista towards the listed terrace (nos. 149-169) which forms the northerly edge of the Conservation Area; with the present pub forming an appropriate component of this view. However, officers consider that the introduction of a four storey structure directly on the pavement on the corner of this junction would be detrimental to this approach to Oxford and the junction and is considered harmful to and to fail to preserve or enhance the views into the conservation area surrounding the junction contrary to Policies CS7 and RC5 and the setting of the adjacent Russell Street/Castle Hill Conservation Area. In short, this massing would appear to be extending the site and appear as an over-development and significant massing, to the detriment of both the Bedford Road and Oxford Road street-scenes.

Design

- 6.22 Notwithstanding the massing concerns above, officers also have concerns for the design and form of the building, which would fail to deliver an appropriate design standard for this prominent corner location. Whilst a predominantly red brick approach is considered suitable in this location and is reflective of the materials found within the adjacent Castle Hill/Russell Street Conservation Area, the design contains a simplified form of architectural elements which as a whole, fail

to produce a satisfactory building form. The applicant's DAS does not clearly set the design cues for this development, much beyond the materials to be used (brick and slate). There appears to be little relief to the block/blocks and there is little to indicate any design quality or thought to the design, which would relieve the massing concerns identified above. The 'block-like' form of the development is more reflective of monolithic appearance of Trinity Place to the rear of the site and also the utilitarian appearance of the adjoining flat roof commercial building at no. 118a Oxford Road and the two storey flat roof Oddfellows Hall community building, which are the poorer architectural forms nearby. Whilst attempts appear to have been made to include echoes of Victorian design (for example the lessening of window heights further up the building), what is produced is a rather bland design which appears to be attempting to blend in to the varied architecture around it. However, in your officers' opinion, it appears to be failing to produce any notable architectural style.

- 6.23 When viewed from Bedford Road the flat roofed appearance of the proposed building where it steps down to two storeys as it projects closer to Trinity Place, combined with the flat roof form of the faux mansard-style roof of the four storey element, is considered to fail to deliver a suitable style of architecture. These elements do not mitigate the extended building mass either towards Bedford Road or upwards, when compared to the modest massing of the present building and would produce a jarring 'step' when viewed from the west along Oxford Road. The proposed upper storey of accommodation set within the mansard style roof is also considered to fail to 'turn the corner' in terms of the design. The lack of fenestration at this level presents a building which very much fronts Oxford Road rather than taking the opportunity to present a development in this prominent corner location which also addresses Bedford Road. Whilst the shop front turns the corner at ground floor level the scale and siting of the development directly abutting the pavement further exacerbates the failure of the proposal to address Bedford Road in design terms at roof level. A more sympathetic proposal could have taken a variety of measures to address both street frontages. Officers consider that the more recent development to the rear (north) of 120-120 Oxford Road has produced a new red brick development of design quality and siting suitable to its design and massing.
- 6.24 By contrast, the application proposal is considered to be ill-judged in terms of its execution. Its massing is considered to be harmful towards Bedford Road, the height of the proposal is not successfully mitigated by the application of an exposed flank of a crown roof, which is clearly not a mansard roof. The building as a whole lacks design cohesion and there are no design details to demonstrate the design suitability of what is proposed. Overall the design and massing is considered to fail to preserve the setting of the adjacent Russell Street/Castle Hill Conservation Area or the character of this part of Reading. It is considered the proposal would be contrary to policies CS7, CS33 and RC5. There are further design details which are also of concern, such as the lack of a suitable front entrance door to Oxford Road.

- 6.27 Policy DM10 seeks that residential proposals are served by appropriate levels of private or communal amenity space. The policy acknowledges that flats in central Reading will not require the same amount of outdoor space as houses in other parts of the Borough. The proposal does not include any private or communal amenity space. This is not considered unreasonable on the basis of the constraints of the site and is not uncommon for town centre residential developments. The town centre location of the site is also such that it would be well served by public recreation facilities and in terms of amenity space provision no conflict with Policy DM10 is advised.

Amenity of Surrounding Occupiers

- 6.28 Policy DM4 of the Sites and Detailed Policies Document (2012, 2015) seeks to protect the amenity of existing and future occupiers. Policy CS34 of the Core Strategy (2008, 2015) seeks to protect and mitigate development from pollution.
- 6.29 The neighbouring property with most potential to be impacted upon by the proposed development is the four storey sheltered housing flats at Trinity Place to the rear (north) of the site on Bedford Road. The south elevation of Trinity Place is located 6m away from the two storey north elevation of the existing pub. The proposed development has been designed such that it retains this same two storey level of massing at the closest point between the two buildings. The massing of the proposal then steps up to four and five storeys at a distance of 12m from the facing elevation of Trinity Place.
- 6.30 A daylight/sunlight impact assessment has been submitted as part of the application. The south elevation of Trinity Place which faces the proposed development includes a central column of windows. These windows serve the small kitchens of the sheltered accommodation flats and are shown by the daylight/sunlight assessment to be most impact upon by the proposed development, albeit daylight levels would still be within BRE recommended levels of urban developments. Furthermore, as windows serving non-habitable rooms loss of daylight/outlook would be a material consideration. The other windows to the south elevation of Trinity Place impacted upon by the proposed development are living rooms windows located on the corner points of the building. Whilst these are habitable rooms each of the living rooms are dual aspect and also served by windows to the front (west) and rear (east) elevations of the building which would be unaffected by the proposed development. In this respect officers do not consider that the proposed development would result in any undue loss of light or outlook to the occupiers of Trinity Place.
- 6.31 Given the separation distances of the development to Trinity Place, siting of the existing pub and window placement and configuration to Trinity Place it is not considered that the proposals would result in any undue overbearing impacts.
- 6.32 In terms of any overlooking or loss of privacy the proposed development incorporates only high level windows to the north elevation facing Trinity Place such that no adverse impacts in this respect are considered to result. A

condition is recommended to ensure that the flat roof area to the two storey element of the proposed cannot be used a terrace/balcony/roof garden to prevent future adverse impacts upon the residential amenity of occupiers of Trinity Place.

- 6.33 The other closest residential properties to the application site are the flats at 120-122 Oxford Road to the west on the opposite corner of Bedford Road. At over 20m away across a busy road there are not considered to be any adverse impacts on these properties from the proposed development in terms of loss of light, overbearing impact or overlooking. The proposals are not considered to result in any adverse impact upon the adjoined commercial unit at 118a Oxford Road.
- 6.34 The proposed development is not considered to result in any significant adverse harm to the amenity of surrounding occupiers in accordance with Policy DM4.
- 6.35 Conditions are also recommended to secure an appropriate construction method statement and hours of working to protect neighbouring amenity during implementation of the proposed development in accordance with Policy CS34.

Standard of Residential Accommodation to be Provided

- 6.36 Policy DM4 of the Sites and Detailed Policies Document (2012, 2015) seeks that new development should not cause a significant detrimental impact to the living environment of new residential properties. Policy CS34 of the Core Strategy (2008, 2015) seeks to protect and mitigate development from pollution.
- 6.37 The proposal would provide room and residential units of adequate size. All units would be served by satisfactory levels of lighting and outlook. Where rooms to units to the rear of the site are served by high level windows to the north elevation facing Trinity Place the rooms are dual aspect and also served by full windows to the east and west flank elevations and in some instances roof lights as well. The only exception to this is to one of the bedrooms of the two bedroom flat located at third floor level which is served by two roof lights only. The roof lights are large and considered to provide an adequate level of daylighting and given all other rooms well served in terms of natural light this is not considered an unacceptable arrangement.
- 6.38 All units are considered to be served by acceptable levels of privacy. The proposed high level windows to the north elevation facing Trinity Place would prevent any undue overlooking from the flats in this building whilst the separation (over 20m) to the flats at 120-122 Oxford Road on the opposite side of Bedford Road would be sufficient to prevent any overlooking from this direction.
- 6.39 The site is located on a busy road near the town centre and future occupants could potentially be affected by traffic and other external noise. A noise assessment and mitigation scheme was submitted as part of the application. Environmental Protection Officers have reviewed the submitted information and are satisfied that the glazing and ventilation specifications proposed would

ensure that the noise levels within the flats would be within acceptable levels. Implementation of the glazing and ventilation specification can be secured by way of condition. Acceptable standard in terms of internal noise transmission between the residential units would be secured by way of building regulations requirements.

- 6.40 Environmental Protection Officers have also reviewed the air quality assessment submitted as part of the application and are satisfied that this demonstrates that air pollutant levels at the site meet objective levels and no additional mitigation is required in this respect.
- 6.41 Given the application proposes a either an A1, A2 or A3 use to the ground floor unit it is recommended that a condition to secure an additional noise assessment and mitigation scheme to should any plant equipment be added to the site, particularly if an A3 restaurant use of the unit is pursued. This would ensure future occupiers of the flats to the upper floors of the development as well as existing surrounding residential occupiers would be protected from any additional noise impacts from plant equipment. A Condition is also recommended to restrict the opening hours of any potential A3 use of the ground floor unit to 11pm to protect occupiers of the proposed flats and existing surrounding properties from potential noise and disturbance associated with this use.
- 6.42 A condition is also recommended to control deliveries and waste collection from the proposed ground floor commercial unit to between 8am and 10pm Monday to Saturdays and 10am to 6pm on Sundays and Bank Holidays on the interests of future and existing nearby residential occupiers.
- 6.43 The proposed development is considered to provide a suitable standard of accommodation and amenity for future occupiers subject to the above recommended conditions would accord with Policies DM4 and CS34.

Unit Mix

- 6.44 Policy CS15 of the Reading Core Strategy (2008, altered 2015) states that “Developments should provide an appropriate range of housing opportunities in terms of a mix of housing types, sizes and tenures, in accordance with the findings of a housing market assessment.” The supporting text to this policy states that the provision of at least an element of family housing in all developments is a priority, based on the findings of the Berkshire Strategic Housing Market Assessment (2007) (SHMA). The policy also states that the appropriate density and mix of residential development will be informed by the characteristics of the area in which it is located and accessibility.
- 6.45 The proposal is for town centre redevelopment and the proposed mix of 4 x 1 bed and 2 x 2 bed units is considered to accord with Policy CS15.

Sustainability

- 6.46 Policies CS1 and DM1 seek that proposals should incorporate measures which take account of climate change, however as a 'non-major' application for 6 residential units there are no specific thresholds which the development is required to meet other than those required under the relevant building control regulations. The applicant has submitted a sustainability and energy efficiency report which sets out a number of energy efficiency measures that have been incorporated within the development including window location to utilise passive solar gain, insulation materials which exceed building regulation requirements, low flow water fittings and restrictors and high efficiency gas boilers. It is considered that the proposals satisfactorily accord with Policies CS1 and DM1.

Transport

- 6.47 Policies DM12 of the Sites and Detailed Policies Document 2012, 2015 and CS20 and CS24 of the Core Strategy seek to address access, traffic, highway and parking relates matters relating to development.
- 6.48 The site is located within the Zone 2, the primary core area but on the periphery of the central core area which lies at the heart of Reading Borough, consisting primarily of retail and commercial office developments with good transport hubs.
- 6.49 In accordance with the adopted Parking Standards and Design SPD, the proposed development would be required to provide parking provision of 1.0 space per unit, therefore equating to a total of 6 spaces for the residential element. The design and access statement confirms that there is no on-site parking or vehicular access related to either the commercial or residential elements proposed. Trinity place, which is located to the north of the site provides residential accommodation with a private car park for its residents only. Transport Officers have advised that a car free development is acceptable in this close to centre location given the constraints of the site. Bedford Road and the surrounding road network all have parking restrictions preventing on-street parking, therefore, any overflow in parking would not affect flow of traffic on the classified road network. However, the conditions would be attached to any permission to advise the applicant and future occupiers that they would not be entitled to residents parking permits for the surrounding streets where parking is under considerable pressure. This will ensure that the development does not harm the existing amenities of the neighbouring residential properties by adding to the already high level of on street car parking in the area.
- 6.50 Bin storage is proposed internally at ground floor level towards the rear of the site. The Design and Access statement states that the existing roadside collection from Bedford Road, which served the licensed premises, will be maintained. The Transport statement states refuse vehicles will wait on Oxford Road or Trinity Place to serve the site. In order to remove the bins from the storage area, two sets of doors will need to be negotiated to gain access to the frontage of the site, a statement has been provided stating that wheeled bins will brought to a collection location at the appropriate time and returned to the storage area by the building management operatives. Transport Officers are satisfied that the 'managed' bin collection scheme proposed is acceptable in principle but seek

that a condition is attached to any permission to secure submission and approval of further details of this and the bin collections points location.

- 6.51 With regards to the retail element (A1/A2/A3) of the proposal, details of how this would be serviced has not been provided, however as stated above, due to the constraints of the site the provision of a separate service/delivery bay is not possible and it is accepted that the existing Public House would have been serviced in the same manner. A condition is recommended to secure submission and approval of servicing strategy.
- 6.52 In accordance with the adopted Parking SPD, the development is required to provide secure cycle storage and a minimum provision of 0.5 cycle storage spaces per flat within the building or within a lockable covered store. Plans indicate that six cycles can be accommodated by three "Sheffield" type cycle stands located externally with a further 6 bicycles stored in Sheffield type stands within the entrance to the residential part of the development. This is deemed acceptable and provision of the cycle parking can be secured by way of condition.
- 6.53 There are no transport objections to the proposed development, subject to the recommended conditions above, including for submission of a construction method statement. The proposal is considered to accord with Policies CS20 and CS24 of the Core Strategy 2008, 2015 and Policy DM12 of the Sites and Detailed Policies Document 2012, 2015.

Affordable Housing

- 6.54 As a scheme for 6 new dwellings the proposal would be required to provide a 10% on site provision of affordable housing or equivalent financial contribution in accordance with Policy DM6 of the Sites and Detailed Policies Document (2012, 2015) and the Affordable Housing SPD (2013).
- 6.55 A viability appraisal was submitted as part of the application to justify a non-provision of on-site affordable housing and a zero financial contribution towards off-site affordable housing elsewhere within the Borough. The viability appraisal is currently under review by the Council's viability consultant. Officers will update you on the findings of the viability review via an update report or verbally on the day of the Committee.

Other Issues

Ecology

- 6.56 Policy CS36 seeks that developments should retain, protect and incorporate features of biodiversity. The applicant submitted a bat survey of the existing pub building which is to be demolished as part of the application. This has been reviewed by the Council's Ecological Consultant who is satisfied that the building is unlikely to host roosting bats and due to its location is surrounded by habitat or

poor quality for use by commuting or foraging bats. There are no objections to the proposal on ecological grounds.

Community Infrastructure Levy

- 6.57 As new build residential development the proposal would be liable for the Community Infrastructure Levy (CIL). The total liable floor space, as per the applicants, CIL Additional Information Form, submitted as part of the application is 400m². On this basis CIL liability is estimated to be fifty nine thousand two hundred and ninety six pounds (£59,296).

Access

- 6.58 Policy CS5 seeks that proposals should be located, sited and designed to provide suitable access, to, into and within, its facilities for all potential users, including disabled people, so that they can use them safely and easily.
- 6.59 The site provides level access from the front forecourt to the ground floor and retail unit and lobby, bin and cycle store for the flats, however the flats themselves are all located above ground floor level and accessed via a single stair core. The applicant confirms that a lift is not proposed. Given the small number of units proposed officers are satisfied that non-provision of a lift is acceptable and that inclusive access to the ground floor retail unit alone is sufficient for the purposes of CS5 in this instance.

7. Equality

- 7.1 In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, sex, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sexual orientation. It is considered that there is no indication or evidence (including from consultation on the current application) that the protected groups would have different needs, experiences, issues and priorities in relation to this particular planning application.

8 CONCLUSION

- 8.1 The proposal is considered to be poor in massing and design terms. Officers have considered the level of harm to the setting of the Russell Street/Castle Hill Conservation Area and conclude that although harm to views into the Conservation Area will occur, such harm would be 'less than substantial'. As such and as per paragraph 196 of the NPPF (2019), this must be weighed against the public benefits of the proposed development as discussed within the other sections of this report. There are public benefits to the proposal, notably the provision of six new dwellings within a sustainable location. However, officers do not consider that this outweighs the significant shortfalls of the proposed development in terms of design, massing and impact upon the character of the surrounding area.

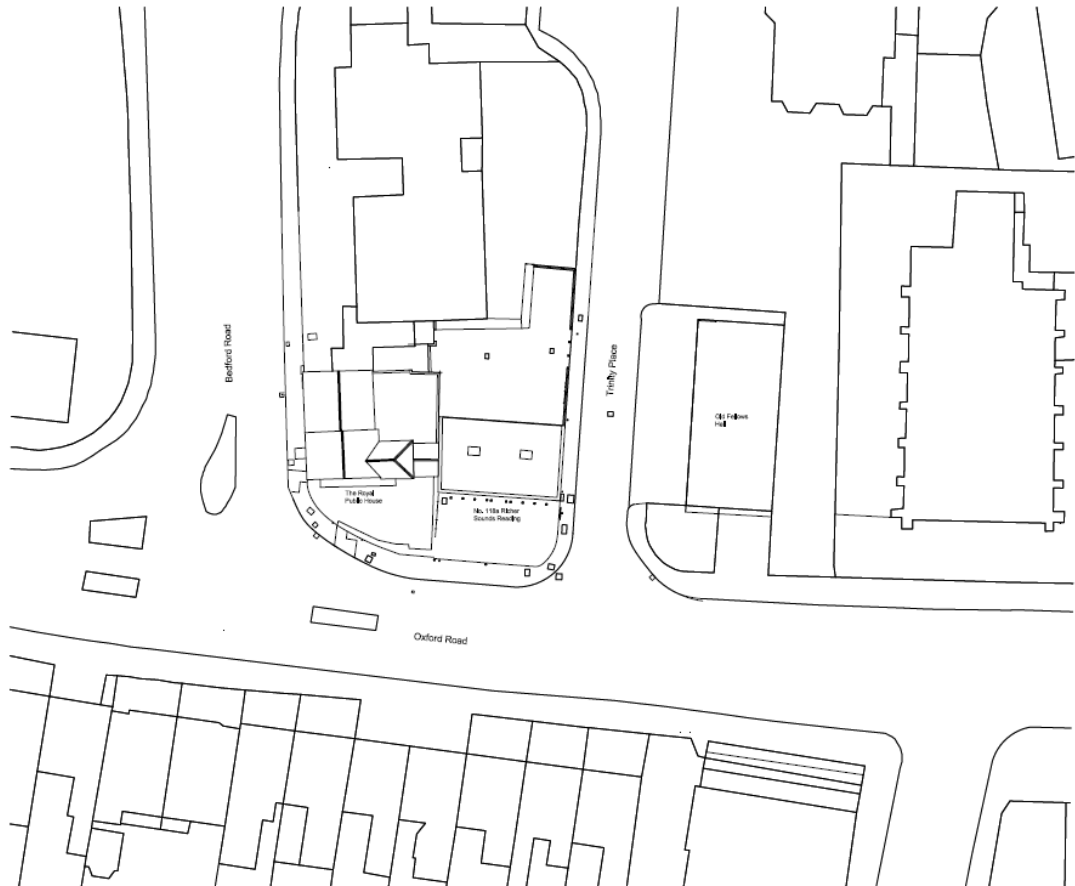
- 8.3 Officers shall update Councillors on the findings of the affordable housing viability review but expect to be able to report that the provision of zero affordable housing represents an additional reason for refusal of the application ahead of submission of the Council's appeal statement on 31st May 2019.

Drawings Submitted:

Drawing no.s:

- 15-035-01 rev C - Site Plan as Existing
- 310 rev E - Site Plan
- 15-035-04 rev C - Elevations as Existing 1
- 15-035-05 rev C - Elevations as Existing 2
- 321 rev H - Ground Floor Plan
- 322 rev H - First Floor Plan
- 323 rev H - Second Floor Plan
- 324 rev H - Third Floor Plan
- 325 rev G - Fourth Floor Plan
- 326 rev D - Roof Plan
- 327 rev G - South & West Elevations
- 328 rev H - North & East Elevations
- 330 rev F - Anxonometric View #1
- 331 rev F - Anxonometric View #2
- 332 rev F - Anxonometric View #3
- 333 rev F - Anxonometric View #4
- 334 rev E - Anxonometric View #5
- 335 rev E - Anxonometric View #6
- 336 rev F - Perspective Views
- 337 rev F - Contextual Views

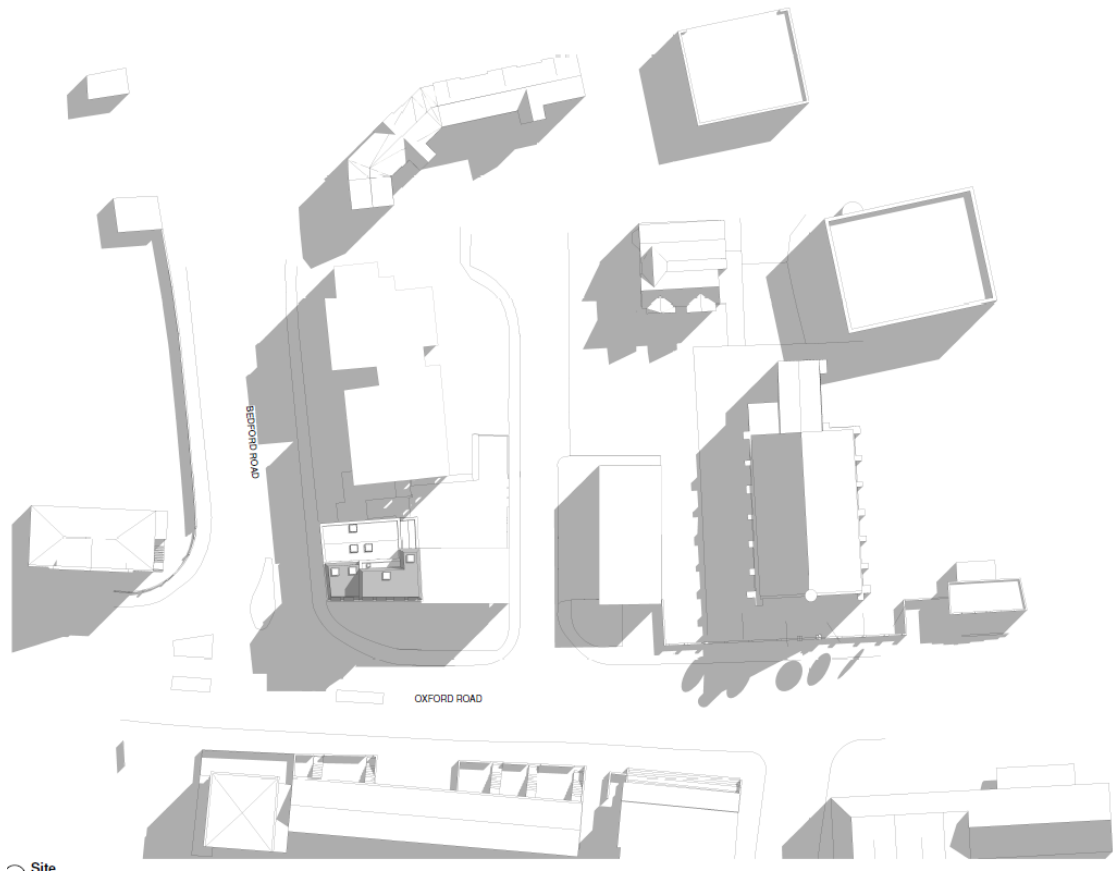
Case Officer: Matt Burns



Existing Site Plan



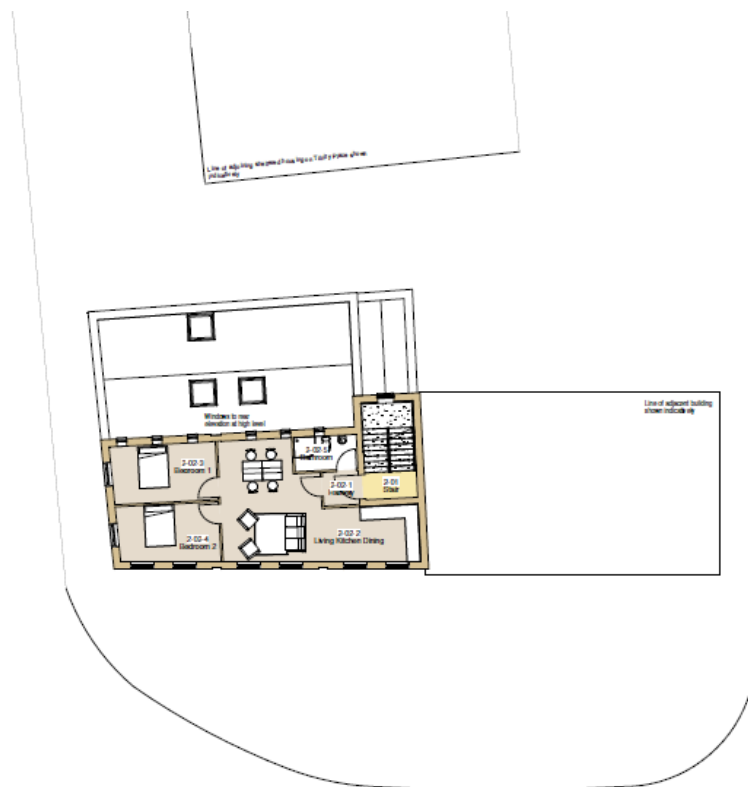
Existing Elevations



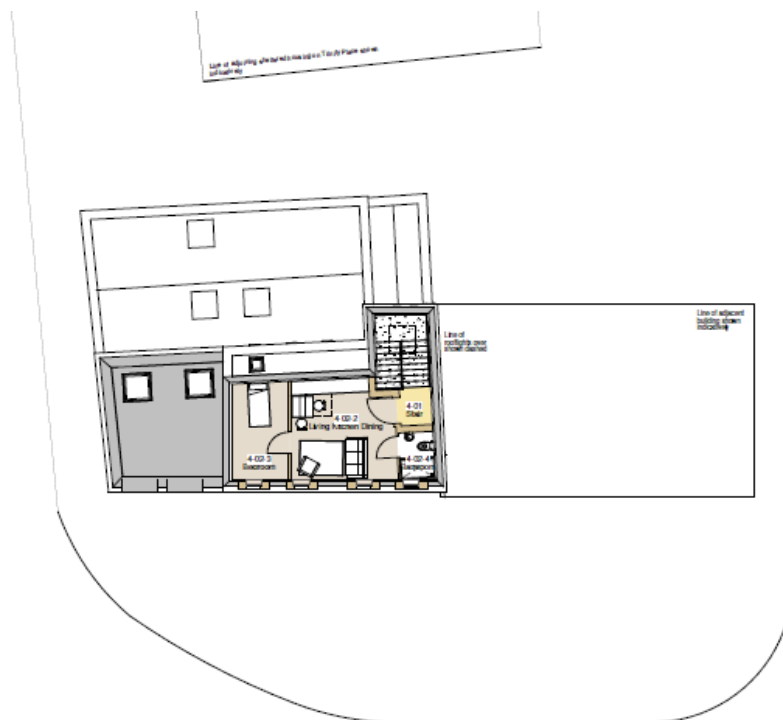
Proposed Site Plan



Proposed Ground Floor Plan



Proposed First & Second Floor Plans



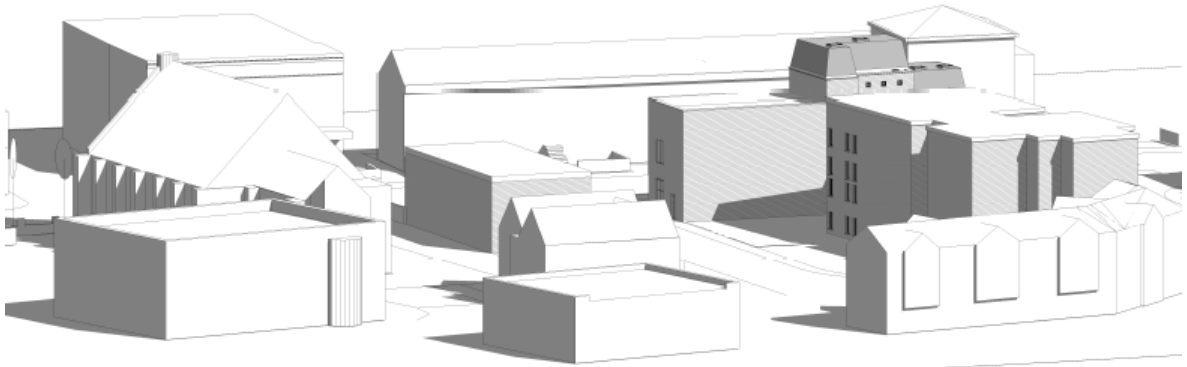
Proposed Third & Fourth Floor Plans



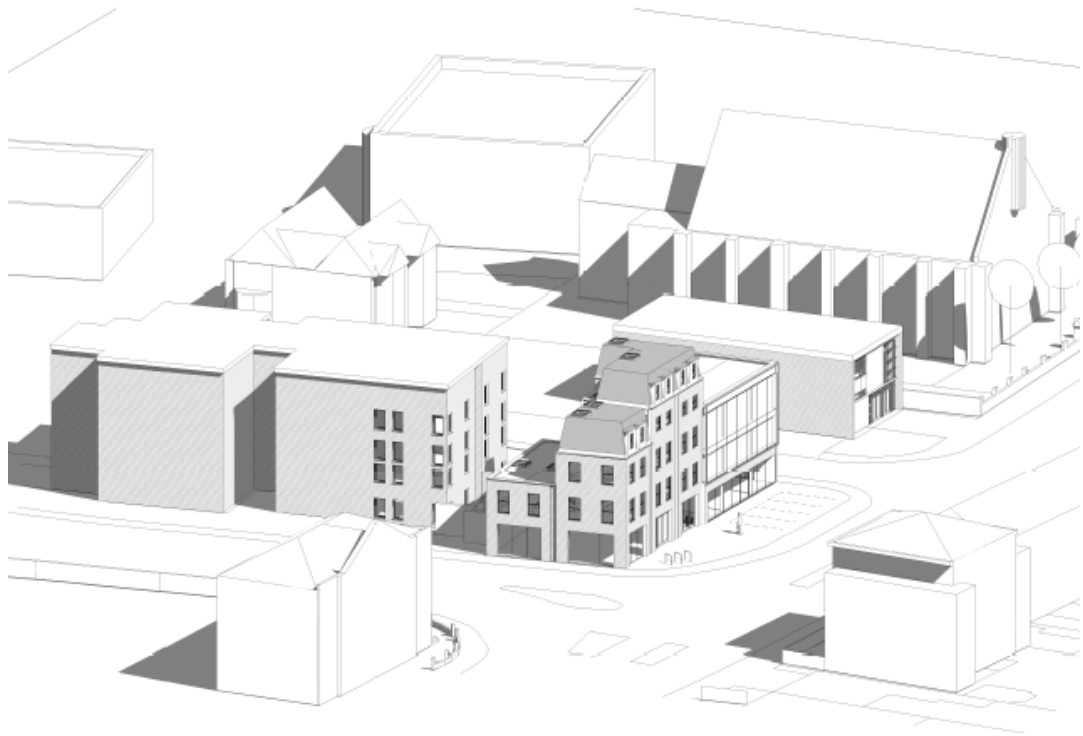
Proposed Visual



Proposed Visual



Proposed Visual



Proposed Visual



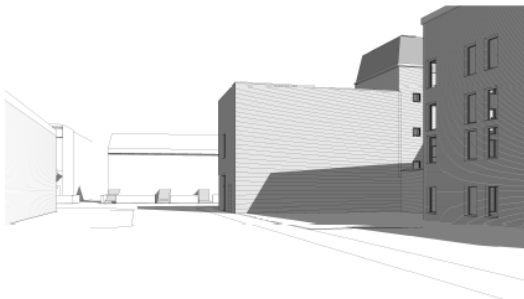
Proposed Visual



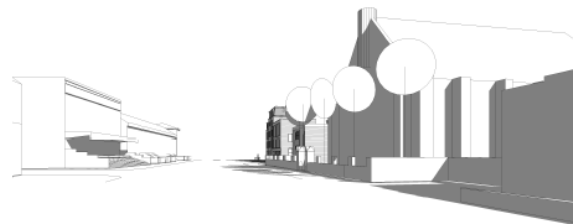
⑥ 3D View C



① 3D View A

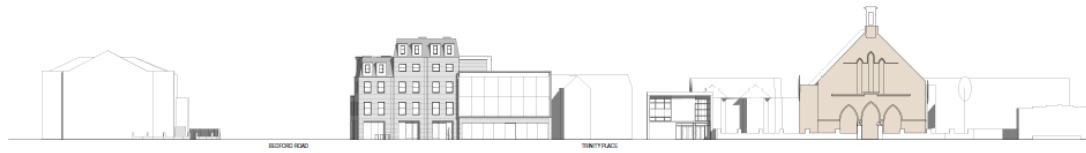


② 3D View D



⑤ 3D View E

Proposed Visuals



① Contextual Elevation - south
1:250



③ Contextual Elevation - north
1:250



② Contextual Elevation - west
1:250



④ Contextual Elevation - east
1:250

Proposed Street-Scene Elevations

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COMMITTEE REPORT

BY THE DIRECTORATE FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 29th May 2019

Ward: Norcot

App No: 190170

Address: St. Michaels School, Dee Road

Proposal: External and internal refurbishment works to the original 1950s school building, including new windows, roofs and over-cladding of the 2-storey block, temporary modular unit to the front of the site to facilitate the works, and associated external works affected by the refurbishment.

Applicant: Reading Borough Council

Date validated: 30 January 2019

Target Date: 27 March 2019

Extended 7th June 2019

RECOMMENDATION

GRANT Full Planning Permission, subject to conditions and informatives

Conditions to include:

1. Time limit for implementation (3 years)
2. Materials as shown on approved plans
3. Approved plans
4. Tree Protection Methods to follow the recommendations highlighted in the Arboricultural Impact Assessment (July 2014)
5. All External Lighting should not exceed 300 candelas per square metre
6. Vegetation clearance should occur out of season
7. Control of Noise and Dust - CMS to be submitted
8. Hours of Working - construction and demolition phase
9. Bonfires
10. Temporary use of the mobile unit only - to be removed from site within a year of decision being issued

Informatives to include:

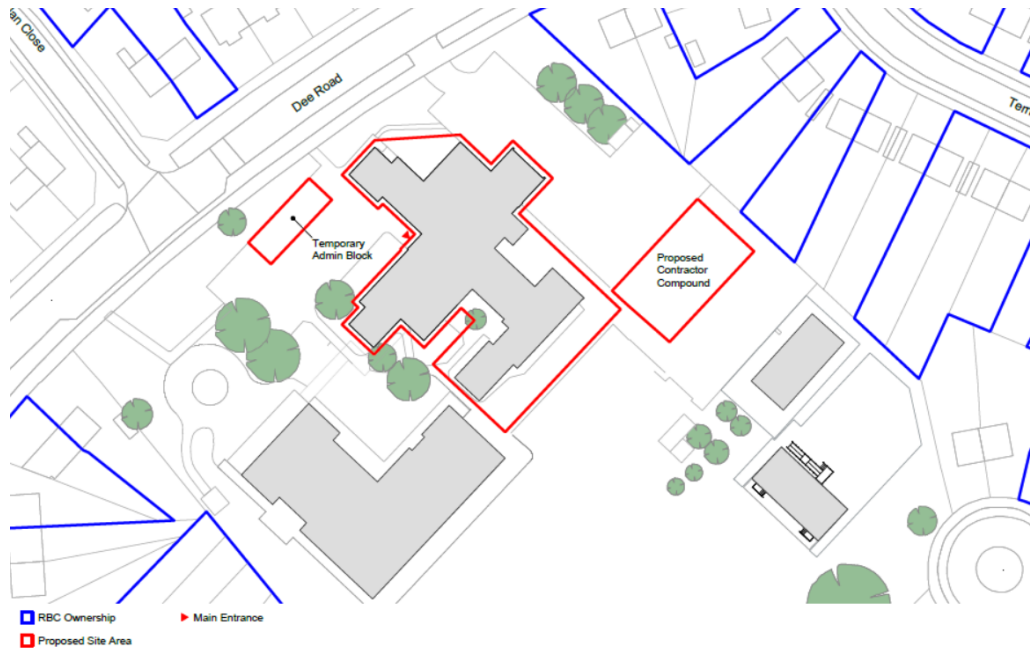
11. Positive and Proactive Statement
12. Terms and conditions
13. Need for building regulations

1. INTRODUCTION

- 1.1 The school site is bounded by Dee Road to the North West and housing to all three of the remaining boundaries. The turning head of Tern Close borders the school site at the centre of its East boundary.
- 1.2 The original 1950's block is located at the higher Northern part of the site, on relatively level ground, with the newer two-storey teaching block completed in 2015 to the south of this. Two modular classroom buildings are located towards the North East boundary.
- 1.3 The remaining areas of the site are predominately laid to grass with a scattering of semi mature trees, two tarmac play areas and a small staff parking area to the North providing 38 staff parking spaces. The site is

currently of sufficient size to accommodate both an 80m sprinting track and 140m running track in the summer months.

- 1.4 The original 1950's block is predominantly single storey with brick elevations, flat roofs and a panelled window system. The main school hall is double height with a pitched roof and one small section of the main building containing classroom is two storeys. The school's shared spaces are mostly housed within the original 1950's block with four classrooms. The remainder of the classrooms are accommodated with the newer two-storey teaching block. The two older temporary double classroom units are used by the after-school club and for storage of resources by the school.



2. PROPOSALS

- 2.1 St Michael's Primary School has secured a place on the Department of Education (DfE) second phase of the Priority School Building Programme (PSBP2) to refurbish school buildings in the worst condition across the country using capital grant money. The DfE plans for all PSBP2 schools to open their refurbished buildings by the end of 2021. St Michael's Primary School has been identified for local delivery with the original 1950's school building selected by the DfE for major refurbishment. Reading Borough Council (RBC) is the Responsible Body (RB) and the DfE is the funding body.
- 2.2 The overall brief for the school is to carry out major refurbishment works to the original 1950's block with the aim of bringing the building up to current regulations and specifications. Through detailed conditions surveys and investigations of the building the level of refurbishment works has been determined, working towards a 15-year life for key components with 5 years for 'plug in' items.
- 2.3 The project consists of 5 phases to facilitate the refurbishment of the building whilst maintaining adequate teaching and staff accommodation. The proposals include;
- Phase 1 - Site Setup
 - Phase 2 - Kitchen/Server Room
 - Phase 3 - Two-storey over clad

- Phase 4 - Staffroom/Admin Offices
 - Phase 5 - Reception/Classrooms
- 2.4 The numbers of staff and pupils will remain unchanged as this is not an expansion project.
- 2.5 The existing site layout will remain unchanged. The refurbishment works are proposed within the original 1950s school building with the newer teaching block unchanged. Remodelling has been kept to a minimum and much of the works is to address the condition need of the fabric of the building. All of the single glazed windows will be replaced, brickwork and render repaired and remedial works carried out to the roofs. The two-storey block to the rear will be over clad with the same materials to tie in with the newer adjacent teaching block. The phasing zones have been identified and agreed with the school to allow the school to continue to operate with the need for only one additional temporary modular unit.
- 2.6 External works includes reinstatement of hard and soft landscaping damaged as a consequence of the refurbishment works. There is no proposal to change the current school landscape or hard play areas.
- 2.7 The scope of the external lighting is to comprise of new or replacement bulk head lights over the main entrance and external doors. External lighting will comprise typically high frequency fluorescent and/or discharge lamp, wall mounted and under canopy luminaires to illuminate all final exits from the buildings. All external lighting shall be controlled via a combined photo electric cell and time switch control with manual override facility. The time switch shall feature a battery reserve and day omit facility.

All external lighting will be designed to be in-line with the following:

- (i). The Works shall comply generally with provisions of relevant Statutory Regulations, B.S. Specifications, Euro-norms and IEC Regulations.
- (ii). CIBSE, Code for External Lighting, Guides and Technical Memoranda.
- (iii). 17th Edition of IEE Wiring Regulations and any subsequent amendments.
- (iv). Installation of luminaries shall be carried out in accordance with clause B2.2 of the HCC Standard Electrical Specification.

3. PLANNING HISTORY

Reference No.	Detailed Description	Outcome
110780	Construction of double classroom educational building	Application Permitted on 9 Dec-11
120110	Retrospective application for the installation of roof mounted solar photovoltaic (PV) panels.	Application Permitted on 11 Apr-12
120731	Provision of 1 Temporary Classroom unit and associated external works	Application Permitted on 12 Jul-12
120986	Construction of double classroom educational building without complying with condition 9 of planning permission	Application Withdrawn on 26 Jan-12

	11/01631/REG3	
121432	Discharge of condition 10 of permitted application 11/01631/REG3	Conditions Discharged on 5 Sep-12
130570	Provision of 1 demountable modular double classroom and associated external works. Extension to external hard play space and 4 new staff parking bays.	Application Permitted on 23 Apr-13
141151	Part two storey part single storey extension with canopy links to main school, entrance extension, removal of 3 modular buildings, associated external works and new free-standing canopy to retained modular.	Application Permitted on 12 Nov-14
161130	Freestanding prefabricated 'Qube' structure	Application Permitted on 10 AUG-16
170039	Permanent retention of existing modular double classroom.	Application Permitted on 10 Mar-17
170310	To discuss the proposal for Dee Park Community Centre and a revised masterplan for the future phases of Dee Park.	Observations Sent on 27 Jun-17
170645	Discharge of condition 19 of planning permission 141151/REG3	Conditions Discharged on 10 May-17

4. CONSULTATIONS

4.1 Statutory:
None

4.2 Non-statutory:

4.2.1 The Planning (Natural Environment) Officer provided comments on 11 March 2019 stating; *"whilst the site of the temp modular building or contractors compound does not directly affect trees on site (when compared to the 2014 tree survey submitted), it would be appropriate for information to be provided to detail how trees will be protected, e.g. during works, during installation modular building, in relation to services (even if temporary). It would have been appropriate and reasonable for a new Arboricultural Impact Assessment to have been submitted with this application. At the very least we need to secure a brief Arboricultural Method Statement via condition to deal with tree protection"*.

4.2.2 The Council's Ecologist was consulted on 1 March 2019. Their comments received on 22 March 2019 stated;
"The application site comprises St. Michael's Primary School where it is proposed to incorporate new windows, roofs and over-cladding in the original 1950s school building, and to place a temporary modular unit and a contractor compound. As per the plans submitted the temporary administration block and the contractor compound will be placed on hardstanding."

The Extended Phase 1 Habitat Survey report (Windrush Ecology, March 2018) has been undertaken to an appropriate standard and is discussed below.

Habitat

The site comprises a number of buildings, areas of hardstanding comprising car parks and playgrounds, mown amenity grassland, scattered trees, shrubs, small flowerbeds, and a log pile is located adjacent to the eastern boundary fence. There are metallic and wire fences along the boundaries of the site.

Bats

Trees

A number of trees will be removed to accommodate the new structures or to facilitate the works - two mature pines (T21 and T24) and two semi-mature limes (T27 and T28). The report states that these trees are not suitable for roosting bats.

Buildings

The buildings are unsuitable for use by roosting bats.

Other wildlife

The habitats on site are not suitable for Great Crested newts, reptiles and hedgehogs, and that no evidence of badgers or setts were found on site. The log pile on site provides suitable habitat for invertebrates, which will be retained.

Any vegetation clearance should be undertaken outside the bird nesting season (March-August inclusive). This should be secured via a planning condition to ensure that no birds are disturbed or harmed during the works.

A relevant condition was requested.

- 4.2.3 RBC Environmental Protection was consulted on 1 March 2019. Their comments received on 28 March 2019 stated;
- “Environmental Protection concerns*
- Construction and Demolition phase*

Construction and demolition phases

We have concerns about potential noise, dust and bonfires associated with the construction (and demolition) of the proposed development and possible adverse impact on nearby residents (and businesses).

Fires during construction and demolition can impact on air quality and cause harm to residential amenity. Burning of waste on site could be considered to be harmful to the aims of environmental sustainability.

Relevant conditions were requested.

- 4.3 Public consultation:
- 4.3.1 Ninety-three households were consulted via letter, as well as a site notice being displayed. No letters of representation were received.

5. RELEVANT PLANNING POLICY AND GUIDANCE

- 5.1 National Planning Policy Framework 2019
National Planning Practice Guidance 2019
Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2018
- 5.2 Reading Borough Local Development Framework Core Strategy (RCS)
(Adopted January 2008 - amended 2015)
CS1: Sustainable Construction and Design
CS2: Waste Minimisation
CS7: Design and the Public Realm
CS31 Additional and Existing Community Facilities
CS38: Trees, Hedges and Woodlands
- 5.3 Sites and Detailed Policies Document (2012)(Altered 2015)
SD1: Presumption in Favour of Sustainable Development
DM4: Safeguarding Amenity

Supplementary Planning Documents: none relevant.

6. APPRAISAL

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.
- 6.2 The main issues are considered to be:
 - (i) Principle of Development
 - (ii) Design and impact on the character of the surrounding area
 - (iii) Impact on neighbouring amenity
 - (iv) Other Matters

6.3 Principle of Development

6.3.1 The proposed works do not involve any extensions or additional bulk to the building, and the proposed renovation works do not have a detrimental impact upon the existing building or the surrounding character of the area or the street scene. The proposed works would improve the life and appearance of the existing school building and therefore, in accordance with Policy CS31 the principle of the development can be considered acceptable.

6.3.2 A temporary classroom unit is proposed to be sited on an area of hardstanding/play area at the front of the school but with a sufficient set back to avoid looking too out of place. Subject to a condition requiring the removal of this unit within a year of the decision being issued to allow works to be completed, this unit is also considered to be acceptable.

6.4 Design and impact on the character of the surrounding area

The proposal involves various alterations to the exterior of the existing building, which involve installation of timber cladding, changing of render, removal of asbestos, replacement of single glazing with double glazing, erection of external lighting and various other changes. In all respects the proposed materials and details are considered to be acceptable and the proposal complies with Policy CS7.

6.5 Impacts upon Neighbouring Amenity

6.5.1 Policy DM4 relates to safeguarding amenity, and aims to prevent detrimental impacts upon the amenity of neighbouring properties and occupants/users of the application building; in regards to overlooking, overshadowing or outlook.

6.5.2 The proposed development will not increase the bulk of the property, and as such there is considered to be no change in impact in regards to overshadowing. Various changes are proposed in regards to windows; however given the school's position, and the distances between neighbouring properties, there is considered to be no greater impact as a result of the development in regards to overlooking. The proposed changes are considered to have a positive impact upon the character of the surrounding area and the street scene, and as such the outlook of properties which look upon the school will be improved as a result on the proposal.

6.6 Other Matters

6.6.1 Lighting - The school is situated far enough away from neighbouring properties that the proposed new external lights are unlikely not cause detrimental harm to any neighbouring properties. However, a condition is recommended to ensure that lighting does not exceed 300 candelas per square metre, as this would be considered reasonable to a) serve the purpose the lighting is required and b) to not cause a detrimental impact upon neighbouring amenity or passing traffic.

6.6.2 Trees - The Design and Access statement states, *"The proposed project will not impact the site's mature and semi mature trees. No additional tree or hedge planting is proposed. However, the Arboricultural Impact Assessment and Tree Protection Plan compiled by SJ Stephens Associates in July 2014 has been consulted and accompanies this application"*.

6.6.3 The Arboricultural Impact Assessment from July 2014, suggested measures which would deal with tree protection. Providing that the recommendations in this report are followed (while this report is almost 5 years old the bulk its recommendations are still relevant) the likely arboricultural impact of this development is considered acceptable. As such a condition is recommended to ensure that the development follows the tree protection methods highlighted within the Arboricultural Impact Assessment from July 2014.

6.6.4 In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

7. PLANNING BALANCE AND CONCLUSION

7.1 The proposed development is considered to enhance the character of the surrounding area, and the street scene, and will have a positive impact upon the existing school property and as such planning permission is recommended for approval subject to conditions and informatives.

Plans:

Plan Type	Description	Drawing Number	Date Received
Location Plan	Proposed	E02965-P-100 Rev P1	31 Jan-19

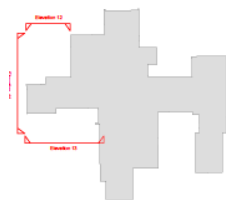
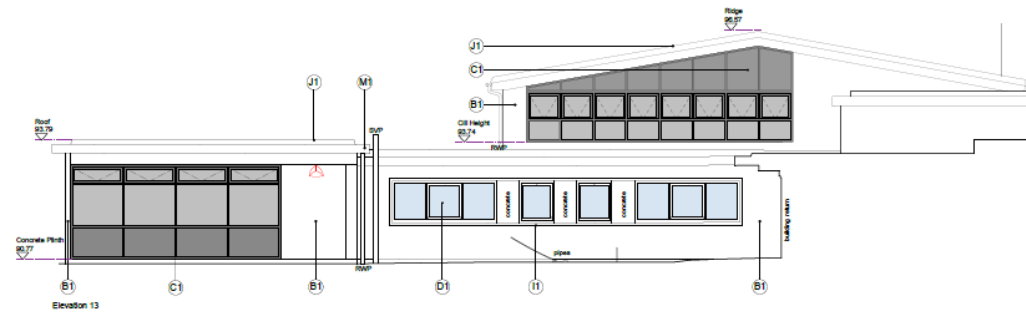
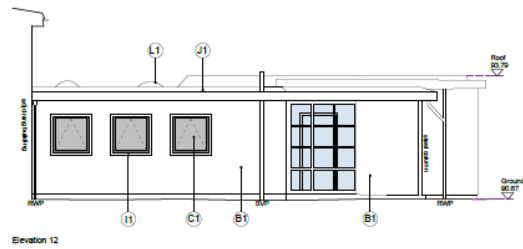
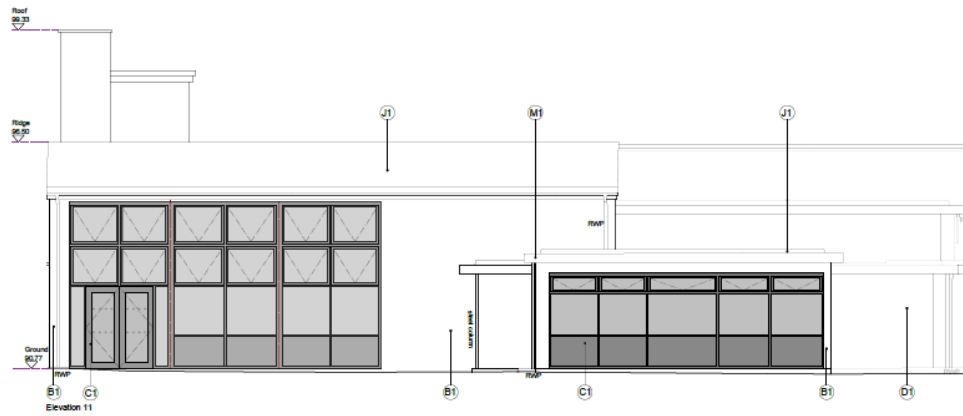
Block Plan	Proposed	E02965-P-101 Rev P1	31 Jan-19
Elevations	Existing (1 & 2)	HCC-ZZ-DR-A-3000 Rev P2	31 Jan-19
Elevations	Existing (3, 4, 5, 6)	HCC-ZZ-DR-A-3001 Rev P2	31 Jan-19
Elevations	Existing (7, 8, 9, 10)	HCC-ZZ-DR-A-3002 Rev P2	31 Jan-19
Elevations	Existing (11, 12, 13)	HCC-ZZ-DR-A-3003 Rev P1	31 Jan-19
Elevations	Existing (14, 15, 16)	HCC-ZZ-DR-A-3004 Rev P2	31 Jan-19
Elevations	Proposed (1 & 2)	HCC-ZZ-DR-A-3010 Rev P3	31 Jan-19
Elevations	Proposed (3, 4, 5, 6)	HCC-ZZ-DR-A-3011 Rev P2	31 Jan-19
Elevations	Proposed (7, 8, 9, 10)	HCC-ZZ-DR-A-3012 Rev P2	31 Jan-19
Elevations	Proposed (11, 12, 13)	HCC-ZZ-DR-A-3013 Rev P2	31 Jan-19
Elevations	Proposed (14, 15, 16)	HCC-ZZ-DR-A-3014 Rev P2	31 Jan-19
Elevations (Street Scene)	Proposed (17)	HCC-ZZ-DR-A-3015 Rev P1	31 Jan-19
Floor Plan	Existing/Proposed	E02965-HCC-00-DR-P-8110 Rev P1	31 Jan-19

Case Officer: James Overall.

Not all plans are shown on the following pages - just the principal elevations viewable by the public.



Proposed Rear view (Elevation 17)



- Key:**
- Proposed**
 - A1 - Proposed Insulated Render
 - B1 - Existing Brick Repaired/Repointed
 - C1 - Proposed Aluminium Window System with Insulated Spandrel Panels
 - D1 - Existing Double Glazed Windows System with Insulated Spandrel Panels
 - E1 - Existing Intake/Extract Vents
 - F1 - Proposed Louvered Panels
 - G1 - Proposed Solar Glass/Tim
 - H1 - Existing Kitchen Roof Plant
 - I1 - Existing Concrete Window Surround & Glis Repaired
 - J1 - Proposed Liquid Applied Roofing System
 - K1 - Timber Frame & Polycarbonate Canopy
 - L1 - Proposed Rooflights
 - M1 - Proposed Metal Flashing to Concrete Roof Edge
 - N1 - Existing Masonry Pinst
 - O1 - Proposed Timber Cladding
 - P1 - Proposed Ventilation Intake and Exhaust
 - Q1 - Proposed External Light



Notes

- This drawing is 4-copyright Hampshire County Council 2018. No unauthorized reproduction of any kind is permitted.

Rev	Description	Date	By
01	Issue for Public Consultation	20/03/18	TL
02	Revised	20/03/18	TL

Hampshire County Council

Reading Borough Council

St Michael's Primary School

Reading Borough Council

SCALE: 1:50 @ A1
1:100 @ A3

Reading Borough Council

St Michael's Primary School

Reading Borough Council

DATE: 04/2018
DRAWN: TL
CHECK: CL

PLANNING

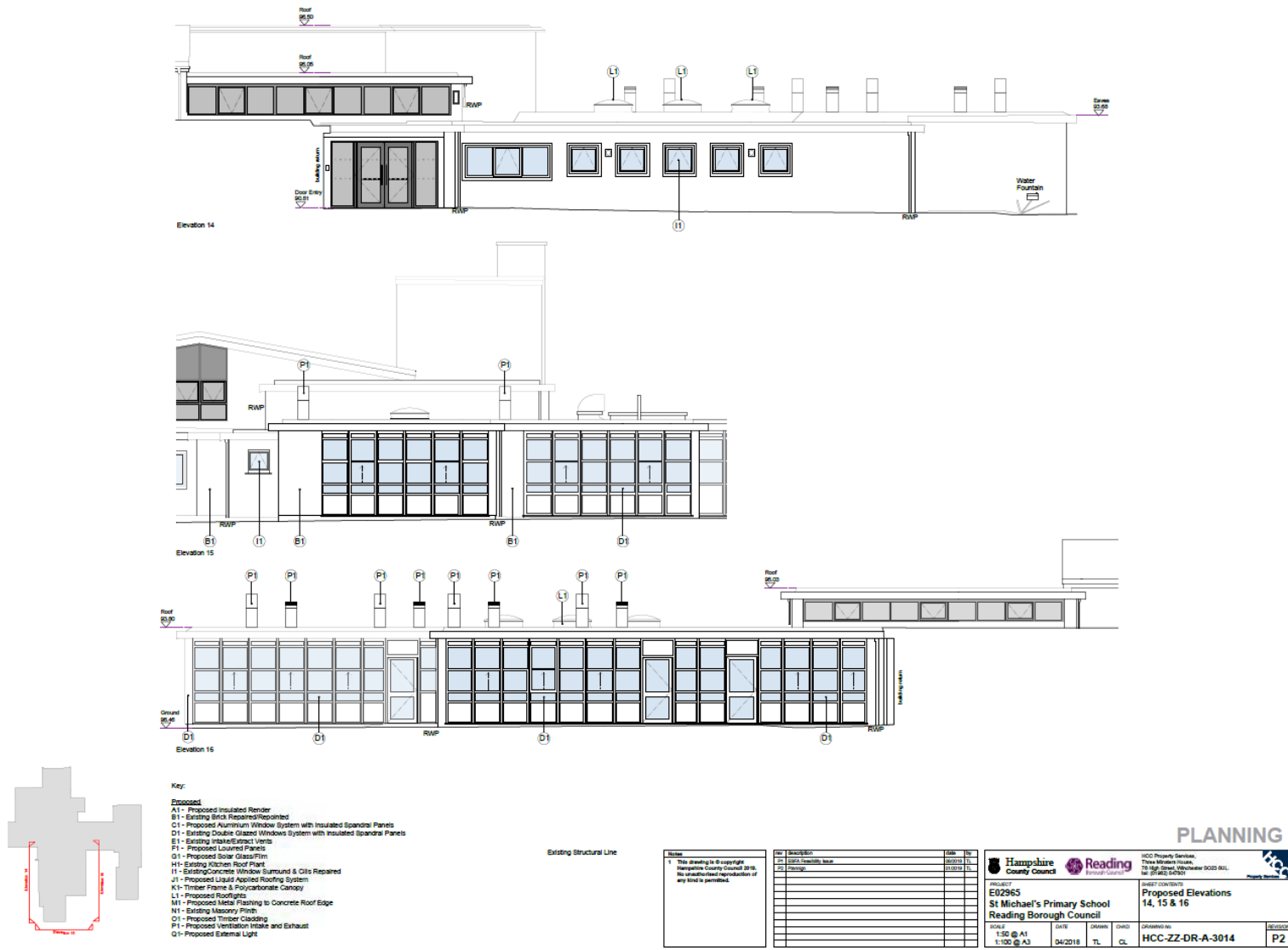
HCC Property Services,
Three Western House,
12 High Street, Reading RG1 1AA,
Tel: 0118 326 5470

Proposed Elevations 11, 12 & 13

DRAWING NO: HCC-ZZ-DR-A-3013

REVISION: P2

View of gym and staff room, which faces Dee Road.



View of classrooms facing Dee Road

COMMITTEE REPORT

BY THE DIRECTORATE FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 29th May 2019

ITEM NO.

Ward: Southcote

App No: 190306

Address: Jimmy Green Court, 52 Coronation Square

Proposal: Conversion of advice centre to a two bedroom apartment

Applicant: Reading Borough Council

Date validated: 21 February 2019

Target Date: 18 April 2019

Extension: 7th June 2019

RECOMMENDATION

GRANT Full Planning Permission, subject to conditions and informatives

Conditions to include:

1. Time limit for implementation (3 years)
2. Materials (to match existing)
3. Approved plans
4. Bicycle parking space provided in accordance with approved plans
5. Standard construction hours
6. No burning of waste on site

Informatives to include:

7. Positive and Proactive Statement
8. Terms and conditions
9. Need for building regulations
10. Highways

1. INTRODUCTION

- 1.1 The application site comprises an advice centre on the ground floor of an existing apartment building known as Jimmy Green Court. The building is owned by Reading Borough Council and contains flatted apartments over three storeys.
- 1.2 The advice centre service has been relocated and the unit is no longer used. The centre was accessed off a glazed porch located on the western elevation of the block and included an advice shop, meeting room and interview room. Further facilities include a kitchenette and toilet.
- 1.3 The building itself is set back from Coronation Square with Virginia Way forming the northern boundary of the site. The building is surrounded by amenity areas formed of open lawns with trees and hedges set back at some distance. The eastern side of the building includes a play area to the south and more hedges to the north. The site has multiple pedestrian accesses from Coronation Square and Virginia Way. An existing bin store is also situated on the eastern side of the building.

- 1.4 Residential uses/properties make up the majority of the surrounding area. The site is not within any Conservation Area and there are no nearby listed heritage assets. The site lies in Flood Zone 1, this being an area at lowest risk from flooding.

2. PROPOSALS

- 2.1 The proposal is to convert the redundant ground floor advice centre to a two bedroom apartment. The new apartment will be used by Reading Borough Council to provide additional affordable housing for local people.
- 2.2 The major physical change to facilitate the new two-bed apartment will be the removal of the exiting glazed porch and the provision of a new access via the southern elevation of the building. The two-bedroom apartment will accommodate a combined kitchen and dining area, separate lounge, a bathroom and two bedrooms. In addition to cupboard space provided in each bedroom, two separate storage spaces will be provided elsewhere in the apartment. The bathroom will be a disabled accessible facility.
- 2.3 New windows will be added to provide natural light and ventilation into the unit. These are positioned on the western elevation at the location of the former entrance and porch and the southern elevation replacing a door. The existing access to other apartments within the block will remain unchanged.

3. PLANNING HISTORY

Reference No.	Detailed Description	Outcome
950224	Conversion of bedsits and common room into neighbourhood centre. Regulation 3.	Application Permitted on 5 May-95

4. CONSULTATIONS

- 4.1 Statutory:
None
- 4.2 Non-statutory:
- 4.2.1 RBC Environmental Protection was consulted on 6 March 2019. Their comments received on 29 March 2019 stated;
“Environmental Protection concerns
○ Construction and Demolition phase

Construction and demolition phases - extensions / renovations

We commonly receive complaints about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and about smoke from bonfires associated with the burning of waste on site of minor developments. I recommend an informative is attached to help prevent complaints. There should be no burning of waste on the site”.

- 4.2.2 RBC Transport Strategy was consulted on 6 March 2019. Their comments received on 1 April 2019 stated;

“The application site comprises of an advice Centre on the ground floor of an apartment building owned by Reading Borough Council. 16 existing flats are provided over 3 storeys. This application seeks to convert the advice centre into 1 x 2 bedroom flat.

The site is located within Zone 3, Secondary Core Area, of the Council’s adopted Parking Standards and Design SPD. In accordance with the adopted Parking Standards and Design SPD, the development would be required to provide a parking provision of 1 space for the 2 bedroom unit. No on-site parking is provided for the existing flats and none is proposed for the new dwelling. This is acceptable given that the proposed use would create less trips than the advice centre and its associated use.

Existing bin storage is situated to the eastern side of the property which will be used for the new unit. It is recommended that the Council’s waste and Re cycling team are contacted to ensure the correct capacity of bins are provided for the increased number of units. It is assumed that the collection service will remain unchanged.

The Design and Access Statement states that the existing on site cycle storage is to be increased with 7 new secure cycle spaces. Details have been provided of individual cycle lockers which are deemed acceptable.

There are no Transport objections to this application subject to the conditions and informatives stated below:

DC3 Bicycle parking space provided in accordance with approved plans

No dwelling/building hereby permitted shall be occupied until the bicycle parking facility for that dwelling/building has been provided in accordance with the approved plan. The facility shall be kept available for bicycle parking at all times thereafter.

Reason: To encourage travel by sustainable alternatives to driving a motorcar in accordance with the Local Planning Authority’s approved transport policies CS23 and CS24.

IF3 Highways

i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.

ii) Any works affecting the Highway shall be in accordance with Reading Borough’s Council’s document “Guidance Notes for Activities on the Public Highway within the Borough of Reading”. The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council’s website”.

4.3 Public consultation:

4.3.1 Forty-four households were consulted via letter, as well as a site notice being displayed. No letters of representation were received.

5. RELEVANT PLANNING POLICY AND GUIDANCE

- 5.1 National Planning Policy Framework 2019
National Planning Practice Guidance 2019
Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2018
- 5.2 Reading Borough Local Development Framework Core Strategy (RCS)
(Adopted January 2008 - amended 2015)
 - CS1: Sustainable Construction and Design
 - CS4: Accessibility and Intensity of Development
 - CS7: Design and the Public Realm
 - CS15: Location, Accessibility, Density and Housing Mix
 - CS18: Residential Conversions
 - CS24: Car/Cycle Parking
 - CS36: Biodiversity and Geology
- 5.3 Sites and Detailed Policies Document (2012) (Altered 2015)
 - SD1: Presumption in Favour of Sustainable Development
 - DM1: Adaptation to Climate Change
 - DM4: Safeguarding Amenity
 - DM7: Accommodation for Vulnerable People
 - DM8: Residential Conversions
- 5.4 Supplementary Planning Documents:
 - “Parking Standards and Design” (2011)
 - “Residential Conversions” (2013)

6. APPRAISAL - Planning Applications

(i) Legal context

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

(ii) Main Issues

- 6.2 The main issues are considered to be:
 - (i) Principle of Development
 - (ii) Design and impact on the character of the surrounding area
 - (iii) Impact on amenity
 - (iv) Parking
 - (v) Affordable Housing
 - (vi) Other Matters

6.3 Principle of Development

6.3.1 The site lies within a sustainable location with a number of bus services operating from the nearby stops along Southcote Lane to the south. A number of facilities are located around Coronation Square including Southcote Library, Southcote Clinic and a small convenience store. Additional family accommodation in the form of a two bedroom flat would be appropriate in this area. The proposal involves the re-use of a vacant former community-type use, but the applicant has

confirmed that this is no longer required and therefore officers advise that the application is suitable in terms of Policy CS31.

6.3.2 Whilst Policy CS18 (and the related SPD) relates to the conversion of existing residential dwellings to apartments, some of its provisions should be noted in this instance. The policy specifically states that proposals for residential conversions will be considered acceptable assuming that the proposed conversion would not have an adverse impact on a variety of factors, including:

- Amenity
- Character of the surrounding area
- Intensification
- Privacy
- External amenity space
- On-site parking
- Bin storage

6.3.3 Officers consider that the proposal raises no concerns in respect of the above criteria. The principle of the proposed residential conversion is acceptable, subject to compliance with other relevant policies of the development plan.

6.4 Design and impact on the character of the surrounding area

6.4.1 The proposed conversion involves the removal of the glazed entrance porch, and the other external changes are considered to be relatively minor. The external alterations are considered to be minor and suitable in terms of the character of the surrounding area, or the street scene from a design perspective and comply with Policy CS7.

6.4.2 The proposal involves the installation of external cycle storage facilities. These cycle storage units are designed by a company known as 'Velo-Safe'. A bank formed of 7 Velo-Safe Lockers, in an alternating formation so that the triangular shapes interlink with one another will give a front width of 3.9 metres, and a rear width of 3.38 metres. The length will remain 1.9 metres.

6.4.3 This storage facility for bicycles is considered to be positioned in a suitable location near to the proposed development and will appropriate in terms of impacts on the surrounding area.



Proposed cycle storage lockers.

6.5 Impacts upon Amenity

6.5.1 The proposed flat will not look out onto the private amenity space of any other dwellings, and as such there are no concerns with regards to overlooking. There is no defensible amenity space at ground level, but this situation is common in this area. No conflict with Policy DM4 is advised.

6.5.3 Policy DM8 states, *“Proposals to convert properties into self-contained flats...will only be acceptable where...there are no unacceptable adverse impacts to other residential properties arising from noise and disturbance in terms of the number and layout of units proposed and the proximity to other properties”*. It continues to state, *“Bin and cycle storage [should be]...of an appropriate size and standard for the units proposed and should be located at ground floor level with easy access”*.

6.5.4 The proposed flat will have a gross internal floor area of 86.79m². This measurement is above the gross internal floor areas set out within the ‘Technical housing standards - nationally described space standard’ (March 2015). The minimum gross internal floor areas and storage (m²) space standards are:

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
2b	3p	61	70		2.0
	4p	70	79		

6.5.5 It is considered that there will not be a detrimental impact upon the amenities of neighbouring properties or the amenity of the future occupiers of the proposed apartment. The proposed scheme complies with Policies DM4 and DM8 of the Sites and Detailed Policy Document 2012 (Altered 2015).

6.6 Parking

6.6.1 The site is located within Zone 3, Secondary Core Area, of the Council’s adopted Parking Standards and Design SPD. In accordance with the adopted Parking Standards and Design SPD, the development would be required to provide a parking provision of 1 space for the 2 bedroom unit. No on-site parking is provided for the existing flats and none is proposed for the new dwelling. This is acceptable given that the proposed use would create less trips than the advice centre and its associated use. Further to this, the proposal involves the erection of 7 cycle storage lockers. Officers advise that there are no transport issues as a result of the proposal.

6.7 Affordable Housing

6.7.1 At its meeting of the Strategic Environment Planning and Transport Committee on 13th July 2016, the Committee agreed the following as the basis for determining planning applications where Policy DM6 of the SDPD is relevant:

To implement Policy DM6 as currently adopted in the SDPD but excluding proposals that solely involve the conversion of an existing property, where the conversion involves the provision of 10 or less dwelling units (i.e. not HMOs), or the replacement of dwellings by the same number of replacement dwellings where there is no net increase.

6.7.2 As the proposal relates to the conversion of rooms in existing buildings Policy DM6 would not apply.

6.8 Other Matters

6.8.1 In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

6.8.2 Community Infrastructure Levy

The property to be converted has recently been occupied and therefore would not be liable for CIL.

7. PLANNING BALANCE AND CONCLUSION

7.1 The principle of the loss of the advice centre (D1 use) is accepted and the principle of the use of the space as a dwelling is suitable. The proposed development will involve some external works, but these are considered to cause no detrimental impact upon the character of the area or the street scene.

7.2 From an amenity perspective, the proposal is considered to be appropriate.

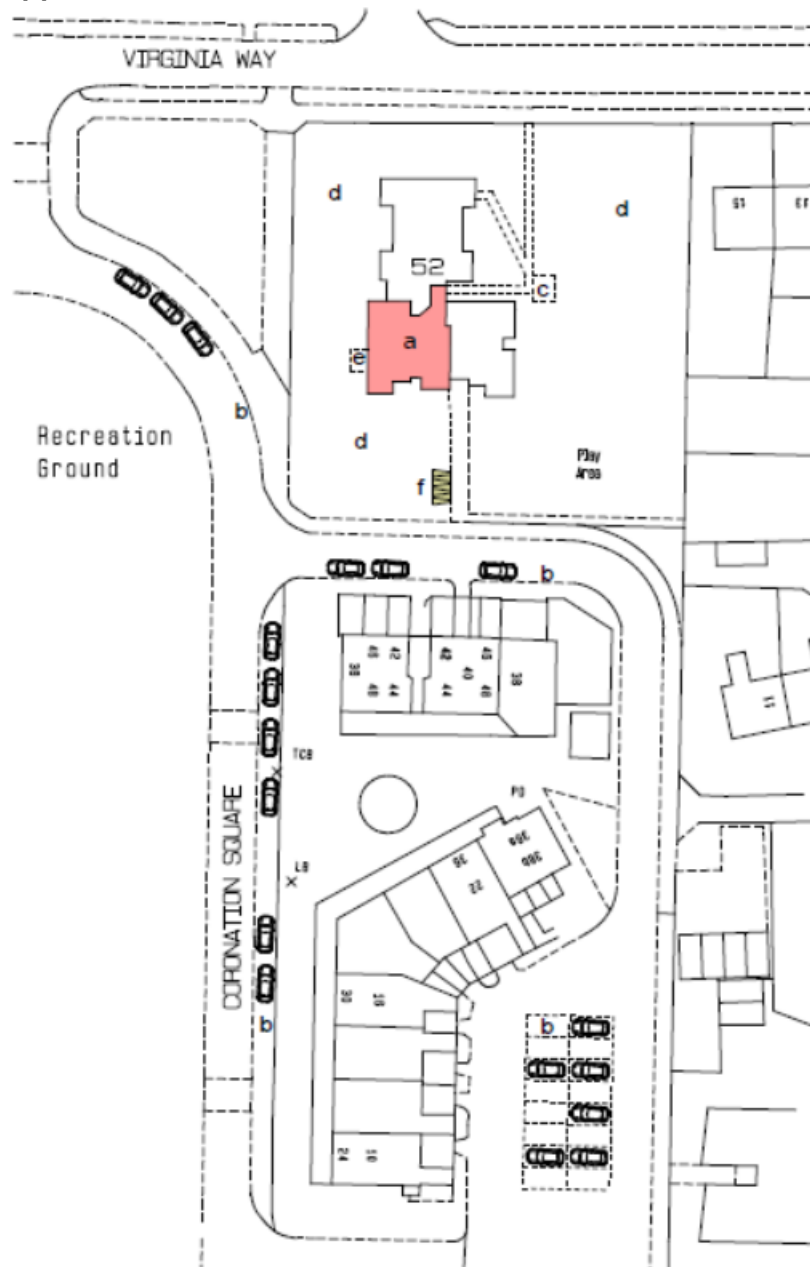
7.3 The proposal is considered to be acceptable in planning terms and the Officer's recommendation is to grant planning permission.

Plans:

Plan Type	Description	Drawing Number	Date Received
All Plans	Location Plan, Block Plan, Floor Plans, and elevations - Existing & Proposed	18/016/01	22 Feb-19

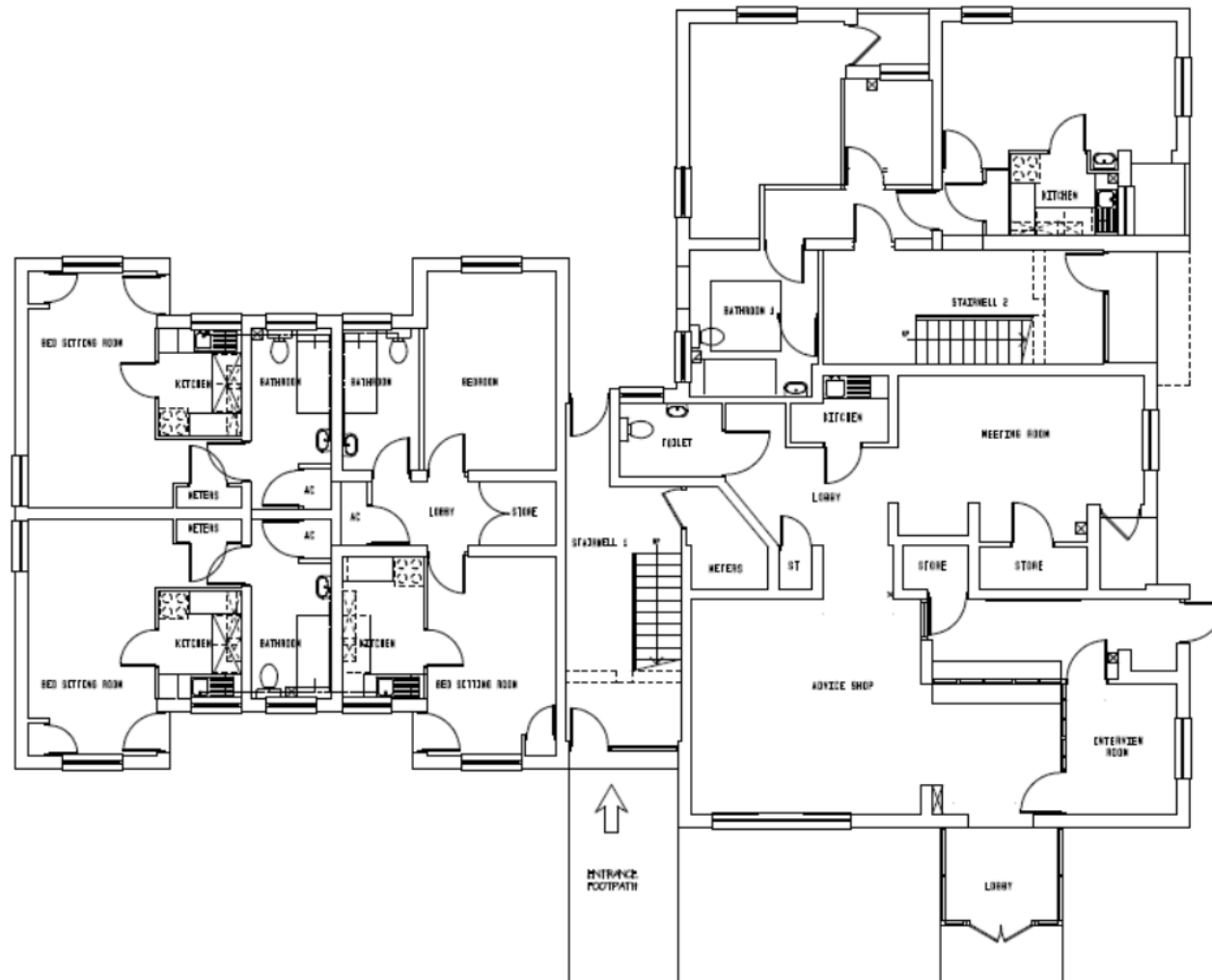
Case Officer: James Overall

Appendix

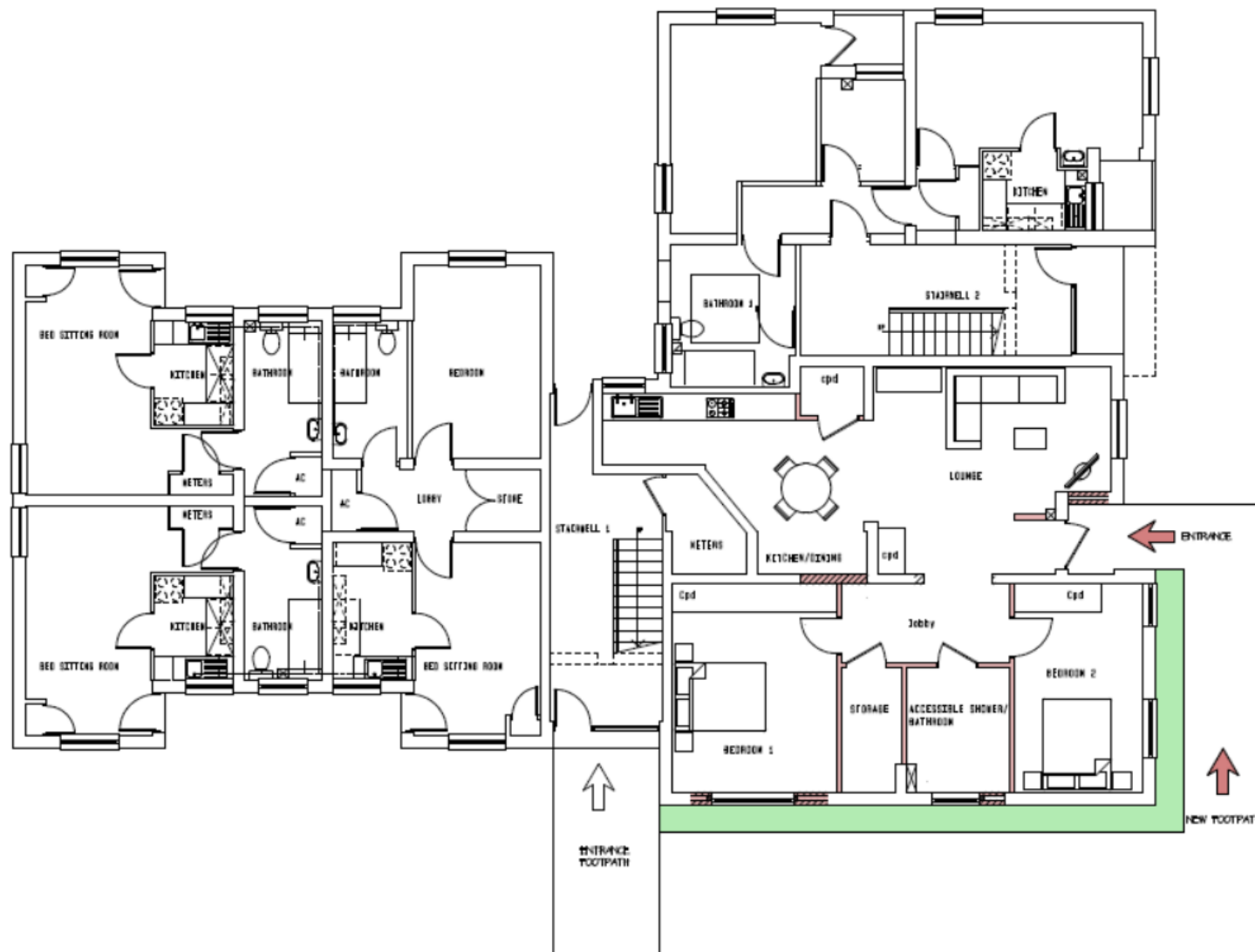


Proposed Block Plan

- EXISTING/PROPOSED BLOCK PLAN KEY**
- No 52 Jimmy Green Court
 - 16 no existing flats
 - a - advice centre converted to 2 bedroom flat
 - b - nearby parking
 - c - bin storage area
 - d - amenity
 - e - entrance conservatory removed
 - f - new secure cycle storage



Existing Ground Floor Plan



Proposed Ground Floor Plan



Existing Elevations



EAST



SOUTH

Proposed Elevations

By virtue of paragraph(s) 6a, 6b, 7 of Part 1 of Schedule 12A of the Local Government Act 1972.

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of the Local Government Act 1972.

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