

To: Councillor McKenna (Chair)
Councillors Sokale, Carnell, Duveen, Ennis,
Lovelock, Rowland, McEwan, Page,
Robinson, DP Singh, Stanford-Beale,
J Williams and R Williams

Direct ☎ : 0118 9372303

9 July 2019

Your contact is: **Simon Hill - Committee Services (simon.hill@reading.gov.uk)**

NOTICE OF MEETING - PLANNING APPLICATIONS COMMITTEE 17 JULY 2019

A meeting of the Planning Applications Committee will be held on Wednesday, 17 July 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		11 - 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 - 26
6. APPLICATIONS FOR PRIOR APPROVAL	Information	BOROUGHWIDE	27 - 36
7. PROPOSED FELLING OF ONE MULBERRY TREE AT 44 FIRCREFT CLOSE, READING	Decision	KENTWOOD	37 - 40
8. OBJECTION TO A TREE PRESERVATION ORDER AT ARCTIC HOUSE AND LIME HOUSE, GRASS HILL	Decision	THAMES	41 - 48

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9.	STREET NAME ASSIGNMENT - FORMER TOYS R US / HOMEBASE SITE	Decision	ABBEY	49 - 56
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PLANNING APPLICATIONS FOR CONSIDERATION

10.	181930/FUL - 29-35 STATION ROAD	Decision	ABBEY	57 - 132
	Proposal	Demolition of the existing vacant 6-storey retail and office building and erection of a replacement basement and part 4, part 22 (with rooftop plant above) storey building to provide flexible retail (Class A1, A2 or A3) use at part ground floor level, a 135-bedroom hotel (Class C1) at 1st to 16th floors and offices (Class B1a) at 17th to 21st floors, associated servicing from Garrard Street and other associated works (amended description).		
	Recommendation	Permitted subject to Legal Agreement		
11.	182054/FUL - 20 HOSIER STREET	Decision	ABBEY	133 - 166
	Proposal	Demolition of all existing structures, erection of a part 7, part 8 storey building for use as 101 bed Hotel (Class C1 Use) at Ground - 8th Floor and Restaurant/Bar (Class A3/A4 Use) at ground floor, with means of access, servicing and associated works		
	Recommendation	Permitted subject to Legal Agreement		
12.	190650/FUL - GREYFRIARS CHURCH, FRIAR STREET	Decision	ABBEY	167 - 186
	Proposal	Demolition of the existing western foyer, and replacement with a larger glazed foyer area and other internal works; and single storey rear extension to no's 2 and 4 Sackville Street to link the church to these building, and the change of use of the premise from Sui Generis (Counselling services offices) to Class D1 use (non-residential institution - public worship or religious instruction), and changes to external parking and landscaping.		
	Recommendation	Application Permitted		
13.	190441/VAR, 190442/VAR, 190465/REM, 190466/REM - STATION HILL	Decision	ABBEY	187 - 274

Proposal (190441/VAR)	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']
Recommendation	Permitted subject to Legal Agreement
Proposal (190442/VAR)	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.
Recommendation	Permitted subject to Legal Agreement
Proposal (190465/REM)	Application for the approval of reserved matters (access, scale, appearance, layout and landscaping) for Plot E within the development site known as Station Hill submitted pursuant to Outline Planning Permission ref. 190442, and submission of details for approval pursuant to Conditions attached to that permission. The proposals comprise the construction of a 12 storey building (plus basement storey) containing 370 Build to Rent residential units (Use Class C3), 1,151sqm (GEA) of flexible retail floorspace (Use Classes A1, A2, A3, A4, A5), cycle storage, car parking, servicing, plant areas, landscaping, new public realm and other associated works (amended description).
Recommendation	Approved subject to granting of permissions 190441/190442
Proposal (190466/REM)	Application for approval of reserved matters (access, scale, appearance, layout and landscaping) for Plot F within the development site known as Station Hill submitted pursuant to Outline Planning Permission ref. 190441, and submission of details for approval pursuant to Conditions attached to that permission. The proposals comprise construction of a 12 storey (plus basement storey) building containing 168 Build to Rent residential units (Use Class C3), 390sqm (GEA) of flexible retail floorspace (Use Classes A1, A2, A3, A4, A5, D2), 656sqm (GEA) of leisure floorspace (Use Class D1 or D2), cycle storage, car parking, servicing, plant areas, landscaping, new public realm and other associated works (amended description).
Recommendation	Applications Approved subject to granting of permissions 190441/190442

14.	190522/FUL - 39 BRUNSWICK HILL	Decision	BATTLE	275 - 296
	Proposal	Erection of new building containing 9 no. apartments with parking at rear following demolition of existing buildings		
	Recommendation	Application Permitted		
15.	190704/REG3 - LAND ADJACENT 72 WENTWORTH AVENUE	Decision	CHURCH	297 - 304
	Proposal	Construction of two two-bed dwellings and associated parking, landscaping and access.		
	Recommendation	Permitted subject to Legal Agreement		
16.	190357/HOU - 10 PEGS GREEN CLOSE	Decision	NORCOT	305 - 318
	Proposal	Two storey side/rear extension and single storey front and rear extensions, loft conversion with new dormer window and 2 Velux windows.		
	Recommendation	Application Permitted		
17.	190160/FUL - "ALEXANDER HOUSE", 205-207 KINGS ROAD	Decision	PARK	319 - 358

Proposal Demolition of existing office building and construction of new 182 bed student accommodation development, over 7 storeys of accommodation plus lower ground floor, together with ancillary landscaping, parking and amenity space.
Recommendation Application Refused

18. 182214/FUL - 45 UPPER REDLANDS ROAD Decision REDLANDS 359 - 380

Proposal Erection of 4 dwellinghouses and accesses with associated landscaping and parking
Recommendation Permitted subject to Legal Agreement

19. 190808/REG3 - DENTON COURT, HEXHAM ROAD Decision REDLANDS 381 - 386

Proposal Various external and internal refurbishments including the complete replacement of non-loadbearing elevations to the front and rear including insulation, windows and doors; the replacement of gutters, fascia and soffits; and internally, the installation of new kitchens and bathrooms
Recommendation Application Permitted

20. 190434/FUL - LAND TO THE REAR OF 27 - 43 BLENHEIM ROAD CAVERSHAM Decision THAMES 387 - 408

Proposal Erection of 3 dwellings with parking, landscaping and access from Blenheim Road.
Recommendation Permitted subject to Legal Agreement

21. 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.”

22. PLANNING ENFORCEMENT QUARTERLY UPDATE Decision BOROUGHWIDE 409 - 416

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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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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 Framalico	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 Class XV Class XVI	<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
D2 Assembly and Leisure	Class XVII Class XVIII	<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
Sui Generis	Class XVII	Theatres, nightclubs	No permitted change

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Present: Councillor McKenna (Chair);
Councillors Sokale (Vice-Chair), Carnell, Duveen, Ennis, Rowland, McEwan, Page, Robinson, J Williams and R Williams

Apologies: Councillors Lovelock, DP Singh and Stanford-Beale

RESOLVED ITEMS

13. MINUTES

The Minutes of the meeting held on 29 May 2019 were agreed as a correct record and signed by the Chair.

14. POTENTIAL SITE VISITS FOR COMMITTEE ITEMS

The Executive Director for Economic Growth 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 Assistant Director of Planning, Transport and Regulatory Services might consider appropriate, be the subject of accompanied site visits:

190357 - 10 PEGS GREEN CLOSE

Two storey side/rear extension and single storey front and rear extensions, loft conversion with new dormer window and 2 Velux windows.

182214 - 45 UPPER REDLANDS ROAD

Erection of 4 dwellinghouses and accesses with associated landscaping and parking.

190858 - GREEN PARK STATION

Construction of a building comprising ticket hall, public conveniences, staff facilities and ancillary retail provision to serve the proposed Green Park railway station development, including associated signage.

190809 - THAMES QUARTER, KINGS MEADOW ROAD

Erection of a part 13-storey, part 23 storey building comprising 335 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, post room, ancillary back-of-house facilities, 335 secure cycle parking spaces, car parking spaces, landscaping, and associated works (revision to planning permission 162166 dated 23/11/2017)(Part Retrospective).

190835 - 199-203 HENLEY ROAD AND LAND TO THE REAR OF 205-207 HENLEY ROAD, CAVERSHAM

Demolition of 199-203 Henley Road and erection of part four, part three and part two storey 82 unit residential care home building (C2 use class) with associated external structures, access from Henley Road, car parking and landscaping.

190627 - GAS HOLDER, ALEXANDER TURNER CLOSE

Demolition of existing buildings and Gas Holder and the erection of new buildings ranging between 2 and 9 storeys in height, providing 130 residential units (Class C3) with associated access, car parking, landscaping and open space.

15. PLANNING APPEALS

(i) New Appeals

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

(ii) Appeals Recently Determined

The Executive Director for Economic Growth and Neighbourhood Services submitted details of three decisions 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

The Executive Director for Economic Growth and Neighbourhood Services submitted a report on the following appeal decision in Appendix 3:

181728 - 14 BOSTON AVENUE

Retrospective change of use from C3 residential dwellinghouse to an 8 bedroom sui generis House in Multiple Occupation.

Written representations.

Appeal allowed.

16. APPLICATIONS FOR PRIOR APPROVAL

The Executive Director for Economic Growth and Neighbourhood Services submitted a report giving details in Table 1 of ten pending prior approval applications, and in Table 2 of four applications for prior approval decided between 15 May and 13 June 2019.

Resolved - That the report be noted.

17. UPDATE ON GOVERNMENT RESPONSE TO CONSULTATIONS ON PLANNING REFORMS

The Executive Director of Economic Growth and Neighbourhood Services submitted a report summarising the outcome of consultations recently undertaken by the Ministry of Housing, Communities and Local Government (MHCLG).

The report noted that a report had been submitted to the meeting on 9 January 2019 (Minute 54 refers) setting out officer views on the then proposed changes to permitted development rights and use classes. As agreed by the Committee final representations on the consultation had been agreed in consultation with the Chair and the Lead Councillor for Strategic Environment, Planning and Transport, and submitted to MHCLG.

Resolved -

That the report be noted.

18. UPDATE ON CONSULTATIONS ON CHANGES TO THE COMMUNITY INFRASTRUCTURE LEVY

The Director of Economic Growth and Neighbourhood Services submitted a report summarising the outcome of consultations undertaken by the Ministry of Housing, Communities and Local Government (MHCLG) on proposed CIL legislation changes in 2018. The changes were due to come into force on 1 September 2019.

Resolved - That the report be noted.

19. 190099/FUL - UNIT 36 & 37 BROAD STREET MALL, BROAD STREET

Amalgamation of Units 36 and 37 (Class A1) and change of use to form a flexible retail/restaurant/bar unit (Class A1/A3/A4), associated replacement shopfront works and associated external alterations on Dusseldorf Way and South Court frontages.

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

Comments and objections were received and considered.

Resolved -

That planning permission be granted subject to the conditions and informatives as recommended in the report, except that Condition 9 be amended to specify that

the condition should be discharged and an extraction system installed prior to commencement of the use of the unit.

20. 190793/NMA - LAND BETWEEN WELDALE STREET & CHATHAM STREET

Non-material amendments to permission 170326 (granted on 15/03/2018) to amend the wording of conditions 15, 34 and 43 to allow details to be submitted on a phase-by-phase basis, and amend the wording of condition 32 to allow archaeological works to take place via an agreed timetable rather than pre-commencement (amended description).

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

Resolved -

That the non-material amendments to permission 170326 be agreed subject to the replacement conditions and informatives as recommended in the report.

21. 190357/HOU - 10 PEGS GREEN CLOSE

Two storey side/rear extension and single storey front and rear extensions, loft conversion with new dormer window and 2 Velux windows.

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

Resolved - That consideration of the application be deferred for a site visit.

22. 182214/FUL - 45 UPPER REDLANDS ROAD

Erection of 4 dwellinghouses and accesses with associated landscaping and parking.

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

Resolved - That consideration of the application be deferred for a site visit.

23. 190374/FUL - LAND TO WEST OF DRAKE WAY, KENNET ISLAND

Creation of new and extended surface level car sales area including landscaping and associated works.

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

Comments were received and considered.

Resolved -

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 26 JUNE 2019

That planning permission be granted subject to the conditions and informatives as recommended in the report.

(The meeting started at 6.30 pm and closed at 7.20 pm)

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READING BOROUGH COUNCIL

REPORT BY EXECUTIVE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES

TO:	PLANNING APPLICATIONS COMMITTEE		
Date:	17 JULY 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:	17 JULY 2019		
TITLE:	PLANNING APPEALS		
AUTHOR:	JULIE WILLIAMS	TEL:	0118 9372461
JOB TITLE:	ACTING PLANNING MANAGER	E-MAIL:	Julie.Williams@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: REDLANDS
APPEAL NO: APP/EO345/W/19/3221109
CASE NO: 181373
ADDRESS: 97 London Road
PROPOSAL: Erection of 3 storey detached building, comprising 2x1 bed flats and 2x2 bed flats, with associated hard and soft landscaping
CASE OFFICER: Tom Hughes
METHOD: Written Representation
APPEAL TYPE: REFUSAL
APPEAL LODGED: 14.06.2019

WARD: REDLANDS
APPEAL NO: APP/E0345/W/19/3229604
CASE NO: 190250
ADDRESS: 25 Redlands Road
PROPOSAL: Change of use from C3 use (residential dwellinghouse) to sui generis use (as a 'larger' HMO), infilling of undercroft, single storey extension to rear following demolition of existing rear single storey extension and conversion of garage to one-bedroom flat
CASE OFFICER: James Overall
METHOD: Written Representation
APPEAL TYPE: REFUSAL
APPEAL LODGED: 16.06.2019

WARD: KATESGROVE
APPEAL NO: APP/E0345/Y/19/3228236
CASE NO: 190205
ADDRESS: 43 South Street
PROPOSAL: Internal Alterations to Remove Lower Ground Floor Internal Walls, Alterations to the Existing Stair to provide Additional Balustrading, Construction of Replacement Sanitary Accommodation including Alterations to the Internal Drainage and Addition of a Mechanical Extractor Vent.
CASE OFFICER: Natalie Weekes
METHOD: Written Representation
APPEAL TYPE: REFUSAL LISTED BUILDING CONSENT
APPEAL LODGED: 03.07.2019

WARD: THAMES
APPEAL NO: APP/E0345/D/19/3231186
CASE NO: 181674
ADDRESS: 35a St Peters Avenue
PROPOSAL: Proposed first floor front/side extension with open porch
below
CASE OFFICER: Tom French
METHOD: Householder Written Representation
APPEAL TYPE: REFUSAL
APPEAL LODGED: 03.07.2019

APPENDIX 2

Appeals Decided:

WARD: PEPPARD
APPEAL NO: APP/E0345/D/19/3225270
CASE NO: 190042
ADDRESS: 23 Hawthorne Road
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
DECISION: ALLOWED
DATE DETERMINED: 14th June 2019

WARD: TILEHURST
APPEAL NO: APP/E0345/D/19/3220682
CASE NO: 181554
ADDRESS: 28 Wendover Way
PROPOSAL: Part one, part two storey front, side and rear extension
CASE OFFICER: Tom Hughes
METHOD: Householder written representation
DECISION: ALLOWED
DATE DETERMINED: 17th June 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
DECISION: DISMISSED
DATE DETERMINED: 18th June 2019

WARD: PEPPARD
APPEAL NO: APP/E0345/D/18/3216603
CASE NO: 181389
ADDRESS: 9 Micklands Road
PROPOSAL: Rear extension measuring 8m in depth, with a maximum height of 3m, and 2.5m in height to eaves level.
CASE OFFICER: Nathalie Weekes
METHOD: Written representation
DECISION: DISMISSED
DATE DETERMINED: 18th June 2019

WARD: CHURCH
APPEAL NO: APP/E0345/W/19/3221747
CASE NO: 181511
ADDRESS: 19 Sycamore Road
PROPOSAL: Change of use from a small C4 House in Multiple Occupation to a large House in Multiple Occupation
CASE OFFICER: James Overall
METHOD: Written representation
DECISION: DISMISSED
DATE DETERMINED: 19th June 2019

APPENDIX 3

Address Index of Planning Officers reports on appeal decisions.

No reports available this time.

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READING BOROUGH COUNCIL

REPORT BY EXECUTIVE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES

TO:	PLANNING APPLICATIONS COMMITTEE		
DATE:	17 JULY 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 £1,184,446.

(Office Prior Approvals - £1,089,077: Householder Prior Approvals - £72,382:
Retail Prior Approvals - £9868: 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 - £7296: Householder Prior Approvals - £1236

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 @ 4th July 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	190907	162 Belmont Road, Reading, RG30 2UX	Battle	Rear extension measuring 5.05m in depth, with a maximum height of 2.02m, and 2.8m in height to eaves level.	06/06/2019	17/07/2019		£206
Householder Prior Approval - Class A, Part 1 GPDO 2015	190861	79 Norcot Road, Tilehurst, Reading, RG30 6BP	Kentwood	Rear extension measuring 6m in depth, with a maximum height of 3.6m, and 2.4m in height to eaves level.	29/05/2019	09/07/2019		£206
Householder Prior Approval - Class A, Part 1 GPDO 2015	190873	25 Bulmershe Road, Reading, RG1 5RH	Park	Rear extension measuring 2m and 5.9m in depth, with a maximum height of 3.4m and 3m in height to eaves level.	30/05/2019	11/07/2019		£206
Householder Prior Approval - Class A, Part 1 GPDO 2015	190922	16 Norris Road, Reading, RG6 1NJ	Park	Rear extension measuring 6m in depth, with a maximum height of 3.6m, and 2.4m in height to eaves level.	10/06/2019	21/07/2019		£206

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	190982	123 Wykeham Road, Reading, RG6 1PP	Park	Rear extension measuring 4.0m in depth, with a maximum height of 4.0m, and 2.5m in height to eaves level.	19/06/2019	30/07/2019		£206
Householder Prior Approval - Class A, Part 1 GPDO 2015	191046	27 Honey End Lane, Reading, RG30 4EL	Southcote	Rear extension measuring 3.5m in depth, with a maximum height of 3.61m, and 2.6m in height to eaves level.	27/06/2019	07/08/2019		£206
Householder Prior Approval - Class A, Part 1 GPDO 2015	190923	147 St Michaels Road, Tilehurst, Reading, RG30 4SB	Tilehurst	Rear extension measuring 4.5 metres in depth, with a maximum height of 3.7 metres and 2.6 metres in height to eaves level.	11/06/2019	24/07/2019		£206
Householder Prior Approval - Class A, Part 1 GPDO 2015	191062	87 Mayfair, Tilehurst, Reading, RG30 4RB	Tilehurst	Rear extension measuring 3.1m in depth, with a maximum height of 3.02m, and 2.6m in height to eaves level.	01/07/2019	11/08/2019		£206
Householder Prior Approval - Class A, Part 1 GPDO 2015	190967	86 Whitley Wood Lane, Reading, RG2 8PP	Whitley	Rear extension measuring 3.9m in depth, with a maximum height of 3.3m, and 2.2m in height to eaves level.	17/06/2019	28/07/2019		£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	190965	10 Southern Court, South Street, Reading, RG1 4QS	Katesgrove	Change of use from offices (Class B1(a)) to 16 residential units (Class C3).	14/06/2019	14/08/2019		£7296
Office use to dwelling house - Class O, Part 1 GPDO 2015	190838	2a Armour Road, Tilehurst, Reading, RG31 6HT	Kentwood	Change of use from Class B1(a) (offices) to C3 (dwelling houses) to comprise 1 dwelling.	22/05/2019	17/07/2019		£366

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	190871	133 Caversham Road, Reading, RG1 8AS	Abbey	Change of from retail (A1) to 2 x 1 bed dwelling (C3).	29/05/2019	26/07/2019		£828
Retail Prior Approval	190952	265 Oxford Road, Reading	Battle	Change of use of ground floor from Class A5 (Hot food takeaways) to C3 (dwelling houses) to comprise 2 X 1-bedroom flats.	14/06/2019	09/08/2019		£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	Land to rear of 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

Page 33

Solar Equipment Prior Approval applications pending

Application type	Application reference number	Address	Ward	Proposal	Date Received	Target Determination Date	Comments
Solar equip - S2 P14 Class J	191009	Reading Bus Garage, 26-90 Great Knollys Street, Reading, RG1 7HH	Abbey	Notification for prior approval for the Installation of Solar PV	14/06/2019	09/08/2019	

Telecommunications Prior Approval applications pending

Application type	Application reference number	Address	Ward	Proposal	Date Received	Target Determination Date	Comments
Telecommunications Notification - Prior Approval	190789	Land At MereOak Busway, Basingstoke Road, Shinfield, Reading, RG7 1NR	Whitley	Application for Prior Notification of proposed development by telecommunications code system operators - Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 for installation of a 20m Monopole, supporting 6 no. antennas, 3 no. equipment cabinets and a meter cabinet and development ancillary thereto.	14/05/2019	09/07/2019	

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 13 June 2019 to 4 July 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	190794	114 Severn Way, Tilehurst, Reading, RG30 4HJ	Norcot	Rear extension measuring 4.0m in depth, with a maximum height of 3.0m, and 2.7m in height to eaves level.	15/05/2019	25/06/2019	Prior Approval NOT REQUIRED
Householder Prior Approval - Class A, Part 1 GPDO 2015	190766	16 Bramble Crescent, Tilehurst, Reading, RG30 4TX	Tilehurst	Rear extension measuring 4m in depth, with a maximum height of 4m, and 2.5m in height to eaves level.	08/05/2019	17/06/2019	Application Permitted

Page 35

Office to Residential Prior Approval applications decided - None

Retail to Residential applications decided - None

Telecommunications Prior Approval applications decided - None

Prior Notification applications decided - None

Shop to Assembly & Leisure Prior Approval applications decided - None

Storage to Residential Prior Approval applications decided - None

Demolition Prior Approval applications decided - None

Shop to Restaurant Prior Approval applications decided - None

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COMMITTEE REPORT

BY THE DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 17 July 2019
TITLE: PROPOSED FELLING OF ONE MULBERRY TREE AT 44 FIRCROFT CLOSE, READING

Ward: Kentwood

RECOMMENDATION

That the proposed felling be approved

1. PURPOSE AND SUMMARY OF REPORT

- 1.1 To report to Committee on the proposed felling of one Mulberry tree at 44 Fircroft Close, Reading; T1 of TPO 100/01 (copy of TPO plan attached - Appendix 1).

2. BACKGROUND

- 2.1 The application is made by a staff member at Reading Borough Council hence the decision is not delegated to Officers and must be determined by Planning Applications Committee.

3. PROPOSED WORK AND REASONS

- 3.1 The proposal is to fell the mature Mulberry tree located to the front of the property, leaving a 1.5m stump. This is T1 of Tree Preservation Order 100/01.
- 3.2 The reason for the felling is due to recent and historical major branch failure leaving the tree unsafe given its location adjacent to a public path.
- 3.3 Officers have visited the tree on a number of occasions, following branch failure in October 2017 and more recently in June 2019. The structural integrity of the remaining tree is now highly questionable as a result of the historical branch loss and weight of the remaining main limbs leaving them liable to failure. Whilst the tree demonstrates good physiological health, the extensive work (reduction) that would be required to address the unacceptable hazard now presented by the tree would result in the tree's amenity value being affected to the point that it would no longer be worthy of inclusion in the TPO. The tree has now reached a point where felling, whilst unfortunate, is a reasonable option. Photographs of the tree can be seen in Appendix 2.
- 3.4 Officers consider it reasonable to attach a replacement planting condition to the approval (if agreed), for a replacement tree in the same location; the species of which should be agreed with Officers.

4. CONCLUSION

- 4.1 The proposed felling is considered a reasonable course of action given the historic branch failure and unacceptable risk the tree now presents. It is therefore recommended that the felling be approved.

5. LEGAL IMPLICATIONS

- 5.1 Preparing, serving confirmation and contravention of TPO's are services dealt with by the Council's Legal Section.

6. FINANCIAL IMPLICATIONS

- 6.1.1 Administrative.

7. EQUAL OPPORTUNITIES IMPLICATIONS

- 7.1 Under the Equality Act 2010, Section 149, a public authority must, in the exercise of its functions, 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 In terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the felling of this tree.

8. SUSTAINABILITY IMPLICATIONS

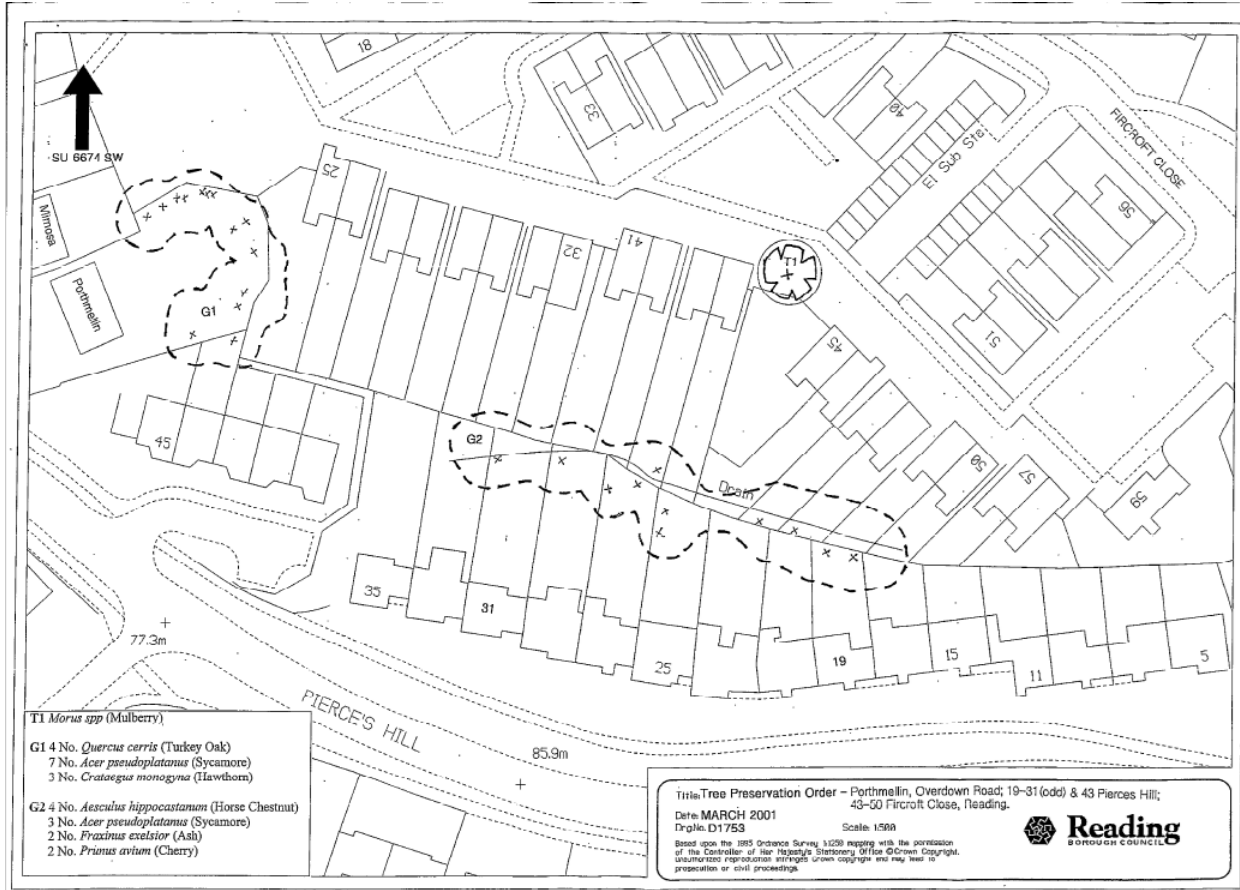
- 8.1 The aim of the TPO's is to secure trees of high amenity value for present and future generations to enjoy. Trees also have high environmental benefits through their absorption of polluted air and creation of wildlife habitats.

9. BACKGROUND DOCUMENTS

- 9.1 Planning Section's Tree Preservation Order Directory
- 9.2 Register of Tree Preservation Orders
- 9.3 Plan of TPO 100/01 relating to Porthmellin, Overdown Road; 19-31 (odds) and 43 Pierces Hill; 43-50 Fircroft Close, Reading (Appendix 1)

Officer: Sarah Hanson

Appendix 1



Appendix 2



2019 branch failure



2017 branch failure



COMMITTEE REPORT

BY THE DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 17 July 2019
TITLE: OBJECTION TO A TREE PRESERVATION ORDER AT 1,3,5,5a,7,9, ARCTIC HOUSE
AND LIME HOUSE, GRASS HILL, READING

Ward: Thames

RECOMMENDATION

That the Tree Preservation Order be confirmed with the substitution of W1 woodland with two individually specified Ash trees.

1. PURPOSE AND SUMMARY OF REPORT

- 1.1 To report to Committee two objections to Tree Preservation Order No. 3/19 relating to 1, 3, 5, 5a, 7, 9, Arctic House & Lime House, Grass Hill, Reading (copy of TPO plan attached - Appendix 1).

2. BACKGROUND

- 2.1 It was discovered in late 2018 that the TPO covering the east side of Grass Hill and part of St Peters Avenue (TPO 115/08) had unfortunately never been confirmed, hence the trees were not protected. In December 2018, a temporary Area TPO (16/18) was served on the Grass Hill and St Peters Hill properties to protect all trees until a survey could be carried out, which had not been done since the 2008 TPO. A subsequent survey of the trees within the properties identified individuals, groups and one small woodland area worthy of long-term inclusion in a TPO. A more specific TPO was then served on 29 May 2019 - reference 3/19.

3. RESULT OF CONSULTATION

- 3.1 An objection to specific trees within the TPO (T20 Ginkgo, T16 Cedar, G6 Hornbeams, G7 Ash, G8 Sycamores, W1 woodland) has been made by 7 Grass Hill based on the following concerns:
 - 1) For the 15 years residing at the property, there has been a TPO on 3 Hornbeams, one Maple, an Ash tree and a Walnut (the latter having been felled in recent years). Many new trees of various species have been planted within that time and new trees should be chosen by the owner and it is not understood why the Council wish to interfere with the garden.
 - 2) Some of the trees are not visible to the public (those not adjacent to Grass Hill) and most are common species not chosen for rarity, heritage of cultural reasons. The trees do not meet the Government criteria for inclusion in a TPO.
 - 3) In relation to T20 Ginkgo, topping of this tree was planned. It was planted too close to the driveway and unless it is restricted, there will be problems with the root system lifting the driveway. As it is just at the junction of the drive and the garage area entrance, it could make the area impassable. Does the Council pay for the damage done by roots where the tree has a TPO on it against the wishes of the owner?
 - 4) In relation to T16 Cedar, it is a lovely tree but branches dip low over the steps to the front door and it should be for the owner to control it.
 - 5) In relation to one of the Hornbeams in G6, it has grown too close to a flint wall; the wall being 20-50 years old. The tree is growing larger and sooner or later, it will need to be felled or severely pruned. One was topped 5 years ago.

- 6) Work always needs to be undertaken in the garden unless it is to be the sort of mess the Council keeps The Warren in. Trees need constant protection from deer and the soil conditions presents challenges. Maintenance of the garden and the cost of this is undertaken by the owner. There has been no good reason provided for the imposition of a TPO on 13 trees which will effectively take control of the garden.
- 7) Why have TPOs been removed from 37 St Peters Hill which will have a major effect on the area?
- 8) Why as part of the land next to the garden (within the garden of No. 9) been designated a 'woodland' when Government guidelines clearly state *'it is unlikely to be appropriate to use the woodland classification in gardens'*. The trees next to No. 9 on Council land are not protected - these trees are larger and more important to the area than the deformed overgrown runts in the proposed woodland.

3.2 An objection to the TPO has also been made by 9 Grass Hill, specifically to the woodland area included in the rear garden, based on the following concerns:

- 1) A woodland order is far too restrictive for a private garden and indeed Government Guidelines state that *'it is unlikely to be appropriate to use the woodland classification in gardens'*
- 2) The woodland is part of the garden and whilst there are no immediate plans to carry out any additional landscaping, this may be desired in the future - the woodland order would severely restrict this.
- 3) The woodland area is a natural habitat and it is that way because a significant amount of time and effort over the past twenty years has been spent making it so. This has included the removal of a large amount of dead wood, Ivy encroachment, the planting of wild meadow flowers and bluebells. Currently there is an old collapsed tree from the Council land adjoining the garden which will need to be removed. The imposition of a woodland order would grossly restrict the ability to manage this environment.

3.3 In response to the objections 7 Grass Hill, Officers have the following comments:

- 1) The TPO served in 2008 (115/08) included 6 trees at No. 7; those being 3 Hornbeam and 1 Walnut at the front and an Ash and Sycamore in the rear garden. Given the time that has passed since the 2008 TPO was made, it is expected that other trees on the property will have grown up and now meet the criteria for inclusion in the TPO. These may be a combination of trees that have grown substantially in those 11 years or that have planted since then. It is positive that so many trees have been planted over the years which will have contributed to the verdant nature of the Grass Hill area. The Council would not interfere with proactive planting and would only have input in the species to be planted if planted in direct replacement for a felled, protected tree.
- 2) Government guidance in relation to 'amenity' states the following:
"'Amenity' is not defined in law, so authorities need to exercise judgment when deciding whether it is within their powers to make an Order. Orders should be used to protect selected trees and woodlands if their removal would have a significant negative impact on the local environment and its enjoyment by the public. Before authorities make or confirm an Order they should be able to show that protection would bring a reasonable degree of public benefit in the present or future".
 In terms of 'visibility', Government advice goes on to say:
The trees, or at least part of them, should normally be visible from a public place, such as a road or footpath, or accessible by the public.

It was established in the case of Wilkson Properties Ltd Vs Royal Borough of Kensington & Chelsea (Royal Courts of Justice Case No: CO/2334/2010 dated 13/01/2011) that collective 'private' views of a tree(s) constitute a 'public' view.

Given the above and that the trees collectively contribute to the characteristic treed nature of Grass Hill and surrounding area, the Council is satisfied that there is sufficient amenity value to warrant a TPO. The trees' canopies are visible as back drop to the property in views from Grass Hill and collectively contribute to the wider wooded character of the area.

In relation to species, whilst the rarity of some species in the Borough may make a TPO more prudent, officers do not place significant weight on a tree's species when determining whether it is suitable for inclusion in a TPO. The 'common' species referred to, such as Ash and Sycamore, are native or naturalised trees important for biodiversity, hence their protection is important.

- 3) In relation to the Ginkgo (T20), concern has been expressed that the roots may cause damage to the adjacent asphalt in the future. If this occurs, which is not an uncommon problem with structures of minimal construction, officers would try to address this in the first instance by exploring resurfacing rather than felling. If the roots are not too large adjacent to the driveway (below 25cm diameter), installation of a root barrier on the driveway edge could be considered to prevent future problems. Given the young age of the tree (included in the TPO for its future potential), this would seem to be a feasible solution.

It is normal for tree owners to be concerned about what damage might occur but it is not considered reasonable to omit good quality trees, with potential, from a TPO on the basis of something that might occur or that could be remedied. A tree owner remains financially responsible for any damage their trees cost. They can apply to fell any protected tree on the basis of damage occurring, appealing the Council's decision if refused.

- 4) In relation to the Cedar (T16), the presence of the TPO does not prevent reasonable management. Whilst the TPO does mean that proposed works need to be approved through a formal process, this process is straightforward with no fee attached.
- 5) In relation to the concerns about the Hornbeams (G6), if /when damage starts to occur, then an application seeking consent for appropriate works can be submitted. If the works are supported by appropriate justification then they are likely to be looked upon favourably.
- 6) It is correct in that the trees on the immediately adjacent Council land are not subject to a TPO. Officers do not often place a TPO on Council trees unless there is a potential threat from third parties. For information, the majority of the Escarpment is subject to TPOs, including Council land adjacent to The Warren, rear of Upper Warren Avenue and Ridge Hall Close, and an area adjacent to Warren Court (The Warren).
- 7) With reference to No. 37 St Peters Avenue, TPOs have not been removed from this property. The properties at Courtlands and in adjacent St Peter's Avenue properties have been included in a separate TPO to those in Grass Hill - reference 4/19.
- 8) In relation to the query about the appropriateness of the 'woodland' at 9 Grass Hill, The Town & Country Planning Act 1990 ('the Act') requires TPOs to fall into 4 classifications, a single TPO being able to contain a combination of these: Individually specified trees (T); Groups of trees (G); Woodlands (W) and Areas (A). When deciding on the most appropriate type of TPO, a Local Authority is confined to these four classifications.

Officers have included trees as individuals where they merited this individual classification and selected Groups where several trees together form a feature (Groups requiring individual trees to be indicated). An 'Area' classification

could have been used, however, as the area of trees in question appeared to be more 'woodland like' and being mindful of Government advice on the use of the 'Area' classification (normally only as a temporary measure as was done with TPO 16/18), the 'Woodland' classification was deemed the most appropriate. At the time of the survey, the inclusion of the trees as a small 'woodland' was considered reasonable. However, please see the comments below in relation to the objections from 9 Grass Hill.

3.4 In response to the objections from 9 Grass Hill, Officers have the following comments:

Please refer to 3.3 (8) above in relation to use of the woodland classification. In response to the concerns about the inclusion of this woodland area within the private garden, Officers visited to discuss the concerns with the owners and reviewed the appropriateness of the use of woodland classification. The area of woodland included in the TPO (W1) does have the characteristics of a young woodland and could be managed as such into the future, effectively forming a continuation of the adjacent wooded (Council) land. Whilst Government guidance states that 'it is unlikely to be appropriate to use the woodland classification in garden' there are a number of woodland TPOs across the Borough, some of which are in private gardens. However, those have generally been where each individual tree is considerably larger than those at 9 Grass Hill; the majority of trees within W1 being relatively young. Other woodland TPOs do exist in the Borough consisting of trees of a similar, or younger, age than those in question, but these tend to be on plots of land not within the curtilage of a garden. Whilst not a clear cut decision, on balance officers agree that the woodland classification could be removed from the garden. However, this is agreed as part of a compromise whereby the two mature Ash trees within the woodland area are retained in the TPO as individually specified trees; the remaining trees forming the understory. This compromise has been agreed with the objector.

4. CONCLUSION

4.1 The Grass Hill area is characteristically treed in nature, all trees contributing to this and the tree lined ridge along the Warren. None of the objections raised are considered to be valid reasons for omitting trees from the TPO for the reasons provided. It is therefore recommended that the TPO be confirmed but with the substitution of the woodland with two individually specified Ash trees within the area; amending the plan accordingly on confirmation.

5. LEGAL IMPLICATIONS

5.1 Preparing, serving confirmation and contravention of TPO's are services dealt with by the Council's Legal Section.

6. FINANCIAL IMPLICATIONS

6.1.1 Administrative.

7. EQUAL OPPORTUNITIES IMPLICATIONS

7.1 In assessing objections to TPOs, officers will have regard to Equality Act 2010, Section 149, a public authority must, in the exercise of its functions, 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 In terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the making of this TPO.

8. SUSTAINABILITY IMPLICATIONS

8.1 The aim of the TPO's is to secure trees of high amenity value for present and future generations to enjoy. Trees also have high environmental benefits through their absorption of polluted air and creation of wildlife habitats.

9. BACKGROUND DOCUMENTS

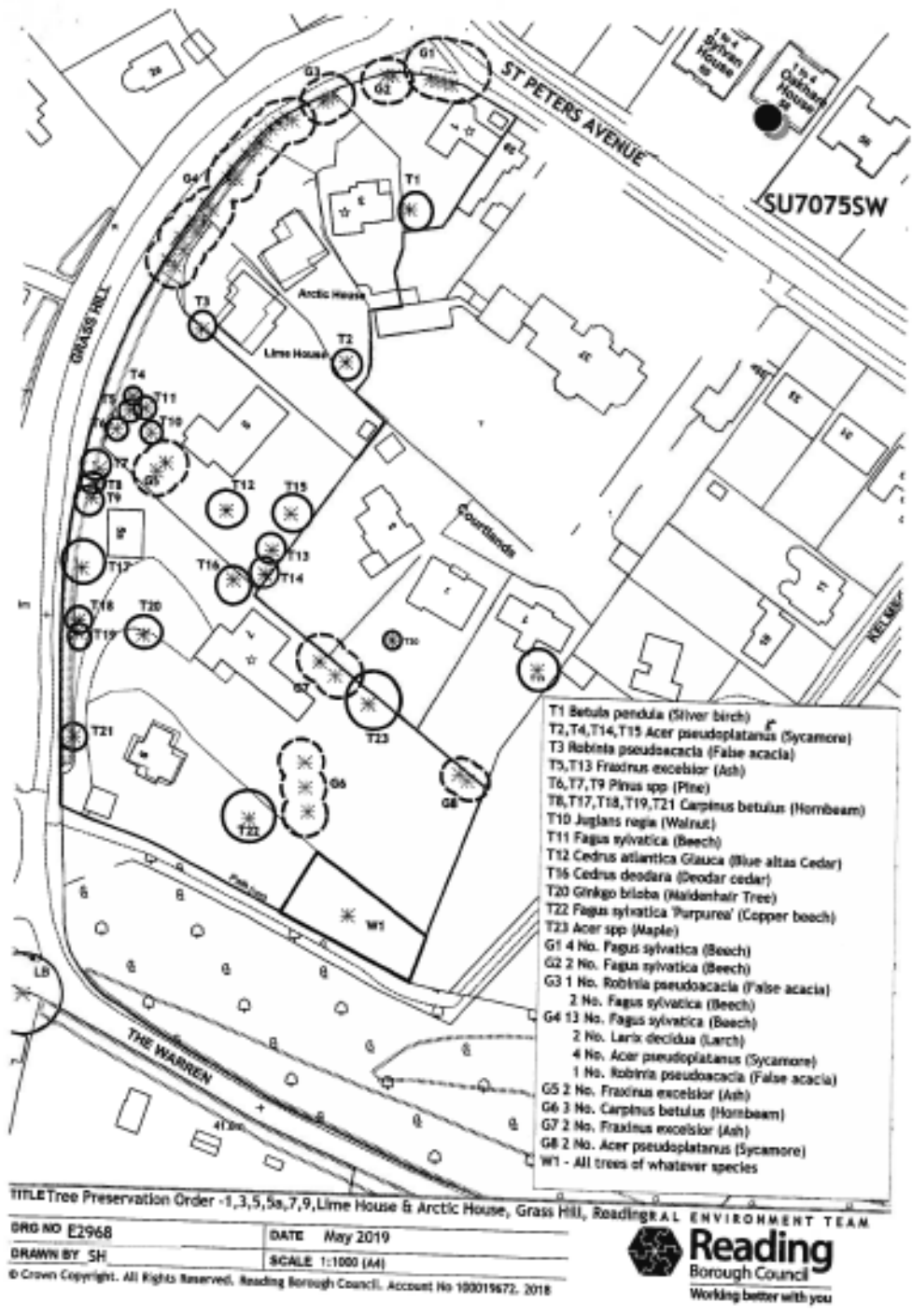
9.1 Planning Section's Tree Preservation Order Directory

9.2 Register of Tree Preservation Orders

9.3 Plan of TPO 3/19 relating to 1, 3, 5, 5a, 7, 9, Arctic House & Lime House, Grass Hill, Reading (Appendix 1)

Officer: Sarah Hanson

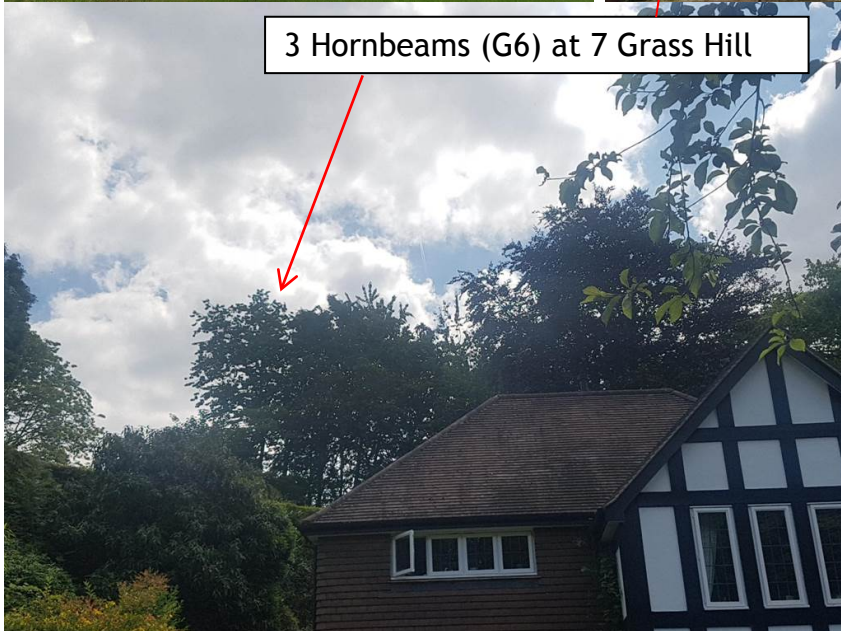
Appendix 1 - TPO plan (as served)



Appendix 2 - Photos



9 Grass Hill - Mature Beech (T22) in front of much younger trees in W1 woodland



3 Hornbeams (G6) at 7 Grass Hill

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READING BOROUGH COUNCIL

REPORT BY DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES

TO:	PLANNING APPLICATION COMMITTEE		
DATE:	17 JULY 2019		
TITLE:	STREET NAME ASSIGNMENT - FORMER TOYS R US/HOMEBASE SITE		
SERVICE:	GI & BUSINESS SYSTEMS	WARDS:	ABBEY
LEAD OFFICER:	ANDY FISHER	TEL:	Ext 72606 (0118 937 2606)
JOB TITLE:	GI & BUSINESS SYSTEMS TEAM LEADER	E-MAIL:	andy.fisher@reading.gov.uk

1. PURPOSE AND SUMMARY OF REPORT

- 1.1 To identify proposed names for the development site detailed below and for Committee to select the name to be assigned.

2. RECOMMENDED ACTION

- 2.1 The Committee approve 1 street name from the tables set out at 4.3 of this report.
- 2.2 In the event that none of the proposed names are considered suitable for this site Committee to select a name from the Street Names Proposals list at Appendix 2, as previously approved by Committee.

3. BACKGROUND

- 3.1 The development is located on the Former Toys R Us/ Homebase Site off of Kenavon Drive. It will have a large number of dwellings, commercial units and four new streets.
- 3.2 The developer suggested 5 names for the site relating to the Huntley and Palmers factory, listed in table 4.3. After the initial names were suggested officers researched Huntley and Palmer biscuit types to increase the options to 9.
- 3.3 During the consultation, no comments were received from councillors.
- 3.4 The original suggested names are listed in section 4.3
- 3.5 A plan of the site detailing the street layout is attached at Appendix 1.

4. THE PROPOSAL

- 4.1 That Committee approves four names for the development.
- 4.2 The name approved by Committee will be reserved for the development and will be assigned to new street as the site is developed.
- 4.3 In the event that Committee consider none of the names offered to be acceptable, an alternative name will need to be selected from the Approved Street Names list in Appendix 2.

Name	Reason for action	Ward	Site	Source	Councillor Comments
Joseph Huntley	Name for one of the Founders of the Huntley and Palmer biscuit factory (Note there is already a road named Huntley in Reading).	Abbey	Former Toys 'r' us/Home base Site	Developer suggestion	No comments received
Palmer	Surname for one of the Founders of the Huntley and Palmer biscuit factory (Note there is already a road named George Palmer in Reading)	Abbey	Former Toys 'r' us/Home base Site	Developer suggestion	No comments received
Joplin	Louise Jopling who was a 19 th Century English painter. Louise was associated with the owners of the Huntley & Palmer biscuit factory and visited the biscuit factory in the 1890s.	Abbey	Former Toys 'r' us/Home base Site	Developer suggestion	No comments received
Chocolate	Associated with H&P's factory and nearby chocolate island	Abbey	Former Toys 'r' us/Home base Site	Developer suggestion	No comments received
Gem	One of the famous Huntley & Palmer biscuits	Abbey	Former Toys 'r' us/Home base Site	Developer suggestion	No comments received
Oliver	One of the	Abbey	Former	Officer	No comments

	famous Huntley & Palmer biscuits		Toys 'r' us/Home base Site	suggestion	received
Filbert	One of the famous Huntley & Palmer biscuits	Abbey	Former Toys 'r' us/Home base Site	Officer suggestion	No comments received
Carraway	One of the famous Huntley & Palmer biscuits	Abbey	Former Toys 'r' us/Home base Site	Officer suggestion	No comments received
Ratafias	One of the famous Huntley & Palmer biscuits	Abbey	Former Toys 'r' us/Home base Site	Officer suggestion	No comments received

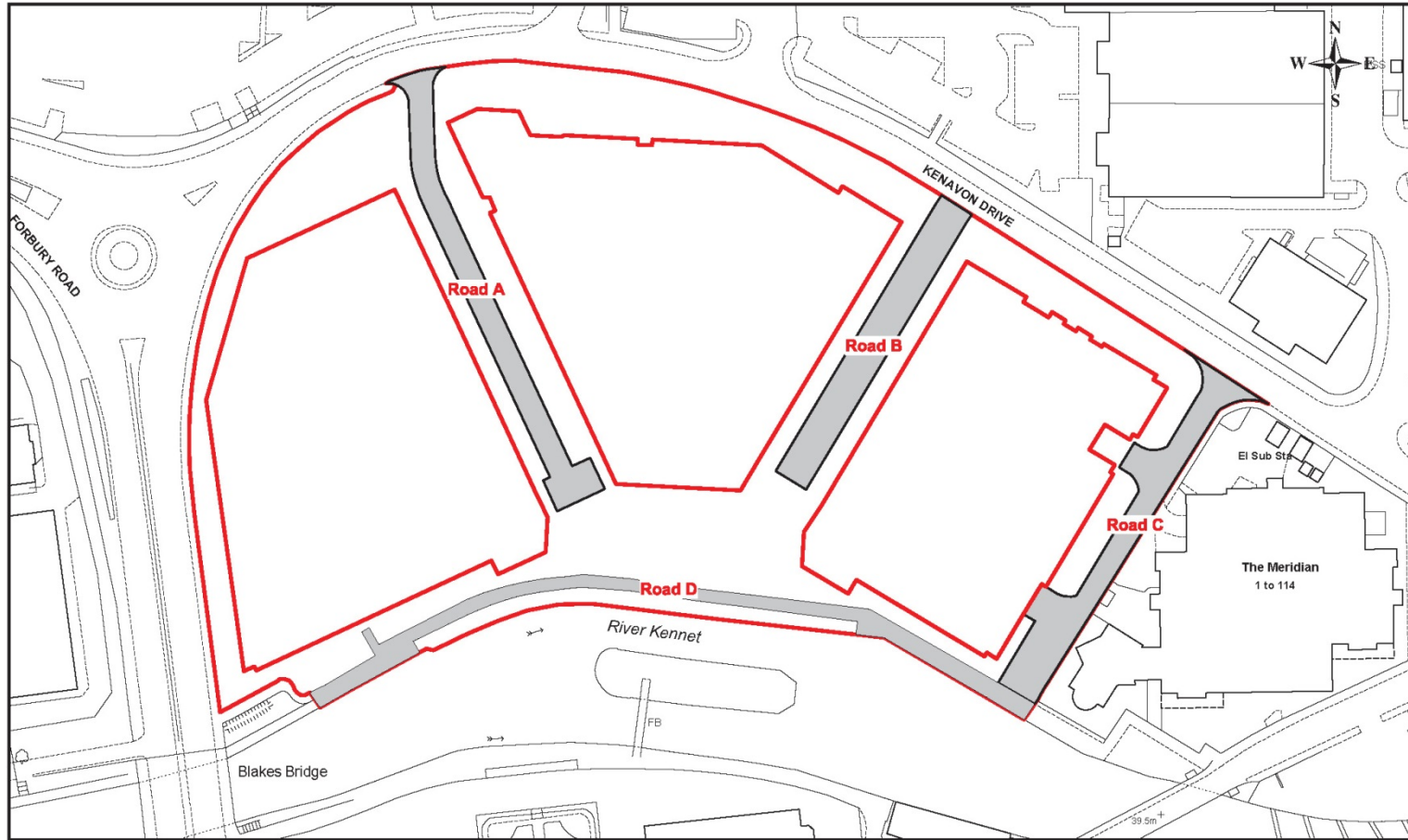
5 FINANCIAL IMPLICATIONS

- None directly from this report.

6 LEGAL IMPLICATIONS

- The creation of street names should follow the guidelines detailed in the "Data Entry Conventions and Best Practice for the National Land and Property Gazetteer", a reference manual based on Property Addressing Standard BS7666:2006 Parts 1 & 2.

Appendix 1 - Former Toys R Us/Homebase Site



Title: STREET NAMING & NUMBERING.
Former Toys R Us and Homebase Site - Kenavon Drive, Reading

Drg.No.: 34520190401	Date: 31/05/2019	Scale at A4: 1:1250
Produced by GIS & Mapping Services	Ref: 7223\	

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Reading
Borough Council
Working better with you

Appendix 2 - Approved Street List

Street Name	Reason for suggestion	Preferred area / site
Alderney	Channel Island	None specified
Ambleside	A place in the lake district	Kentwood
Arlington	Random selection	West Reading
Belvedere	Victorian name for a viewing point on a tall building	None specified
Braunston	UK place name and canal junction	None specified
Brecon	A Welsh town	Bugs Bottom / Caversham
Buckler	Derek Buckler, and Bucklers Of Reading Car company. 1947 - 1964 at 67 Caversham Road	Caversham Road / Caversham Heights
Burns	2001 World Rally Champion who died in 2005, aged 34.	None specified
Byron	Poet	None specified
Coppell	Former Reading Football Manager	None specified
Curtis	Geoff Curtis, Reading Racers Speedway in 1973, part of the British League Division One Championship team. Killed in Sydney on 5th Dec 1973, 40 years anniversary in 2013.	None specified
Depass	Harvey DePass, Reading's first Community Relations Officer	Caversham
Dundas	Canadian town name	None specified
Dunelm	Abbreviation of a latin word	None specified
Eastwood	Random selection	None specified
Elgin	Scottish town name	None specified
Erith	Riverside town name in Bexley Borough London	None specified
Falcon	Name of a bird	None specified
Festival	40+ years of Reading Festival	None specified
Flint	Old Reading street name - lost during building of civic centre & IDR	Katesgrove
Flower	Random selection	None specified
Gardener	Random selection	None specified
Garland	Named after British naval vessel	None specified
Gold	Mineral theme	None specified
Guernsey	Channel Island	None specified

Street Name	Reason for suggestion	Preferred area / site
Hampton	Named after British naval vessel	None specified
Hampshire	Named after British naval vessel	None specified
Harwich	Named after British naval vessel	None specified
Hope	Named after British naval vessel	None specified
Humber	Named after British naval vessel	None specified
Iron	Mineral theme	Katesgrove
Ivory	Random selection	None specified
Jersey	Channel Island	None specified
Jonsson	Per Jonsson. Reading speedway team and World Champion.	Whitley
Kennedy	Phil Kennedy, BBC Radio Berkshire presenter	None specified
Knox	Random selection	None specified
Larose	Random selection	None specified
Ledger	Random selection	None specified
Leicester	Random selection	None specified
Limerick	Celebrating Reading's Irish community.	None specified
Madejski	John Madejski - Reading Football Club owner	None specified
Margate	Random selection	None specified
Matrix	Former Reading nightclub	None specified
Michanek	Anders Michanek. Reading speedway team and World Champion.	Whitley
Monarch	Random selection	None specified
Norwich	Random selection	None specified
Nottingham	Random selection	None specified
Nuneaton	Random selection	None specified
Oban	Random selection	None specified
Pantry	Peoples Pantry restaurant, badly damaged by a bomber on 10th February 1943. 41 people killed and 49 injured.	None specified
Peach	Andrew Peach, BBC Radio Berkshire presenter	None specified

Street Name	Reason for suggestion	Preferred area / site
Perkins	Make of engine used locally	None specified
Price	Candle-maker	None specified
Pyeatt	Reading Speedway rider from 1981/82 who was killed in July 1982.	None specified
Ransome	Make of steam engine used locally	None specified
Redway	Bernard Redway, Poet, Athlete, expeditioner and mountaineer.	None specified
Rowland	Unknown reason	None specified
Sangar	Sangar is a type of look out tower.	Brock Barracks
Sark	Channel Island	None specified
Saunderson	Make of tractor once used locally	None specified
Saxon	Anglo-Saxon tribe, Readingas, who settled the area.	None specified
Signal	Former GWR signal works was located in Reading	None specified
Sprott	Michael Sprott is the former British and Commonwealth Heavyweight champion from Reading.	None specified
Stephenson	Steam engine designer	None specified
Steve Death	Steven Victor Death, former Reading Football Goalkeeper	None specified
Tallow	A form of lubricant once made locally	None specified
Thompson	Make of steam engine used locally	None specified
Thornycroft	Historic firm formerly based on the bank of the Thames	None specified
Tilley	Historic type of oil lamp	None specified
Ufton	Local village	None specified
Ullapool	Scottish town	None specified
Vickers	Aircraft manufacturer	None specified
Vickers	Aircraft manufacturer	None specified
Viking	Norse warriors	None specified
Vulcan	Royal Airforce Bomber	None specified
Walford	Senior medical officer of the Reading Union	None specified

Street Name	Reason for suggestion	Preferred area / site
Watkins	Professor Derek Watkins, Reading pupil, cancer survivor, trumpet player and trumpet designer. Went to school in Whitley.	Whitley
Westray	Scottish island	None specified
Whitchuch	Local village	None specified
Yateley	Local village	None specified
Yattendon	Local village	None specified
Zenith	Random selection	None specified

COMMITTEE REPORT

BY THE EXECUTIVE DIRECTOR FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 17th July 2019

Ward: Abbey

Application No.: 181930/FUL

Address: 29-35 Station Road, Reading, RG1 1LG

Proposal: Demolition of the existing vacant 6-storey retail and office building and erection of a replacement basement and part 4, part 22 (with rooftop plant above) storey building to provide flexible retail (Class A1, A2 or A3) use at part ground floor level, a 135-bedroom hotel (Class C1) at 1st to 16th floors and offices (Class B1a) at 17th to 21st floors, associated servicing from Garrard Street and other associated works (amended description).

Applicant: Station Road Dev Co Ltd

Date Valid: 06/12/18

Application target decision date: Originally 07/03/19, but extensions of time have been agreed with the applicant until 14/08/19

26 week date: 06/06/19

RECOMMENDATION

Delegate to Head of Planning, Development and Regulatory Services to (i) GRANT full planning permission subject to completion of a S106 legal agreement or (ii) to REFUSE permission should the legal agreement not be completed by 14/08/19 (unless officers on behalf of the Head of Planning, Development and Regulatory Services agree to a later date for completion of the legal agreement). The legal agreement to secure the following:

- An Employment Skills and Training Plan (construction phase and end user phase)
- The hotel use:
 - Hotel (Class C1) only and for no other purpose (including any other purpose in the same Use Class of the Schedule to the Town & Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification - (for example as serviced apartments (Class C1), self-contained residential units (Class C3), small/large houses in multiple occupation (Class C4 or Sui Generis))
 - not to let or licence for occupation or permit or suffer occupation of any of the rooms for a continuous period of more than 3 months to the same occupier or occupiers
 - other than those Customers staying in accordance with the above, not to let or licence for occupation or permit or suffer occupation of any room for a continuous period for more than 3 months to the same Customer or Customers
 - not to require Customers of any room to agree to any minimum period of occupation (of whatever duration)
 - to provide to the Council within 14 days of written request evidence regarding the use or occupation of the rooms or any of them
- Air quality financial contribution of £103,000 for the off-site provision of two electric taxi vehicle charging points

And the following conditions to include:

1. Time Limit - 3 years
2. Approved plans
3. Pre-commencement (barring demolition) details of all external materials to be submitted to the LPA (and sample details to be provided on site) and approved in writing with the LPA. Approved details to be retained on site until the work has been completed.
4. Pre-commencement (including demolition) demolition and construction method statement, specifically including noise and dust measures;
5. Pre-occupation vehicle access provided in accordance with approved plans
6. Pre-occupation bicycle parking spaces provided in accordance with approved plans
7. Pre-occupation details of bin storage facilities, including measures to prevent pests and vermin accessing the bin stores, to be submitted and approved
8. Pre-occupation details of management of delivery and servicing vehicles to be submitted and approved
9. Travel Plan details to be submitted within six months of first occupation of the hotel and subsequent reviews
10. Compliance condition for glazing and ventilation to be installed in accordance with the specifications recommended within the acoustic assessment submitted and approved
11. No externally located mechanical plant to be installed until a noise assessment has been submitted and approved
12. Pre-occupation (of relevant unit(s)) submission and approval of an odour assessment / odour management plan
13. Pre-commencement (including demolition) contaminated land site characterisation assessment
14. Pre-commencement (including demolition) contaminated land remediation scheme
15. Pre-construction contaminated land validation report
16. Reporting of unexpected contamination at any time
17. Compliance condition relating to hours of demolition/construction works
18. Compliance condition relating to no burning of materials or green waste on site
19. No development (barring demolition) shall take place until full details of proposed green walls and brown roofs have been submitted to and been approved in writing by the Local Planning Authority. The submitted details shall include: (a) Construction specifications (b) Proposed planting (species, numbers/densities) (c) Establishment and maintenance details covering a minimum of 10 years. The green walls and brown roofs of the development hereby permitted shall be carried out in accordance with the approved plans and documents prior to first occupation of the hotel or in accordance with a timetable agreed in writing with the Local Planning Authority.
20. Pre-occupation details of bird boxes and peregrine nesting box and future implementation/maintenance
21. Compliance condition for development to be carried out in accordance with the precautionary measures and recommendations within the ecology survey report
22. Pre-commencement (barring demolition) submission of SuDS implementation, maintenance and management plan. Completion of SuDS scheme prior to first occupation and thereafter managed and maintained in accordance with the approved plan/details.
23. Pre-commencement (barring demolition) BREEAM Interim Certificate demonstrating a BREEAM score of at least 62.5%
24. Pre-occupation BREEAM Final Certificate demonstrating that the development has attained as a minimum the standard set out in the Interim BREEAM Certificate condition
25. Compliance condition for the development to be carried out in accordance with the

- energy measures stated within the Energy Statement
26. Pre-occupation details of an external lighting strategy to be submitted and approved
 27. Compliance condition for the development to be carried out in accordance with measures within the approved Draft - Crime Prevention Report by Broadway Malyan Ref 33080-07-CPR - Rev2, dated 19/03/19, as received 20/03/19
 28. Compliance condition relating to the first floor bar/lounge and second floor restaurant being strictly ancillary to the hotel use, for hotel guests only and not being open to members of the public.
 29. Compliance condition stipulating a maximum of 135 bedrooms, including no fewer than 4 accessible bedrooms, within the proposed Class C1 hotel
 30. Hours of use compliance condition - The Class A1 or A3 premises shall not be used by members of the public outside the hours of 06:00 to 23:00 on Mondays to Saturdays and 08:00 to 22:00 on Sundays or Bank Holidays.
 31. Compliance condition for the ground floor Class A1/A2/A3 unit retaining 'active window displays'
 32. Pre-occupation privacy screens at 4th to 6th floor level of the western elevation provided in accordance with approved plans

Informatives:

1. Positive and Proactive Statement
2. Works affecting highways
3. Sound insulation
4. Section 106 Legal Agreement
5. Flexible use of Class A1/A2/A3 unit (s) for 10 years
6. Possible need for future separate advertisement consent
7. Clarification over pre-commencement conditions
8. CIL
9. Party Wall Act
10. Building Control
11. Terms and Conditions
12. Network Rail

1. INTRODUCTION

- 1.1 The application site comprises a basement and 6-storey building located on the west side of Station Road, at the junction with Garrard Street (to the north). The extent of the rectangular red line of the site (stated to be 0.06ha in area) also includes the service access road to the west, the Garrard Street pavement (which includes cycle stands) and highway and the Station Road pavement (the applicant has served notice on RBC Highways and NCP Ltd regarding the application). The 1950's brick building has been vacant since 2013, having previously incorporated a retail use at ground floor level and offices above, with a plant room at roof level.
- 1.2 The application site is located within the Reading Central Area Action Plan area. The site is also wholly within the Station/River Major Opportunity Area (Policy RC1) and forms part of the Friar Street & Station Road sub-area (Policy RC1a). The site has a number of other designations, including being located within:
 - an Area of Archaeological Importance
 - an Air Quality Management Area
 - the Central Core
 - an existing Active Frontage (which extends along both sides of Station Road and also includes the eastern elevation of Thames Tower)

- the Office Core
 - the Primary Shopping Area
 - the Tall Buildings Cluster (Station Road and Blagrove Street mark the south-eastern corner of this cluster)
 - Abbey ward
- 1.3 Station Road is a main pedestrian route between Reading Station and Broad Street within the town centre. It is also a designated cycle route and has restricted access for cars, with buses and taxis permitted (with bus stops and taxi ranks nearby). Garrard Street links the future Station Hill redevelopment and Thames Tower / Reading Station, with there being a significant change in topography when approaching the application site from the west. The service access road, to the west of the existing building, provides access/servicing capabilities to the existing building, Garrard House, Brunel House, Icon House, the Novotel and Ibis Hotels and pedestrian access through to Merchants Place.
- 1.4 The surrounding area comprises a mix of uses and building heights/styles/time periods, all within a dense urban setting. To the north of the application site is the 15 storey Thames Tower, which comprises retail and related uses at ground floor and offices above. A permission granted in 2014 included adding four storeys to its height (see relevant history section below). Beyond this (to the north and north-east of the application site) is the recently renovated Southern Station Square and Reading Station, for which the main building is Grade II listed. This was built 1865-67 by architect Mr Lane (Chief Engineer of the GWR Co) as an enlargement and remodelling of Isambard Kingdom Brunel's original station of circa 1840. The building is described as:

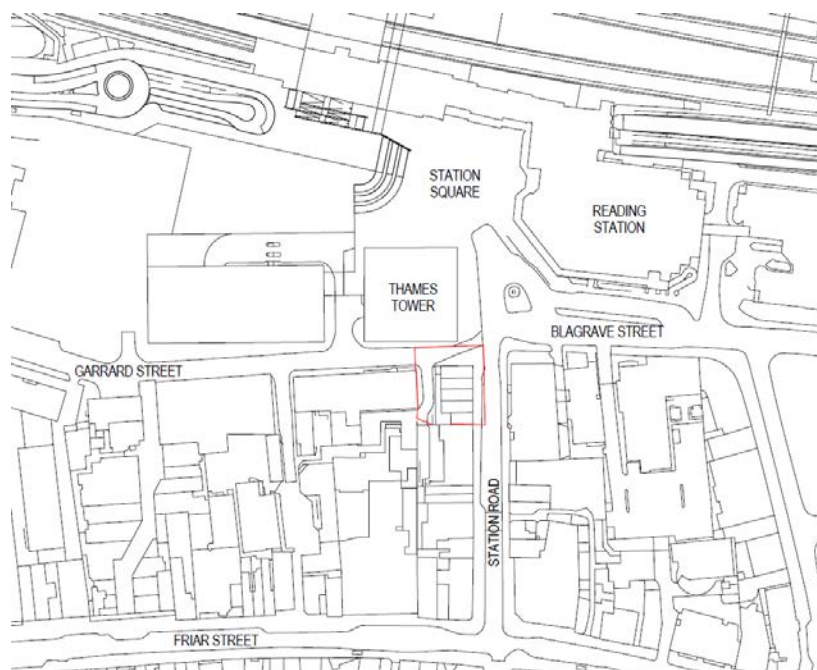
Italianate details. Two storey symmetrical main building of buff brick from Coalbrookdale with Bath stone dressings, rusticated quoins. 10 bays wide, slight break to centre 4. Frieze, moulded cornice and blocking course, the projecting centre having console brackets to the cornice and the blocking course raised as solid pediment. The ground floor of the centre break has guilloche frieze and panelled pilasters with wreath caps flanking the windows and doorways. Cornices on console brackets over 1st floor windows, with triangular and segmental pediments over those in centre break. Canopy across ground floor. Hipped slate roof, chimneys removed. Pleasant central cupola, which has round headed lights and bracket eaves to pyramidal roof with finial. Canopy extends over ground floor extensions on both sides, about 12 bays to left and 7 to right.

- 1.5 The Three Guineas Public House (former station ticket office) is also Grade II listed, sitting between the 1980s Reading Station concourse building to the east and the recent Reading Station entrance to the west. To the front of the station the statue of King Edward VII is also Grade II listed.
- 1.6 To the east of the application site, on the junction of Station Road and Blagrove Street, is the Grade II listed former Great Western Hotel, occupied partly by Starbucks at ground floor level and beyond this as a Malmaison Hotel (ground and three floors above, with the third floor being in mansard form). The listing describes the building as:

One of the 1st Railway Hotels in Britain. 1844 Italianate. 3 storeys and basement. Stucco with rusticated quoins. Ground floor channelled. 5x3 bays divided by pilasters supporting an entablature and boldly projecting modillion cornice. Glazing bar sash windows with architraves. Balustraded

balcony, frieze and cornice to 1st floor windows, centre with pediment. 2nd floor windows with bracket cornice. Central projecting portico with full Doric order and paired columns. 2 bay canted extension to right in matching style. North front has central bowed 3 light bay with cornice over on ground floor. High panelled parapet over cornice. Later 4 storey extension to left with carriage entry. Moulded coping to parapet. 2+1 bays. Modern extension to south. Similarities with Royal Station Hotel at Slough suggest I K Brunel as architect or one of his assistants. Balustraded area to street with heavy balusters. Curved to station approach corner.

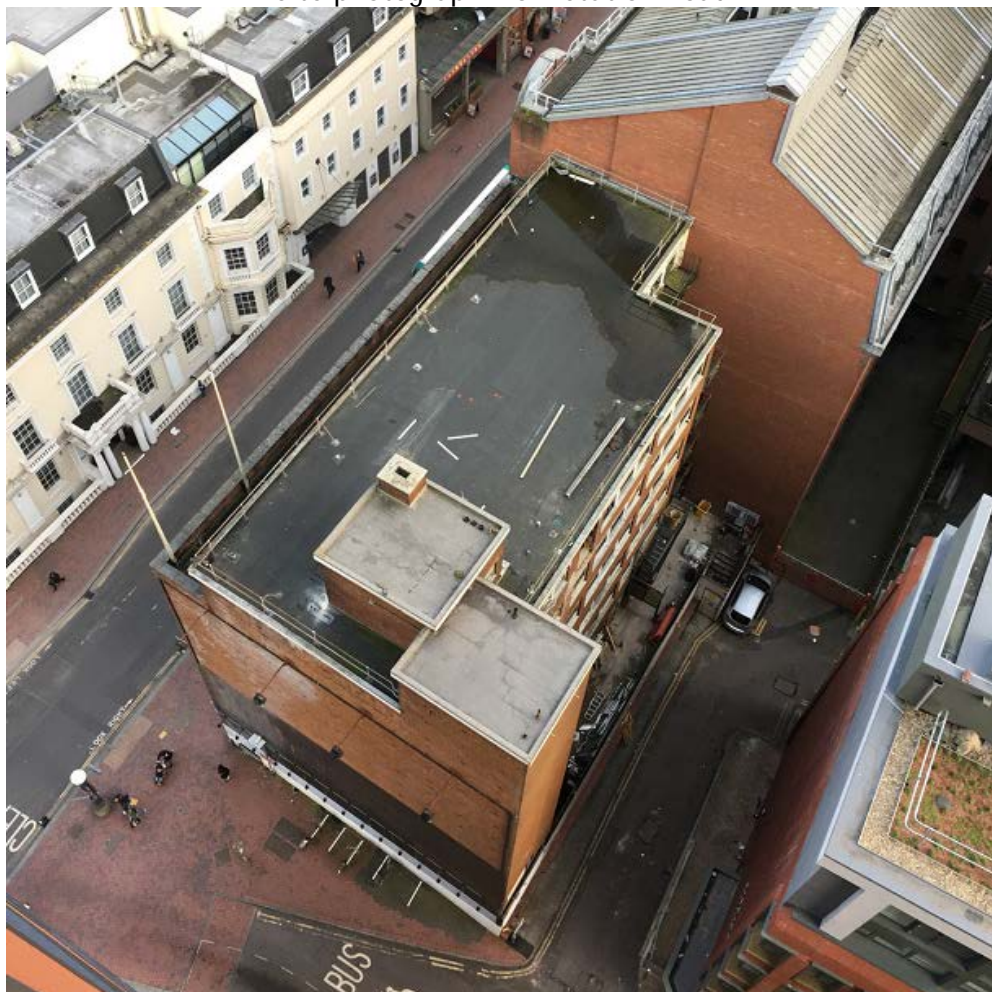
- 1.7 Further to the south along the east side of Station Road are unlisted 3/4 storey buildings leading towards Friar St. Further to the south-east it is notable that No's 13 and 15 Friar Street are Grade II listed. Immediately to the south of the site is Brunel House (17/27 Station Road), a 6-storey building occupied by Royal Bank of Scotland at ground floor level and offices above. To the south of this the Grade II listed 13 and 15 Station Road are 4-storeys in height. To the south-west of the site beyond the service access route is Icon House, which is in residential use (as flats) and rises to 10 and 11-storeys. Connected to Icon House are the further residential blocks known as Projection East and Projection West (which fronts onto Merchants Place). Beyond Icon House is the Novotel and Ibis Hotel buildings, which rise up to 13-storeys in total and front onto Friar Street. Immediately adjacent to the western boundary of the application site is Garrard House, which has recently been converted from office to residential and extended to basement and 7-storeys (see relevant history section below). Beyond Garrard House to the north and west are predominantly sites which form part of future Station Hill redevelopment proposals (see relevant history section below), with the NCP multi-storey car park on the north side of Garrard Street being the closest to the application site.
- 1.8 The application site is not located within a conservation area, although the nearest part of the site is approximately 100 metres from the edge of the Market Place/London Street Conservation Area's northern extent on Blagrove Street.
- 1.9 The application is being considered at Planning Applications Committee as the proposal constitutes a 'major' development. The site in relation to the wider urban area is shown below, together with a site photograph and aerial views.



Site Location Plan (not to scale)



Site photograph from Station Road



Aerial view from Thames Tower



Aerial view from the east looking west at the Station Road elevation

2. PROPOSALS

2.1 Full planning permission is firstly sought for the demolition of the existing 6-storey retail and office building, which has been vacant since 2013. Beyond this, permission is sought for the erection of a replacement mixed-use basement and part 4, part 22 (with rooftop plant above) storey building (121m AOD) to provide flexible retail (Class A1, A2 or A3) use at part ground floor level, a 135-bedroom hotel (Class C1) at 1st to 16th floors and offices (Class B1a) at 17th to 21st floors. The part 4-storey element is immediately adjacent to Garrard House at 1st to 4th floor level, with vehicular access and servicing maintained below off Garrard Street between the application site building and Garrard House. Furthermore, a combined double height office / hotel entrance/reception with green wall on the Station Road / Garrard Street corner is proposed together other associated works, such as a services floor at third floor level and a green wall at 1st to 3rd floor level on the south elevation of the 4-storey element.

2.2 During the course of the application a number of originally proposed elements were omitted or altered following initial officer feedback. For example, it was originally proposed for the part ground floor unit to flexibly include Class A4 or A5 uses (as well as Class A1, A2 & A3) - the Class A4/A5 uses were omitted during the course of the application. Furthermore, it was also originally proposed for the 1st floor bar/lounge and 2nd floor restaurant, both of which are ancillary to the hotel use, to be open to the public for use too; again during the course of the application the aspiration for the hotels bar and restaurant to be open to the public was removed. The hotel bar and restaurant will therefore only be open to hotel guests. In addition, some amendments to the detailed design of the proposed design have also been made, including (but not limited to):

- The service floor 'waist band' between the base and middle sections of the building (3rd floor level) has been made more prominent.

- Above the 3rd floor level the originally proposed horizontal buff stone has been omitted and replaced with brickwork to match the vertical brick.
 - Above the 3rd floor level the form of the horizontal grid has been altered from two floors to three floors.
 - The layout and proportion of glass/cladding within the middle section of the building has been altered, with a more regular pattern and greater proportion of glass.
 - Provision of green walls either side of the recessed entrance off Station Road and at 1st to 3rd floor level on the southern elevation of the 4 storey element adjacent to Garrard House.
 - Alterations to the southern façade directly above Brunel House
- 2.3 None of the changes are considered to be of a nature or extent to warrant formal public re-consultation on the application. A full suite of supporting documents and reports have been submitted in support of the proposals, as detailed at the end of the main report.
- 2.4 In terms of the Community Infrastructure Levy (CIL), the applicant duly completed a CIL liability form as part of the submission of this application. This details that the existing building was last occupied for its lawful use on 30th May 2013. Accordingly, the existing floorspace (stated to be 1,654sqm GIA) cannot be deducted from the CIL liability as it has not been occupied for its lawful use for 6 continuous months of the 36 previous months prior to any future permission. Therefore, the entirety of the proposed floorspace shall count towards the CIL liability. On the basis of the floorspace information provided by the applicant (hotel = 5910 sqm, office 1893 sqm, flexible retail 259sqm; total floorspace = 8,062sqm), when compared with the CIL charging schedule (hotel = £148.24 per sqm; office within the central core = £37.06 per sqm; A1 retail within Central Reading = £0 per sqm), this equates to an anticipated future CIL contribution of £946,222.94 (£876,070.59 hotel & £70,152.35 office).

3. RELEVANT PLANNING HISTORY

Application site building

- 3.1 There is an extensive planning history for the application site. The applications detailed below are considered the most relevant to the assessment of the current proposal:
- 3.2 991987 / 99-00498-FUL - Demolition of existing building, erection of new office building with retail or A3 restaurant use at ground level. Granted following completion of legal agreement 10/11/2000. Not implemented.
- 3.3 010622 / 01-00132/FUL - Demolition of existing buildings and redevelopment to provide new office building with retail or A3 restaurant use at ground floor level plus service area and car parking at basement/lower ground floor level. Granted following completion of legal agreement 17/01/2002. Not implemented.
- 3.4 040516 / 04-01395/FUL - Demolition of existing building and the erection of a 22 storey building comprising 103 residential units, two ground floor Class A1 retail and/or Class A3 restaurant units, with a basement level providing car/cycle parking spaces and refuse storage. Granted following completion of legal agreement 19/08/2005. Not implemented.

- 3.5 060941 / 06/00366-VARIAT - Variation of Condition 1 (The development must be started not later than the expiration of five years) of Planning Permission 01/00132/FUL which relates to the 'Demolition of existing buildings and redevelopment to provide new office building with retail or A3 restaurant use at g round floor level plus service area and car parking at basement/lower ground floor level' for a further three years. Varied after completion of legal agreement 27/06/2006.
- 3.6 080637 / 08-00150-FUL - Redevelopment to provide a 29 storey hotel with ancillary facilities, including a restaurant, bar, meeting rooms and conferencing facilities. Withdrawn 21/07/2008.
- 3.7 091763 / 09-01044-FUL - In-fill existing open redundant space to create new retail unit for A1. Granted 14/08/2009.
- 3.8 101247 / 10-00902/EXT - Application for an extension of the time limit for implementation of permission 04/01395/FUL for the demolition of existing building and the erection of a 22 storey building comprising 103 residential units, two ground floor Class A1 retail and/or Class A3 restaurant units, with a basement level providing car/cycle parking spaces and refuse storage. Granted following completion of legal agreement 05/01/2011. Not implemented.
- 3.9 141275/OPA - Prior approval for the change of use to C3 residential from B1(a) office use at 29-35 Station Road, Reading. Prior Approval Notification - Approval 03/10/2014. Not implemented prior to 30/05/2016 (as per informative 2).
- 3.10 151962 - Demolition of existing building and erection of mixed use residential-led building providing retail on ground and first floor with 110 residential apartments above in a 23 storey building. Withdrawn 24/02/2016.
- 3.11 161819 - Demolition of existing building and erection of mixed use residential-led building providing retail on ground and first floor with 107 residential apartments above in a 23 storey building. Withdrawn 23/03/2017.
- 3.12 170772/OPA - Change of use of 1st to 5th floors from Class B1(a) (offices) to C3 (dwelling houses) to comprise 33 x 1-bed flats. Prior Notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). Prior Approval Notification - Approval 10/07/17. Not implemented at the time of writing; would need to be completed by 10/07/2020 to comply with condition 1.
- 3.13 181753/SCR - A request a Screening Opinion pursuant to Regulation 5 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 in relation to the proposed mixed use development at 29-35 Station Road, Reading. RBC confirmed that a screening opinion under Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 was not required 14/11/18.

Relevant history relating to nearby buildings

Thames Tower, 37-45 Station Road

- 3.14 141043/FUL - Refurbishment and recladding of the existing building, construction of four additional storeys of offices (use class B1), change of use of the ground floor to

flexible office and retail uses (classes A1, A2, A3 and B1), rooftop plant and associated works. Granted following completion of s106 legal agreement 13/10/14.

Garrard House, Garrard Street

- 3.15 141277/OPA - Prior Approval Notification for the change of use from B1(a) Office to C3 Residential for the existing office floorspace at Garrard House, Garrard Street, Reading. Prior Approval Granted 3/10/14. (83 residential units)
- 3.16 150711/FUL - Replacement of existing windows, insertion of new windows in north, east and south elevations, and new front entrance. Granted 16/07/15.
- 3.17 160328/FUL - Extension to include part new fourth floor and new fifth and sixth floors to provide 18 residential units. Granted following completion of s106 legal agreement 21/06/16.

Garrard Street Car Park

- 3.18 182168/DPA - Application for prior notification of proposed demolition of the existing car park. Prior Approval Given 11/02/19

Station Hill

- 3.19 090622 - (09/01079/OUT) - Outline application for demolition of existing buildings and construction of a mixed use development comprising residential development (C3) , office development (B1A), retail uses (A1), financial and professional services (A2), restaurants and cafes (A3), bars (A4), community space (D1), cultural/leisure space (D1/D2), bowling alley (D2), health and fitness (D2), car and cycle parking, structural landscaping and formation of public spaces, associated infrastructure and public realm works (access, layout and scale only). ['Station Hill 2'] Granted following completion of s106 legal agreement 03/10/11 (remains extant until 2020).
- 3.20 130436 - Outline application for mixed use redevelopment of the site through the demolition and alteration of existing buildings and erection of new buildings & structures to provide Offices (Use Class B1), a range of town centre uses including retail and related uses (Use Class A1- A5) leisure (Use Class D2) and residential units, associated infrastructure, public realm works and ancillary development (all matters reserved). ['Station Hill 3' permission] Granted following completion of legal agreement 09/01/15. (All reserved matters applications to be submitted within 7 years - i.e. by 09/01/2022).
- 3.21 130440 - Demolition of Station Hill Retail Parade (including 26 to 58 Station Hill) to create a multipurpose area to be used for holding temporary events. Works of hard and soft landscaping and other incidental works. [Temporary 'Pocket Park' permission]. Granted 20/1/14.
- 3.22 151426 - Outline application with all matters reserved for mixed use redevelopment of Plot E of the Station Hill site and neighbouring Telecom House site (48 to 51 Friar Street & 4 to 20 Garrard Street) to comprise the demolition of existing buildings and erection of new buildings/ structures to provide residential units, a range of town centre uses including retail and related uses (Use Class A1 - A5), associated infrastructure, public realm works and ancillary development. Granted following completion of legal agreement 26/7/16.

- 3.23 151427 - Section 73 application to vary conditions 2,5,6,54 and 57 of outline permission 130436 to remove reference to Plot E. Granted 26/7/16.
- 3.24 190441 - 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']. Current application under consideration.
- 3.25 190442 - 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. Current application under consideration.
- 3.26 190465 - Application for the approval of reserved matters (access, scale, appearance, layout and landscaping) for Plot E within the development site known as Station Hill submitted pursuant to Outline Planning Permission ref. 190442, and submission of details for approval pursuant to Conditions attached to that permission. The proposals comprise the construction of a 12 storey building (plus basement storey) containing 370 Build to Rent residential units (Use Class C3), 1,151sqm (GEA) of flexible retail floorspace (Use Classes A1, A2, A3, A4, A5), cycle storage, car parking, servicing, plant areas, landscaping, new public realm and other associated works (amended description). [Plot E - Friar St and Garrard Street]. Current application under consideration.
- 3.27 190466 - Application for approval of reserved matters (access, scale, appearance, layout and landscaping) for Plot F within the development site known as Station Hill submitted pursuant to Outline Planning Permission ref. 190441, and submission of details for approval pursuant to Conditions attached to that permission. The proposals comprise construction of a 12 storey (plus basement storey) building containing 168 Build to Rent residential units (Use Class C3), 390sqm (GEA) of flexible retail floorspace (Use Classes A1, A2, A3, A4, A5, D2), 656sqm (GEA) of leisure floorspace (Use Class D1 or D2), cycle storage, car parking, servicing, plant areas, landscaping, new public realm and other associated works (amended description). Current application under consideration.

4. CONSULTATIONS

i) RBC Transport

- 4.1 Initial observations from the Transport Development Control section advised that further information was required in relation to evidencing the suitability of the servicing of the site via Garrard Street. Furthermore, during the course of the application additional swept path analysis diagrams were submitted and clarity regarding the interaction with Garrard House was provided.
- 4.2 As a means of background, the site is located within Zone 1 (Central Core Area) of the Borough's Revised Parking Standards and Design SPD. This area lies at the very heart of the town centre, consisting primarily of retail and commercial office developments. This area is defined as having the best transport hubs, with both the main railway station and bus interchanges. This area also contains the largest proportion of public car parking spaces.
- 4.3 First, in terms of car parking provision, the proposed development has no on-site parking allocated to any of the land uses. The non-provision of car parking for this type of use within the central core area is acceptable, given that the development is located within the town centre and so close to alternative modes of transport. There is currently no parking along Station Road, which is enforced with double

yellow line restrictions on both sides preventing on street car parking taking place. Therefore, any parking demand generated by the proposed development will be accommodated within the town centre public car parks.

- 4.4 In terms of access, the proposed Hotel and Office entrances will be accessed from north-eastern corner of the site providing level access directly onto Station Road and Garrard Street. The retail unit has a level access fronting onto Station Road. Along the Station Road frontage of the site, there are a number of bus stops which are situated along the western side of the carriageway.
- 4.5 With the above in mind, deliveries to the proposed hotel, office use and retail units will therefore be from Garrard Street, via the existing private service road located at the rear of the site. The service road also provides off-street loading facilities for the adjacent properties and retail units as well as Novotel Hotel and Ibis Hotel which front onto Friar Street.
- 4.6 The proposed delivery and servicing strategy for the site will be required to utilise the existing service road to the rear of the site by reversing off Garrard Street, and then departing westbound along Garrard Street and then onto Greyfriars Road northbound. The existing service road is proposed to be improved and widened to 5.5m from its existing width of around 4.0m. The new building will be constructed over the service road and an acceptable 5.2 metre minimum height clearance of the building overhang is provided.
- 4.7 The technical note indicates that the type of vehicles that will serve the land uses in the main are large goods vehicles (LGV) and small/medium ordinary goods vehicles (OGV's). It is stated that the primary delivery vehicles that will require access to the rear service yard will be for Linen/Food/Beverage deliveries associated to the proposed hotel. In paragraph 2.8 of the technical note, an assessment has been carried out using TRICS to derive daily trips (for LGVs and OGVs) for the proposed hotel.
- 4.8 At the time of writing, there are no agreed timescales to remove the taxi horseshoe rank outside the 'old' front entrance of the station, facing the town centre. Therefore, current queueing/waiting of taxis will continue on Garrard Street until the temporary arrangements cease. The swept path diagrams as included in Appendix B of the Transport Statement illustrate the tracking movements of a 7.5t Box Van and 7.5t Panel Van accessing the rear service yard. The only conflict created by these vehicles reversing into the loading area is with the single taxi bay at the very eastern end of Garrard Street at the crossover to Station Road. However, this space directly feeds the main taxi rank outside the 'old' station front therefore the space is continually active and would not cause significant delay for delivery vehicles manoeuvring into the rear service area.
- 4.9 In respect of refuse collection, the proposals incorporate a bin store at lower ground level. It is proposed that bins would be wheeled from the bin stores in the basement via the access ramp by the management company on collection days. A refuse vehicle is expected to be the largest vehicle accessing the rear of the site for servicing operations. The proposals put forward to reverse off Garrard Street would be infrequent and reflects the existing operations currently being carried by adjacent occupiers including Novotel Hotel and Garrard House. Given that these movements would be infrequent in comparison to the general servicing of the site, it is accepted that some back and fore manoeuvring may be required. However, prior to occupation of the development, full details on the management of delivery and servicing of vehicles associated with the development should be submitted (via

a planning condition) to the Local Planning Authority once the occupier of the site is confirmed.

- 4.10 A site visit has identified that Garrard House has a canopy which overhangs the service road. It is evident that delivery/service vehicles have collided with the canopy in the past as damage can be seen on the corner. The applicant has confirmed that the service road to the rear is fully within the site's ownership boundary. To facilitate the widening of the rear service road the canopy at the Garrard House entrance would be removed. The applicant has confirmed (by email 06/06/19) that the red line is sufficient for this application and incorporates the area of the canopy.
- 4.11 The main pedestrian entrance into the adjacent Garrard House is directly from Garrard Street or to the rear via their associated parking courtyard. The access door along the eastern wall of Garrard House, which opens onto the service road, is an emergency exit only and will be retained. This emergency exit door has been illustrated on the revised Basement Plan and a pedestrian buffer strip will be retained between the widened service road and Garrard House so the door can still open without going into the road. The steps will be altered and a retaining wall will be constructed to aid the levelling differences between Garrard Street and the service road.
- 4.12 An assessment of vehicle trip generation has been undertaken for the proposed hotel. Given that no car parking is associated with the site, walking and rail travel are likely to be the predominant method of transport used to access the hotel. However, it is recognised that in some instances car trips will be made. All vehicles will have to use public car parks within the central Reading area.
- 4.13 A framework Travel Plan has been submitted to encourage safe, healthy and sustainable travel options and this is deemed acceptable. The Action Plan within Section 5.4.2 sets out the Measures & Initiatives of the Travel Plan. The Travel Plan Coordinator will be appointed prior to the first occupation of the site and will be responsible for leading the implementation, monitoring and review of the Framework Travel Plan. The full travel plan should be submitted within 6 months of occupation, as secured via planning condition.
- 4.14 In terms of cycle parking, the development proposals include a secure bike store located in the basement level of the proposed building, which can be accessed via the rear access road. In total 10 Sheffield stands or similar facility are proposed giving a total of 20 spaces for the whole building. This will be secured via condition. There are also currently 5no. Sheffield stands located along the northern boundary of the site. The proposals will retain these spaces and they will be located adjacent to the proposed retail entrance, which would continue to provide short stay visitor cycle parking spaces for the residential and retail use.
- 4.15 The applicant submitted a demolition and construction method statement during the course of the application. This provides some useful contextual information concerning the future construction of the building. In particular, it is noted that it is intended for there to be a modular off-site construction of the hotel rooms. This would be beneficial from a timing perspective and in respect of this being a constrained site. Although the submitted report has some specific points which are welcomed in principle, the majority of matters require further development and refinement. Accordingly, it is required for the standard demolition and construction method statement condition to be secured. The developer should be aware that

there would be significant transport implications constructing the proposed building in this prominent location.

4.16 On the basis of the above, the proposals are considered acceptable from a highways perspective subject to the following conditions:

- Pre-commencement (including demolition) demolition and construction method statement;
- Pre-occupation vehicle access provided in accordance with approved plans
- Pre-occupation bicycle parking spaces provided in accordance with approved plans
- Pre-occupation bin storage facilities provided in accordance with approved plans
- Pre-occupation details of management of delivery and servicing vehicles to be submitted and approved
- Travel Plan details to be submitted within six months of first occupation of the hotel and subsequent reviews

ii) RBC Environmental Protection (EP)

4.17 There are potential EP concerns in relation to a variety of topic matters: Noise impact on development; Noise arising from development; Noise - Delivery hours; Odour and noise - kitchen extraction; Bin stores - pests; Air Quality impact - increased exposure / new receptors; Air Quality impact - increased emissions; Contaminated Land; Construction and Demolition phase. Accordingly, each element is discussed below.

4.18 In terms of the noise impacts on development, the applicant has submitted a noise assessment as part of the proposals. This has been assessed and is considered acceptable in identifying suitable glazing and ventilation for the development to protect the occupants from the external noise environment. Accordingly, subject to a compliance condition detailing that glazing and ventilation shall be installed in accordance with the specifications recommended within the acoustic assessment submitted with the application, the proposals are acceptable in this regard.

4.19 Moving on to consider noise arising from the development itself, there is a specific internal floor of the building (3rd floor) dedicated to plant, together with an open air roof plant level too. For the uses proposed it is evident that mechanical plant will be required. Accordingly, prior to the installation of any future externally located mechanical plant a noise assessment (in line with the BS4141:2014 methodology) shall be submitted to and approved in writing by the local planning authority. This will be required to comply with the Council's noise standards, in order to protect nearby sensitive receptors from harmful noise disturbance. With this condition secured, the proposals are acceptable from an EP perspective.

4.20 Noise based concerns may also arise to nearby residential occupiers (e.g. Garrard House and Icon House) from deliveries, waste collection and general servicing of the proposed uses, particular given the location of the servicing area. As such, it is recommended from an EP perspective that the hours permitted for deliveries are limited to 08:00hrs to 20:00hrs Monday to Saturdays and 10:00hrs to 18:00hrs on Sundays and Bank Holidays. It is understood that this will be incorporated within the delivery and servicing management strategy referenced in the RBC Transport observations above.

- 4.21 Related to noise based matters, cooking odour is often a significant problem in commercial kitchens. Such kitchens could be incorporated within a proposed ground floor Class A1/A3 unit and the ancillary hotel restaurant. Therefore it is considered necessary to include a relevant pre-occupation condition relating to securing an odour assessment and management plan. This is to safeguard the amenities of neighbouring premises and the area generally.
- 4.22 There is also a significant problem with rodent activity in Reading town centre. Further information is required regarding how waste will be stored on site to ensure bin stores are adequately pest proof. Such details should be secured within any bin storage details condition.
- 4.23 Turning to air quality matters, there are two distinct elements to consider. One is in relation to the applicant needing to demonstrate sufficient mitigation measures are implemented, if applicable, to protect future occupants from the effects of poor air quality. The other strand is in respect of the development itself potentially increasing emissions, to the detriment of air quality within the air quality management area. Considering the impact on future occupiers first, the originally submitted air quality assessment did not consider this sufficiently and hence the original EP observations requested a pre-occupation condition. However, during the course of the application the updated air quality assessment satisfactory demonstrated that the air quality for hotel guests will be acceptable and no mitigation is necessary. Accordingly, no condition in this respect is now required.
- 4.24 In terms of the development itself potentially increasing emissions, to the detriment of air quality within an air quality management area, further information was requested following initial observations from EP. This was specifically in relation to providing an air quality assessment to determine whether the proposed development will result in a significant impact on air quality. This was duly submitted during the application.
- 4.25 Although this concluded that there is not a significant impact on air quality as a result of the development, it does however show that the development will demonstrably worsen air quality at a number of receptors in the town centre. EP officers consider this to be of particular concern at the receptors where the air quality objective is already being exceeded (e.g. 59 and 33 Caversham Road). Given the breadth of measures the Council as a whole is seeking to improve air quality at these locations, any factor which will worsen it therefore negates these improvements. Accordingly the applicant was then asked to identify the causes of the predicted worsening of air quality, to determine whether any mitigation measures could be put in place to reduce the impact.
- 4.26 After discussions with the applicant, the suggested mitigation measure is for the applicant to fund electric vehicle charging points in the vicinity of the site. This is sought as it is assumed that a number of future hotel guests will either drive into Reading and use public car parks or travel by taxi. With no on-site car parking being provided, it is therefore only possible for the applicant to make a financial contribution to mitigate the worsening of air quality identified. In discussion with both Transport and EP officers, this shall take the form of the developer funding the provision of two electric taxi vehicle charging points.
- 4.27 This would include the cost of the installation of a rapid charger (>50kW), distribution network operators (DNO) work costs and future maintenance, which altogether for two points is estimated to total £103,000. The precise location(s) of the points have not been agreed to date, owing to the uncertainty regarding the

emerging nearby wider proposals at Station Hill. As such, this will be secured on a suitably flexible basis, whilst also noting in line with Policy DM19 and the S106 Obligations SPD that it is appropriate for this to be secured via s106 legal agreement rather than as part of the separate CIL payment (see section 2 above for CIL payment discussion). With the mitigation measure secured through s106 the proposal is accordingly considered acceptable from an EP perspective.

- 4.28 Turning to consider contaminated land matters, as the site lies adjacent to an historic garage it has the potential to have caused contaminated land. As such, the standard four stage contaminated land based condition (1. Site characterisation; 2. Remediation scheme; 3. Validation report; 4. Reporting of unexpected contamination) is recommended to be included, with the first two conditions being prior to the commencement of any development, including demolition.
- 4.29 Finally, in terms of potential concerns during the demolition and construction phases, these relate to potential noise, dust and bonfires possibly adversely impacting 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. Accordingly, conditions regarding hours of working, noise and dust (to be secured as part of the Transport based construction management plan) and the prevention of bonfires are recommended.
- 4.30 Therefore, from an EP perspective, the proposals are considered acceptable subject to the s106 legal agreement for a £103,000 financial contribution towards two electric taxi vehicle charging points and the following conditions:
- Glazing and ventilation to be installed in accordance with the specifications recommended within the acoustic assessment submitted and approved
 - No externally located mechanical plant to be installed until a noise assessment has been submitted and approved
 - Pre-occupation (of relevant unit(s)) submission and approval of an odour assessment / odour management plan
 - Pre-commencement (including demolition) contaminated land site characterisation assessment
 - Pre-commencement (including demolition) contaminated land remediation scheme
 - Pre-construction contaminated land validation report
 - Reporting of unexpected contamination at any time
 - Hours of demolition/construction works
 - No burning of materials or green waste on site
 - Delivery hours secured within the delivery and servicing management strategy condition
 - Noise and dust measures during demolition/construction within the construction method statement condition
 - Measures to prevent pests and vermin accessing the bin store within the bin storage details condition

iii) RBC Historic Buildings Consultant

- 4.31 As noted above at section 1 of this report, the site is located in a sensitive location, with the settings of a number of Grade II listed buildings / structures being directly affected by the proposed development (Great Western House - Malmaison Hotel; 13 and 15 Station Road; The statue of King Edward VII; Main building of Reading Station; 11 and 13 Friar Street, 39 Friar Street; 12, 14 and 15 Friar Street) and the

Grade II* listed Town Council Chamber and Offices and Clock Tower, which is within the Market Place/London Street Conservation Area.

- 4.32 As means of context, recent legal cases relating to issues of the setting of listed buildings have established that under section 70(3) the general power to grant planning permission under section 70(1) is expressly subject to sections 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 66(1), in the determination of applications affecting the setting of a Listed Building, states that:

'in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority, or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

- 4.33 There are a number of case law examples [such as R (Forge Field Society) v Sevenoaks District Council [2014] EWHC 1895 (Admin), or R (Lady Hart of Chiltern) v Babergh District Council [2014] EWHC 3261 (Admin), or North Norfolk District Council v SSCLG [2014] EWHC 279 (Admin)] that where a development harms a listed building or its setting, that harm alone gives rise to a strong presumption against the grant of planning permission, requiring particularly strong countervailing factors to be identified before it can be treated as overridden; this is the meaning of giving the harm to the statutorily protected heritage assets 'considerable importance and weight'. Paragraph 11 of the NPPF (referenced by the applicant - the presumption in favour of sustainable development) is part of National Planning Policy; the protection to the setting of a Listed Building is provided under a separate planning act and is an overarching statutory duty imposed by section 66 of the Act which must be considered and which has been the basis of many clarifications in their relevant importance in Case Law.
- 4.34 In addition, as stated in the case of the Forest of Dean and Secretary of State for Communities and Local Government and Gladman Developments Ltd [2016] EWHC 421 (Admin), paragraph 14 of the 2012 NPPF (now paragraph 11 in the 2019 NPPF) relating to the presumption in favour of sustainable development only applies 'unless specific policies in this Framework indicate development should be restricted' but is subject to a Footnote 9. In this case Footnote 9 of the NPPF refers to 'any designated heritage assets'.
- 4.35 The Forest of Dean case stated that paragraph 134 of the 2012 NPPF (now paragraph 196 of the 2019 NPPF), which refers to less than substantial harm to a designated heritage asset, can be considered to be a 'policy', for the purposes of Footnote 9, that would restrict development unless not outweighed by the public benefits of the proposals including, where appropriate, securing its optimum viable use.
- 4.36 It is also pertinent to note that paragraph 193 of the NPPF details that great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be), irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 4.37 As well as the statutory legislative framework and national policy framework outlined above, the local policy context must also be addressed in decision making. As well as the overarching design/heritage policies CS7, CS33 and RC5, in this specific instance the site allocation Policy RC1a identifies that the setting of listed buildings in the area will be preserved. This is developed further in the Reading

Station Area Framework SPD (RSAF 2010), with it also referenced that the benchmark heights details are not guarantees and may be modified downwards where it becomes clear that proposed buildings will harm residential amenity or affect the setting of listed buildings, important views or open spaces (paragraph 6.24). The impact on nearby conservation areas and the settings of listed buildings is also reiterated (in the context of adopted local policies and the 2008 Tall Buildings Strategy technical background report) at paragraph 6.33 of the RSAF 'New buildings, whether or not they lie within the boundaries of a Conservation Area, will be expected to make a positive contribution to the area and they should conserve and where appropriate enhance the character or appearance of Conservation Areas and conserve the setting of listed buildings'.

- 4.38 Finally from a contextual perspective, Historic England has also provided good practice guidance in relation to tall buildings (2015), warning that *"if the building is not in the right place and well designed a tall building, by virtue of its size and widespread visibility, can also seriously harm the qualities that people value about a place"*. Moreover, Historic England's guidance 'Managing significance in decision-taking' states in respect of cumulative change that *"The cumulative impact of incremental small-scale changes may have as great an effect on the significance of a heritage asset as a larger scale change"*. In addition, Historic England's guidance in 'The Setting of Heritage assets' (2015) on appreciating the setting states: *"Because setting does not depend on public rights or ability to access it, significance is not dependent on numbers of people visiting it; this would downplay such qualitative issues as the importance of quiet and tranquillity as an attribute of setting, constraints on access such as remoteness or challenging terrain, and the importance of the setting to a local community who may be few in number. The potential for appreciation of the asset's significance may increase once it is interpreted or mediated in some way, or if access to currently inaccessible land becomes possible"*.
- 4.39 With the above context in mind, it is firstly recognised in principle that there is no objection to the demolition of the existing building. However, it is also considered that the existing 6-storey commercial premises are of a scale that is appropriate to the streetscene and in particular the adjacent Listed Buildings of Great Western House, 13 and 15 Station Road and Statue of King Edward VII.
- 4.40 In the case of the proposal, initial concerns were raised in relation to the proposed development not making a positive contribution to the settings of the Listed Buildings or views experienced in relation to the nearby Conservation Area. Initial questions were also raised in terms of the quality of the overall design. Owing to the height of the proposed building, it would be visible in views across Reading, harming the aesthetic significance of a number of Listed Buildings and also views out of the Market Place/London Street Conservation Area. More specifically, the streetviews provided in the D&A Statement show that the existing Thames Tower is clearly visible from the Grade II* Town Council Chamber and Offices and Clock Tower which is within the Market Place/London Street Conservation Area. Being situated directly opposite Great Western House (the Malmaison Hotel) the proposed building would severely dominate the setting of this Listed Building, harming its significance (e.g. overshadowing), as well as those at 13 and 15 Station Road. The height of the proposed building would be viewed in the context of these buildings. Great Western House directly opposite the site is 3.5 storeys and in the case of 13 and 15 Station Road is 4 storeys in height. As noted in the Reading Station Area Framework (RBC, 2010), *"benchmark heights are not guarantees and may be modified downwards where... it becomes clear that proposed buildings... affect the setting of listed buildings, important views or open spaces"*.

- 4.41 There is also an argument that in townscape terms, it would be expected that storey heights should step down from the central Station Area outwards to provide a logical hierarchy which is readable within the streetscene and would better fit with the settings of the adjacent Listed Buildings. Therefore, from plot C (not yet built) at 128 metres AOD to Thames Tower at 101 metres AOD, the proposed plot as the next plot would be expected to be lower in order to transition harmoniously towards the surrounding Listed Buildings and the centre of Reading town. As Station Road is an important access route towards the Station, also Grade II Listed, the proposed storey heights would be considerably detrimental to the overall character and streetscene of Reading.
- 4.42 As such, the initial observation conclusions were that the height of the proposed development was out-of-scale with the surrounding Listed Buildings. Furthermore, the location of the proposal directly opposite the Grade II Listed Great Western Hotel as well as its prominence in the streetscene and potential visibility from the Market Place/London Street Conservation Area, would harm the significance of these designated heritage assets.
- 4.43 Set against the backdrop of these initial concerns, the applicant submitted further information and a number of detailed design changes have been incorporated, without altering the overall scale and massing of the building. Following assessment of the further information submitted, it is reiterated that as shown in the applicant's own supporting visualisations, the proposed scheme would be highly visible in views from Market Place / London Street Conservation Area with its associated Listed Buildings. There will also be overshadowing of the Malmaison Grade II Listed Building from the proposed scheme. In overall terms however, in relation to the potential level of harm from the development on the significance of the Conservation Area and Listed Buildings, the proposal is considered to constitute less than substantial harm to the significance of nearby designated heritage assets. Nevertheless, this harm must be given considerable importance and weight, as stated in paragraph 193 of the NPPF. Accordingly, whilst the RBC Historic Buildings Consultant still objects to the proposals, consideration should also be given, to paragraph 196 of the NPPF whereby the less than substantial harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

iv) RBC Planning Natural Environment

- 4.44 Initial observations from the Natural Environment officer acknowledged opportunities for planting at ground floor level were very limited and therefore the use of alternative planting at this prominent location was important. This was particularly the case within the context of policy RC14, section 10 of the RCAF and the site being located within a 10% or less canopy cover area. As such, initial queries were raised in relation to the exact location and extent of soft landscaping proposed (given some ambiguity in the original submission as to whether planters or green walls / trees were proposed) and the need for additional detail being provided at application stage. The need for details at application stage was to demonstrate that this will be incorporated and to highlight its feasibility. Suggestions as to possible types of landscaping and locations were provided.
- 4.45 Following the submission of additional information, introducing green walls (either side of the recessed entrance off Station Road and at 1st to 3rd floor level on the southern elevation of the 4 storey element) and confirming a brown roof was also proposed on the Garrard Street building, these were confirmed as positive steps. In

particular, the green walls were welcomed in principle, and the inclusion of information and examples of similar proposals elsewhere were beneficial in demonstrating the feasibility of green walls in recessed and other constrained locations.

- 4.46 Accordingly, the proposals are considered to be appropriate from a Natural Environment perspective, subject to a pre-commencement (barring demolition) condition securing details of the construction specifications, actual planting species/numbers/densities and establishment/maintenance details for a minimum of 10 years for the green wall.

v) RBC Ecology Consultant (GS Ecology)

- 4.47 The Ecological Impact Assessment (ECOSA Ecological Survey and Assessment, Ref: 4164.F0, 30th October 2018) has been undertaken to an appropriate standard and states that the site has “negligible” potential to support roosting bats. The report states that the building is used by nesting birds, and as such, building demolition should be undertaken outside the bird-nesting season (March - August inclusive) to ensure that no birds are harmed or killed during the development. Additionally, as per the recommendations given in the report, and in accordance with paragraph 175 of the NPPF, which states that “opportunities to incorporate biodiversity in and around developments should be encouraged” a condition should be set to ensure that enhancements for wildlife are provided within the new development.

- 4.48 As such there are no objections to this application on ecological grounds, subject to a recommended compliance condition for the development to be carried out in accordance with the precautionary measures and recommendations given in sections 5.4 and 5.5 of the submitted ecology survey report (including provision of a brown roof and a peregrine nest box). Moreover, the actual details of the bird boxes and peregrine nest box will be separately secured within a separate condition, as although the location of the boxes have been shown on the proposed plans, no actual details have been specified. This condition will also secure the actual implementation of the boxes and their future maintenance.

vi) RBC Lead Local Flood Authority (Via RBC Transport, in conjunction with RBC Streetcare Services Manager - Highways)

- 4.49 The sustainable urban drainage strategy (SuDS) proposal is confirmed to be acceptable in principle, albeit a detailed design drawing has not been provided and the exact discharge route has not been confirmed. In this instance it is however appropriate for these details to be secured via condition. More specifically, a pre-commencement (barring demolition) condition shall secure details of an implementation, maintenance and management plan of the sustainable drainage scheme for the development. Thereafter the overall SuDS system shall be implemented prior to first occupation and thereafter be managed and maintained in accordance with the approved details.

vii) RBC Licensing

- 4.50 The site sits within the Council’s Cumulative Impact Area. The Council, as part of its licensing policy, has published a Cumulative Impact Assessment for Reading town centre which states that the Authority is of the opinion that there are too many licensed premises within the town and adding further licensed premises would likely undermine the promotion of the licensing objectives.

- 4.51 It is disappointing that no hours of operation have been provided as part of the planning application; any hours past 2300hrs are most likely to be an issue as crime figures indicate that 2300hrs is when crime starts to rise within the night time economy. Therefore, whilst the hotel would inevitably be open for people who are staying at the hotel 24 hours a day, a restriction should be placed on the use of the bars/restaurant until 2300hrs.
- 4.52 Concerns are raised about the 'flexible use' applied for within the planning application, in particular the Class A4 and A5 elements, within the context of the Council's Cumulative Impact Assessment. There is no objection to a Class A3 use provided they are genuine restaurants with seating and where alcohol is ancillary to food. However, Licensing would be unlikely to grant a licence for a restaurant past 0000hrs within the Cumulative Impact Area.
- 4.53 One other concern is the proximity of the proposed hotel to Station Road. Station Road is a busy road with taxi ranks, bus stops and other licensed premises including a hotel across the road. Suitable measures will need to be put in place to ensure that residents of any hotel are not disturbed by the operation of this site. This could potentially be the case if there are on site restaurants and bars open to the public. This would undermine the licensing objective of preventing public nuisance.
- 4.54 In summary, whilst RBC Licensing does not necessarily object to a hotel, significant concerns about the public access to the site are raised. On-site facilities could be conditioned, but concerns about the Class A4 and A5 elements of the planning application result in these elements being asked to be removed.
- 4.55 Officer note: the Class A4 & A5 elements were omitted subsequent to RBC Licensing comments.

viii) Reading Design Review Panel (DRP)

- 4.56 Reading DRP was asked to primarily review the detailed design of the proposed scheme in April 2019 as means of a 'quality check' of the submitted planning application. This was rather than the DRP considering the principle of the scale/massing of development, which officers advised would be considered appropriate should all the other various technical matters associated with the development be satisfied. It is also noted that the applicant sought and received advice from CABE (Commission for Architecture and the Built Environment) prior to the submission of the application. A summary of the written DRP feedback comprised:
1. Having too many steps in the entrance area glazing plan does not benefit the public space significantly and perhaps one step would work better in this area.
 2. DRP also questions the number of uses on the two lower floors. The entrance sequence seems quite muddled, currently all hotel guests and office users use the same access with the hotel lobby on first floor.
 3. Building. Proportions. Differentiation sits between the sections and the proportions of the primary grid work well within the street scene. To develop the design, more simplicity could be introduced through reducing the number of materials used, increasing more regularity in the central section of the facade and making the transitions between different elements more subtle.
 4. Ground Floors: the "waist belt" covering the plantroom floor could work as a ventilated or back-lit element. Visually it would read better to have this as an extension to the glazing on the lower floors (as a curtain over the glazing) and

back-lit, (so the glazing slides behind it) rather than as part of the dark grey panel sections.

5. Middle Floors: Proportionally, the grid looks convincing from different distances and the white brick approach is interesting. The middle section was agreed by the DRP as being the weakest section as concerns were raised over the low proportion of window to panel. Visually this section was described as being the “second class part of scheme” and needs to be improved. Aesthetically this section may look better if the glazing was more generous on this part of the facade.
6. The randomisation across this section does create movement, but the DRP did not feel this was necessary and making this movement more subtle may simplify this area. If the concept is to increase the lightness and glazing as you move up the tower facade, this could be played out more convincingly by introducing much more glazing lower down in the building rather than just at the top two bands of the middle section.
7. Upper Floors: Large areas of glazing work well in this area but frame depth and reveals will be key to this scheme in terms of ensuring quality in the design (see more on this below). The DRP questioned whether fins are necessary at these top levels and how much shading they would actually provide into the spaces (could the laser panels be used as a shading curtain in areas?). Proportionally the uppermost bay could be taller to really emphasise the laser cut panels and top lid to the scheme. Thought should be given to this pattern and whether larger signage could be introduced at this level.
8. Detailing: Simplifying the Palette: Emphasising the Grid + Depth: The DRP discussed the importance in the design team submitting bay studies and sections at 1:10 and models to review how the materials on the facade relate and describe further how the different planes of the grid and inset areas relate (currently the depth of planes and the offsets of the different materials are not clear). These studies will also indicate how any ventilation grilles are integrated into the bays.
9. The grid is created from: Buff/ White brickwork vertical panels in a projected plane on the vertical elements and a stone edging to form the horizontal elements of the grid (set back from the plane vertical plane). The DRP commented that this would take the emphasis away from the grid and create the appearance of tall vertical slots cut into the building. Removing the stone edging and creating the grid from one continuous material (which is in the same vertical and horizontal plane) will make the openings much more legible and emphasise the grid.
10. The precedents shown in the D+A Statement highlight the merit in creating depth within the grid using a simple palette of materials and high-quality detailing. A similar approach should be taken for this proposal and more thought over how these facade depths have been considered to articulate the grid and create depth should be provided.
11. The DRP think that the design would benefit from simplifying the palette of materials, currently there is a combination of: opaque panels/spandrel panels/fins/ stone edging/laser cut panels/brick slips used across the design alongside the randomised panel movement in the central section of the scheme.
12. Design Approach - Dark Infill Cladding: Proportions. The DRP would like the central section of the scheme to be developed particularly where opaque panels are noted. Spandrel panels are introduced on the upper and lower sections of the scheme with some being taken down into the central section of the elevations in places, these will appear as more reflective and lightweight.
13. The quality these opaque panels will be important to the proposal especially as these appear quite dark and heavy on the elevations. This may be improved by increasing the ratio of glazing in each of the bays (as on the corner windows) and introducing more spandrel panels.

14. More details and justification of this approach alongside the specific materials for these panels should be provided to convince the panel of the quality and aesthetic of the panels.
 15. Laser Metal Panels - The details and pattern on these should be developed more and could relate to Reading as a place. The DRP commented it would be nice to see these integrated up through the design but more as an interesting feature.
 16. Overall, more development in this area is needed to convince the DRP that the use of materials, resolution of junctions and proportions have been carefully considered to ensure the building is both iconic as a tall building in Reading and high quality.
 17. The junctions between existing buildings abutting the proposal need more finessing and thought. Particularly, the gable edge roof junction to Brunel House along the south elevation needs to be revisited. Dressing up to this edge of the gable may help the overall effect.
 18. Maintaining the strength of the grid and corner is key and breaking the corner of this frame with narrow windows (such as on areas of the north elevation next to Garrard House) doesn't add any benefit and weakens the design so should be revisited.
 19. Other points: Some more thought should be given to the retail area at ground floor and how this works with the hotel entrance which may feel like a secondary entrance. What will this retail unit be used for and how will this work with the hotel entrance?
 20. More detail should be provided on the access via Garrard St and how this creates wayfinding towards the building entrances through the underpass. Details of materials, wayfinding and lighting to be provided.
- 4.57 The applicant formally responded to Reading DRP comments with the submission of revised plans and a supporting statement received on 24/06/19.
- ix) Independent review of daylight/sunlight matters by Delva Patman Redler (on behalf of the local planning authority)**
- 4.58 Delva Patman Redler undertook an independent review of the Point 2 Daylight and Sunlight report submitted by the applicant on behalf of the local planning authority. A detailed summary of the main findings of the review are:
1. The methodology used for the daylight and sunlight report is agreed.
 2. Satisfied that the only residential blocks close enough to the site that are likely to be adversely affected are the two properties reported in the study which are Icon House and Garrard House; these two properties are the only ones that require detailed assessment in accordance with local planning policy.
 3. Daylight - Icon House -As a result of the development 74 of the 160 windows tested do not meet the BRE guidelines for Vertical Sky Component (VSC) and 27 of the 87 rooms tested do not meet the BRE guidelines for No Sky Line/Contour (NSL). The VSC results reported appear slightly worse than they are in reality as the living/kitchen/dining (LKD) rooms tested have either two or four windows and therefore, in many cases, where non-compliance of three windows reported, this only affects one room. It is, however, relevant that 27 LKD rooms do not meet the VSC standard although only five LKD rooms fail the NSL standard.
 4. The reason for the large reductions in VSC is because the windows have low levels of VSC at present due to the location of Icon House at the rear of other buildings and sufficiently close to them that there is little natural daylight or outlook to the lower levels of that building. Any reduction therefore will show as a large percentage of the existing level. The actual predicted reductions in VSC are relatively small and in the worst affected rooms the actual VSC reductions are generally below 6% actual VSC. This means that the actual change in sky visibility

will be relatively small but poorly-lit rooms will be left with materially poorer levels of daylight.

5. Daylight - Garrard House - 30 of the 105 windows tested do not meet the BRE standard for VSC and 10 of the 55 rooms tested do not meet the BRE standard for NSL. However, the LKD rooms and most of the bedrooms have multiple windows. In the bedrooms, where one window experiences a significant reduction in VSC, the other windows experience only minor change and these particular rooms only experience a minor adverse impact overall.
 6. There are six LKD rooms that experience what I consider to be a major adverse impact with reductions in VSC of more than 40% from existing and reductions in NSL of more than 60% from existing. In potential mitigation, these rooms have very low levels of VSC at present and the actual quantum of loss is very small, below 6% actual VSC in most cases. Conversely, the existing levels of NSL are very good and are substantially reduced. This is because these windows are on the south projecting wing of the building and have a very narrow field of view toward the development site between the bulk of the main building of Garrard House and the wing of Icon House. Any increase in mass directly in front of these windows will have a disproportionate effect on that narrow field of sky visibility.
 7. Daylight - Radiance Analysis - The daylight and sunlight report includes an analysis using the 'radiance calculation method' for the rooms in Icon House that they assess as being main habitable rooms. As explained in the report, this is a more detailed analysis which seeks to predict the actual illuminance within a room taking account of a greater number of factors for instance reflected light from external and internal surfaces.
 8. There is no official guidance that recommends specific levels of radiance values or reductions in radiance although it is reasonable to assume that a reduction in internal illuminance as measured by radiance, of more than 20% from existing, will be as materially noticeable to an occupant as a 20% reduction in VSC or NSL.
 9. The report identifies that 71 of the 87 rooms in Icon House will not experience any discernible change in lux levels or retain light levels that exceed 100 lux during March. This is logical as the dense built environment around Icon House means that direct sky visibility provides only a small part of the internal illuminance to that building, as evidenced by the low existing VSC values, and that light received indirectly from the sky through reflectance off other buildings will remain unchanged. If the analysis has accurately modelled light coloured elevations proposed for the application building, then the reflected light from that new building will partly mitigate the loss of direct sky visibility.
 10. Sunlight - A sunlight assessment is only required in respect of those main habitable rooms that face within 90° of due south and also face the development site. Of those windows that fit this criteria, the BRE recommended standard for sunlight is met for all of them. There is therefore a negligible impact on the sunlight.
 11. Shadow Analysis - The daylight and sunlight report assesses the shadow to the area of the station forecourt as the only public amenity space requiring adequate levels of direct sunlight. Having visited the site, I agree that this is the only public amenity area that will need to be assessed.
 12. The analysis shows that there will be very little change in the area of the station forecourt that can receive two hours of sun on 21 March. The BRE standard is therefore met and the impact is negligible.
- 4.59 Based on these main findings, Delva Patman Redler made the following conclusions:
13. I am satisfied that the daylight and sunlight report submitted for this planning application adequately assesses the correct neighbouring buildings and the correct public amenity area.

14. For daylight, the scheme proposal will not meet the recommended BRE standards for Icon House and Garrard House and some rooms in both of those buildings will experience a major adverse impact.
15. In Icon House, the existing sky visibility is already very low and any material increase in mass on the development site will cause a reduction in sky visibility that is likely to not meet the BRE recommended standards. However, insisting on strict compliance with the BRE standards would conflict with the planning policy encouraging tall buildings in this location. The radiance analysis does show that the internal illuminance to the rooms will not be as badly affected as the primary daylight results show and it is the case that ensuring a suitable light coloured rear elevation for the development site, clad in a suitably self-cleaning material, will allow a level of reflectance that will partially offset the direct reduction in sky visibility.
16. At Garrard House, there will be a major adverse impact on six LKD rooms. The impact is primarily due to these rooms having a very narrow field of view between Garrard House and Icon House and directly over the development site so, again, any material increase in the height of the application building will be likely to cause a reduction in sky visibility that exceeds the BRE recommended levels.
17. On balance, the results do not meet the requirements of planning policy set out earlier in this report, as there will be some significant negative impacts.
18. However, it is my opinion that if there is a requirement to ensure that the daylight to Icon House and Garrard House remains within BRE recommended impacts, then this will limit a development of the site to no more than around two-storeys higher than the existing building, and that will conflict with the other requirements of the tall buildings policy. Therefore, the impacts on daylight, and that these will only occur to parts of Icon House and Garrard House and not the whole, need to be assessed in the context of other planning policies for this site.
19. The results for sunlight to windows and sunlight to the external amenity area meet the BRE criteria.

x) Independent review of wind/microclimate matters by BMT (on behalf of the local planning authority)

4.60 BMT undertook an independent review on behalf of the local planning authority of the BRE Microclimate report submitted by the applicant. A summary of the main findings from the initial review by BMT were:

1. From a technical perspective, the methodology is appropriate and in line with industry practice. The wind tunnel model appears to be of a suitable scale and extent, with sufficient detail to represent the wind conditions at the site. The three configurations presented are appropriate for quantifying the impact of the proposed development.
2. The transposition of the wind climate data from London Heathrow Metrological station is largely suitable. Ideally, we would expect to see a comparison of the simulated atmospheric boundary layer in the wind tunnel with the output from the software used to derive the wind climate model of the proposed development site, and suggest this be provided.
3. The positioning of probes is largely appropriate to capture key pedestrian wind conditions around the proposed development. However, BMT would typically expect the coverage to extend further into the surrounding area, particularly noting the number of sensitive pedestrian usages within the immediate vicinity.
4. The criteria used for the assessment appears to be the Bristol variant of the Lawson criteria based on the Beaufort scale, which whilst not the established standard amongst leading wind engineering consultancies is an appropriate criteria for wind microclimate assessments within the UK. However, the classification of the criteria

within the report is not fully consistent with what we would typically see from other consultants using this variant. BMT prefer the widely adopted LDDC variant of the Lawson criteria. BMT would recommend that the results for the proposed development be reassessed against the LDDC variant and demonstrated to remain compliant.

5. BMT would recommend that pedestrian uses are classified with a greater (and more common) resolution, i.e. walking, strolling, general recreation, entrances, waiting areas, long-term sitting.
 6. Notwithstanding the above, whilst key locations relating to the proposed development have been captured, namely the shop front / entrances along Station Road, a number of auxiliary areas within the immediate surroundings do not appear to have been assessed, e.g. the bus stops along Station Road and the taxi rank outside Reading station among others, being areas where pedestrians might be expected to wait for extended durations and thus be more sensitive to the incumbent wind.
 7. The assumption that winter represents the windiest season has the potential to understate the worst seasonal results... BMT would recommend that all seasons are considered in order to ensure the capture of a worst-case scenario.
 8. In closing, whilst the wind microclimate assessment is broadly appropriate, BMT would request a number of clarifications on the methodologies adopted, which could potentially have significant impacts on the wind conditions reported.
- 4.61 Following this, the applicant submitted a revised and updated microclimate report. Following some further correspondence between BMT (on behalf of the local planning authority) and BRE (on behalf of the applicant), BMT was subsequently in a position to provide a final report to the local planning authority. A summary of the main findings from the final review report by BMT were:
1. As noted in BMT's original review, from a technical perspective, the methodology is appropriate and in line with industry practice, including the wind tunnel model, configurations assessed and positioning of probes.
 2. In response to BMT's comments on the simulation of the atmospheric boundary layer in the wind tunnel, BRE have provided plots of the mean velocity (normalised at reference height) and turbulence intensity derived from the BREVe3 computer software and the corresponding measured profile from the wind tunnel study. It is noted that this match is acceptable for the majority of wind angles, including the prevailing sector.
 3. The submitted report has been updated to more clearly indicate the assumed uses for each location and the suitability of wind conditions in each season... and BRE have confirmed that the assessment considered conditions in all seasons.
 4. BRE have confirmed the suitability of wind conditions in the surrounding area. However, where BMT would normally target calmer short term sitting/standing conditions at bus stops, BRE are targeting more windy strolling conditions... Consequently, for the same apparent level of suitability for planned uses, BRE's wind conditions are likely to be windier than might be expected in a report from many other consultants.
 5. In closing, notwithstanding the above, BMT can confirm that it is our professional opinion that the conclusions presented by BRE are reasonable and robust within the boundaries of best practice for wind microclimate assessments within the UK and relevant components of the corresponding policies of the adopted Reading Borough Council "Sites and Detailed Policies Document 2012" and "Central Area Action Plan 2009" and the emerging "Local Plan March 2018".

xi) Reading UK CIC

- 4.62 Reading UK CIC, which acts as the Economic Development Company for Reading, broadly welcomes any improvement to the current, long-standing, derelict site which stands at a major gateway to the town centre within the Business Improvement District Area.
- 4.63 Reading UK CIC note the intended provision of retail space at ground level, which will help energise the landscape on this key pedestrian route, linking the station with the main shopping and leisure zones within the centre.
- 4.64 The development will, of course, attract an Employment and Skills Plan and a construction ESP as required under Reading Borough Council's Supplementary Planning Document (April 2013). This exists to promote local employment and training opportunities. Reading UK CIC would welcome the opportunity to work directly with the developer to deliver both a construction phase Employment and Skills Plan and an End Use Plan in respect of the retail and hotel elements of the development. This would aim to maximise the opportunity for local labour to gain vital skills opportunities.

xii) CCTV / Community Safety

- 4.65 No comments / objections.

xiii) Berkshire Archaeology

- 4.66 In accordance with Paragraph 189 of the NPPF, the applicant has submitted with their application an 'Archaeological Desk-Based Assessment' prepared by CgMs Heritage and dated October 2018. This assessment presents the archaeological background to the application area, assesses its archaeological potential and considers the likely impacts of the development proposal on buried archaeological remains. The principal conclusions of the assessment are as follows:

- 1) The application area lies within an 'area of archaeological potential' as defined on the adopted version of Reading Borough Council's Proposals Map
- 2) The site's archaeological potential stems from its location on the fringe of the regionally important medieval town of Reading
- 3) Cartographic evidence indicates that the application area lay at the rear of burgage plots running from the north frontage of Friar Street. While this suggests that medieval structures may not be present, the occurrence of cess and rubbish pits and other 'backland' activities is possible.
- 4) Previous archaeological investigations north of Friar Street have revealed the presence of medieval deposits
- 5) In the 19th-century Station Road was created to connect the town with the new station on the Great Western Railway Line. Ground levels were raised by up to 3m to create a level route from Friar Street to the embanked Reading Station
- 6) The application site is currently occupied by a six-storey office building, probably constructed in the 1960s. This building replaced previous buildings on the site. The current office building is partially basemented
- 7) The assessment considers that the site has undergone considerable past impacts from previous development on the site
- 8) The assessment concludes that the site has limited archaeological potential and therefore considers that no further archaeological mitigation measures are required if the scheme is permitted.

- 4.67 However, Berkshire Archaeology does not agree with the conclusions of CgMs' assessment report (consistent with Berkshire Archaeology's advice for similar, previous applications for this site - 151962 and 161819).
- 4.68 Berkshire Archaeology considers it to be clear that the site has an archaeological potential for Medieval and early Post-Medieval deposits associated with the regionally important settlement of Reading. While the application area will have been subject to some impacts from past development, the total disturbance of below ground deposits has not been proven. The artificial raising of the ground level by around 3m in the early 19th-Century, the existence of only a partial basement within the existing building and the potential for the survival of deep features, such as cess and rubbish pits, provides grounds to suggest that buried remains may survive on this site which will be impacted by the proposed development.
- 4.69 On this basis, Berkshire Archaeology recommends that a programme of archaeological work is secured by a suitably worded pre-commencement condition, should the application be permitted. This is in accordance with Paragraph 199 of the NPPF which states that local planning authorities should 'require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible'.

xiv) Crime Prevention Design Advisor (CPDA) at Thames Valley Police

- 4.70 Initial response - object to the proposals on the basis of some aspects of the design and layout being problematic in crime prevention design terms. Therefore the development does not meet the relevant requirements of NPPF, HMCLG's Planning Practice Guidance on 'Design' and CABE's 'Design & Access Statements- How to write, read and use them'.
- 4.71 In particular, concerns were raised in relation to the public access into the rear courtyard (lacking in ground floor active surveillance and its convoluted layout creating a secluded environment), with the suggestion for access to be gated and secured. Further concerns were raised in relation to: functionality of the two receptions and how they safeguard the building and those using it; excessive permeability and uncontrolled access between different uses (public accessible Bar/Restaurant; private hotel bedrooms and private office space) within the building; queries regarding the accessibility of the first and third floor accessible bedrooms; unrestricted access to all floors via the emergency stairwell; suggestion to include the use of laminated glazing; lack of consideration of RBC Licensing's Cumulative Impact Policy; clarification as to whether smoking areas are proposed; need for a CCTV operational requirement to be carried out by an SBD approved company.
- 4.72 Further response (following a meeting and the submission of further information by the applicant): The submitted Draft Crime prevention Report Dated 10th March 2019 addresses original concerns, and provides details relating to access control specification into and through the building, Lighting, CCTV and minimum physical security requirements of doors and windows. It is noted that due to site constraints the rear goods delivery yard falls under the ownership of a number of parties; therefore secure gated access would not be reasonable or appropriate. However, the proposed improvements to surveillance, lighting, green wall and extra servicing details do improve this secluded environment. Of note the report also states that

the applicant has taken the decision to remove the aspiration for the hotels bar and restaurant to be open to the public. The hotel bar and restaurant will therefore only be open to hotel guests

- 4.73 To ensure that all details are brought forward and included in the final approved plans, it is sought for all the crime prevention details contained within the Draft Crime Prevention Report to be secured via the attachment of a compliance condition in any permission at the site.

xv) Historic England (HE)

- 4.74 Historic England responded stating they did not wish to offer any comments and instead advised that the views of RBC's specialist conservation and archaeological advisors are sought.

xvi) Network Rail

- 4.75 Network Rail has no objection in principle to the proposal. Owing to the proposal being near Network Rail land / infrastructure and to ensure that no part of the development adversely impacts the safety, operation and integrity of the operational railway asset protection comments are made in relation to drainage and safety (Officers consider that these should be included as informatives on the decision notice).

- 4.76 Furthermore, Network Rail also advised that they need to establish from the applicant if Garrard Street will remain open/re-open after these development works have been completed as this is the main access road to the station front for taxis.

xvii) Civil Aviation Authority

- 4.77 The Civil Aviation Authority confirmed that no issues are raised with any nearby airports/aerodromes.

xviii) Thames Water

- 4.78 Thames Water commented on the application, summarised as follows:

- The applicant should seek advice from Thames Water;
- Sewer records do not indicate any shared drainage within the site, but there may be newly transferred sewers that we haven't yet mapped and aren't aware of.
- If shared drainage is found, the sewers may need to be diverted, as new builds over public sewers are not permitted.

xix) Berkshire Fire & Rescue Service, Reading Civic Society & Reading Conservation Area Advisory Committee

- 4.79 The groups referenced above were all formally consulted on the application, but no responses have been received to date. Should responses be received in advance of the committee meeting, these will be detailed within an update report.

xx) Public consultation

- 4.80 Notification letters were sent to nearby occupiers (including Icon House and Garrard House addresses) on 07/12/18, with the statutory 21-day consultation

period expiring on 28/12/18. Site notices were erected around the site and immediate surrounding area on 17/12/18, expiring on 07/01/19. A press notice was published on 20/12/18, expiring on 10/01/19. 4 responses have been received in total.

- 4.81 Two responses in support of the proposals have been received. One, from a Station Road resident, details that *"the area that is being renovated is in dire need of change, as is much of this area, and this would be a welcomed start to Station Road becoming a much nicer place to live in. The design of the building is also decent, and it is thematically similar to Thames Tower which is nice"*. The other response in support, from an address in Pine Drive in Wokingham, states *"The building will blend in with the others planned for this area and will give valuable hotel accommodation. Great plan, go for it!"*
- 4.82 Two other responses have been received. One was specified as an objection, received on behalf of the owners of adjoining property Brunel House. The response, received in December 2018, did not constitute an objection and instead sought additional time to make representations in January 2019. A separate response was received in April 2019 on behalf of the landlord of the same building, raising concerns with the current status and general look of the vacant building and this having an impact on occupying a vacant floor at the neighbouring building. This response also suggested that there should be plans to improve the look of the façade prior to works starting, as the existing façade is described as *"a bit of an eyesore"*.

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 a listed building or its setting or any features of special interest which it possesses.
- 5.2 Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in the exercise of its functions to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.
- 5.3 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'.
- 5.4 The application has been assessed against the following policies:
- 5.5 **National**
National Planning Policy Framework (2019)
National Planning Policy Guidance (2014 onwards)
- 5.6 **Reading Borough Local Development Framework - Adopted Core Strategy (2008) (Altered 2015)**
- CS1 Sustainable Construction and Design
CS2 Waste Minimisation
CS3 Social Inclusion and Diversity

- CS4 Accessibility and the Intensity of Development
- CS5 Inclusive Access
- CS7 Design and the Public Realm
- CS9 Infrastructure, Services, Resources and Amenities
- CS10 Location of Employment Development
- CS13 Impact of Employment Development
- CS20 Implementation of the Reading Transport Strategy
- CS22 Transport Assessments
- CS23 Sustainable Travel and Travel Plans
- CS24 Car / Cycle Parking
- CS25 Scale and Location of Retail, Leisure and Culture Development
- CS26 Network and Hierarchy of Centres
- CS27 Maintaining the Retail Character of Centres
- CS33 Protection and Enhancement of the Historic Environment
- CS34 Pollution and Water Resources
- CS36 Biodiversity and Geology
- CS37 Major Landscape Features and Areas of Outstanding Natural Beauty
- CS38 Trees, Hedges and Woodlands

5.7 Reading Central Area Action Plan - RCAAP - (2009)

- RC1 Development in the Station / River Major Opportunity Area
- RC5 Design in the Centre
- RC6 Definition of the Centre
- RC7 Leisure, Culture and Tourism in the Centre
- RC10 Active Frontages
- RC13 Tall Buildings
- RC14 Public Realm

5.8 Sites and Detailed Policies Document (2012) (Altered 2015)

- SD1 Presumption in Favour of Sustainable Development
- DM1 Adaptation to Climate Change
- DM2 Decentralised Energy
- DM3 Infrastructure Planning
- DM4 Safeguarding Amenity
- DM12 Access, Traffic and Highway Related Matters
- DM18 Tree Planting
- DM19 Air Quality
- DM23 Shopfronts and Cash Machines

5.9 Reading Borough Council Supplementary Planning Documents

- Employment, Skills and Training SPD (2013)
- Revised Parking Standards and Design SPD (2011)
- Revised SPD on Planning Obligations under Section 106 (2015)
- Sustainable Design and Construction SPD (2011)
- Reading Station Area Framework - RSAF - (2010)
- Station Hill South Planning and Urban Design Brief (2007)

5.10 Other relevant documentation

- Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking (Historic England, 2015a)

Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Historic England, 2015b)
 Historic England Good Practice Advice in Planning Note 4: Tall Buildings (Historic England, 2015c).
 Reading Tall Buildings Strategy (2008) and update note (2018)
 Reading Tree Strategy (2010)
 BRE Site Layout Planning for Daylight and Sunlight - A guide to good practice, 2nd edition (2011)
 Market Place / London Street Conservation Area Appraisal (2007)

6. APPRAISAL

6.1 The main issues are considered to be:

- i) Principle of development and land use considerations
- ii) Demolition, scale / height, appearance / detailed design and effect on heritage assets
- iii) Quality of accommodation for future occupiers
- iv) Amenity for nearby occupiers
- v) Transport
- vi) Landscaping and ecology
- vii) Sustainability, energy & SuDS
- viii) Other matters - Archaeology, S106, pre-commencement conditions & Equality
- ix) Conclusion, including the overall planning balance

i) Principle of development and land use considerations

6.2 As already identified within the Introduction section of this report, the application site is within the Station/River Major Opportunity Area (Policy RC1) and forms part of the Friar Street & Station Road sub-area (Policy RC1a), all within the Reading Central Area Action Plan area.

6.3 The overall vision for the station/river major opportunity area is for a flagship scheme, extending the centre and providing a mixed use destination in itself and centred on a redeveloped station and new public transport interchange that will integrate transport links. Policy RC1 seeks for development, amongst other things, to contribute towards: providing a high-density mix of uses to create a destination in itself - areas within the primary shopping area and central core (such as the application site) will have a particular emphasis on delivering much of the identified retail and leisure need; protect, and where appropriate, enhance the setting of listed buildings; be laid out in a way that allows the area to come forward in parcels. It is considered that the proposed development meets all of the applicable overarching objectives, as will be explained in more detail throughout this appraisal.

6.4 The application site only forms a small part of this wider site allocation. Within the Friar Street and Station Road sub-area (again the application site only forms a relatively small part of this area) development will:

- Comprise active retail and leisure uses on the ground floor along Friar Street and Station Road, with a mix of uses on the upper floors
- Development should enhance linkages in a north-south direction to link to the Station Hill area
- The setting of listed buildings in the area will be preserved

- Opportunities to improve Merchants Place will be sought
- 6.5 Again, as this appraisal shall demonstrate, the proposed development is considered to comply with the applicable elements of the specific sub-area designation.
- 6.6 With the above adopted local policy in mind, it is considered that in pure land use terms the provision of a mixed use development of the nature sought (flexible Class A1/A2/A3 at part ground floor, a 135-bedroom hotel and five floors of office accommodation) is welcomed and supported. More specifically, the ground floor level Class A1, A2 or A3 use would reintroduce (in the context of the long-term vacancy) an active use along the Station Road frontage, which is a designated active frontage. On the proviso that an active window display is maintained (as secured via a recommended condition) it is considered that the unit would contribute to the vibrancy of the town centre and assist in enhancing north-south linkages (aligning with policies RC6 and RC10, as well as RC1).
- 6.7 In terms of the proposed office use, it is first recognised that the lawful use of the upper floors of the existing building is an office use. As such, this proposal would effectively re-provide this use, with the 1861sqm office use proposed representing an increase in office floorspace at the site of 495sqm (existing offices comprise 1366sqm). Policy CS10 details that major office development will take place in the centre of Reading, with Policy RC6 clarifying this to be within the office core. Accordingly, the principle of increased office accommodation at the site is welcomed and supported. Given the limited net increase in office accommodation at the site, there is no basis for seeking any contribution towards affordable housing in this instance. Linked to this, it is acknowledged that a 2011 permission at the site (see relevant history above) granted 103 residential units. However, this has lapsed, meaning that any 'loss' of residential units is not a material consideration to the assessment of the current uses proposed.
- 6.8 With regard to the principle of the proposed hotel use, this aligns with the objectives of Policy RC7, given its Central Area and Central Core location. Furthermore, the Policy RC1 designation references the Central Core having a particular emphasis on delivering much of the identified leisure need. Accordingly, the principle of this proposed use is supported by policy.
- 6.9 Relating to the proposed hotel use, it is considered necessary to secure, via section 106 legal agreement, that the use shall be Class C1 hotel accommodation only. Furthermore, various standard elements associated with the use regarding occupancy durations shall also be secured in this regard. This has been required on other recent Central Area Action Plan hotel permissions in the recent past and seeks to ensure that the proposed hotel rooms are not converted to serviced apartments (Class C1), self-contained residential units (Class C3) or small/large houses in multiple occupation (Class C4 or Sui Generis). Such uses have not been assessed as part of this application and would be subject to separate planning requirements / obligations (e.g. amenity / parking / quality of accommodation / affordable housing). By securing the proposed hotel use by legal agreement this is considered to robustly guard against the permission being occupied for other uses without first applying for planning permission. Furthermore, additional stipulations relating to the terms of the hotel use will also be secured within the legal agreement:
- not to let or licence for occupation or permit or suffer occupation of any of the rooms for a continuous period of more than 3 months to the same occupier or occupiers

- other than those Customers staying in accordance with the above, not to let or licence for occupation or permit or suffer occupation of any room for a continuous period for more than 3 months to the same Customer or Customers
- not to require Customers of any room to agree to any minimum period of occupation (of whatever duration)
- to provide to the Council within 14 days of written request evidence regarding the use or occupation of the rooms or any of them

6.10 It is also relevant to note at this juncture that the applicant has specified that a number of planning benefits will arise from the proposed development. A summary of what the applicant identifies as planning benefits of the scheme (as detailed within the supporting Planning Statement submitted) include:

1. *An opportunity to contribute towards achieving the Council's long-standing vision of regenerating this area - an essential building block in elevating the status of Reading and creating a 'sense of arrival' from the Station itself.*
2. *The proposal will deliver the regeneration of a key town-centre site through a 22 storey building that is appropriately placed to be a 'way-finder' from the Station towards Broad Street and create a local landmark tall building that respects the Council's 'dome' effect of tall buildings envisaged within Station Hill and re-establishes the principles for the site established by the 2005/2011 permission when 22 storeys were previously consented on-site.*
3. *The proposal will deliver a high density mixed use development providing a range of key town centre uses including hotel and offices, alongside a ground floor retail use, which will re-establish strong active frontages to Station Road and Garrard Street through creating an attractive and active frontage to a currently derelict building and blank facade, and in doing so creating a gateway between the Station and Broad Street, enhancing legibility within the town centre.*
4. *Regeneration of a key gateway site directly opposite Reading Station and in the very heart of the town centre, helping make the station area an enjoyable place to live, work and visit;*
5. *Redevelopment of a site currently plagued by crime with limited surveillance which is having a negative impact on the social and environmental conditions surrounding the site, and creates a very poor impression of the town centre upon arrival;*
6. *Delivering a tall building within an area identified as suitable for tall buildings aligning with the Council's aspirations for the site. A landmark tall building will assist in 'stitching' together the various development sites within the Area, both visually and physically.*
7. *Enhancing the area to the rear of the site which is currently plagued with antisocial behaviour by enhancing the outlook to existing residents through delivering a green wall and ensuring enhanced surveillance to the area;*
8. *Delivering a scheme that will complement the existing proposals at Station Hill and reinforce the 'crown' and 'blister' design principles; and*
9. *The annual operational benefits associated with the development will be 124 net direct jobs, 273 operational net jobs (direct, indirect and induced) with a total net operational related gross value added net present value (direct, indirect and induced). Elsewhere, the applicant states the development represents significant investment in Reading, in a gateway location. It will contribute to the character and identity of the town centre, helping to instil a strong sense of place and underpinning investment in the town.*
10. *In line with paragraph 38 of the Framework, the proposed development will dramatically improve economic, social and environmental conditions on and surrounding the site, with commitment from the applicant to bring forward a*

high quality development which will be of very significant benefit to Reading town centre.

11. *The provision of c.2,000 sqm of office floor space will deliver employment opportunities and assist in securing economic growth. Elsewhere the application refers to this as Grade A office floorspace.*
12. *The provision of a mid-range hotel will satisfy an unmet need within Reading town centre and contribute to supporting the growing leisure and visitor offer.*
13. *The opportunity to deliver ground retail (150sqm) will re-introduce a strong active frontage and contribute to the delivery of a 24 hour economy.*
14. *The scheme by award winning Reading based Architects Broadway Malyan is of the highest quality design, both in terms of its general appearance and selection of proposed materials. The proposal also incorporates significant improvements to the public realm around all sides of the building. The building is also designed to meet the BREEAM 'Very Good' standard (a BREEAM score of 62.5).*
15. *Enhance public realm along Station Road, creating a high quality transition with the station plaza and assisting with the integration of the station area with the town centre core.*

ii) Demolition, scale / height, appearance / detailed design and effect on heritage assets

Demolition

- 6.11 Assessing the demolition of the existing building first, this is not considered to be of any particular special architectural merit to warrant its retention in its own right. In-fact, the removal of the existing building could be seen as a positive outcome from the proposed development. Accordingly, its demolition is considered to be appropriate subject to the proposed replacement building being suitable in design and related terms. In this case it is not considered necessary to include a condition specifying that demolition shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made. This is sometimes included where an empty plot would be harmful in design terms or from a land use perspective (where there are remaining occupiers at the time of the application). Given the long-term vacancy of the building, together with the inevitable challenges securing such a building entails (e.g. crime and anti-social behaviour), there is considered to be no need for such a condition in this instance.

Scale / Height

- 6.12 Any proposal seeking a basement and part 4 (over the service road off Garrard Street), part 22 (with rooftop plant above) storey building represents a significant tall building within Reading town centre. Accordingly, the proposed scale has been subject to a thorough supporting analysis by the applicant and this has duly been carefully considered by officers.
- 6.13 As means of a main local policy context for the proposal, the Tall Buildings Strategy (2008) (not altered in the 2018 update note) identified a cluster of development around the Station where the tallest buildings are intended to command the dominant position in the cluster and the Reading skyline as a whole. This formed a background paper for the 2009 RCAAP, whereby in the supporting text (paragraph 8.51) it is stated that *'the station area will be signified by the highest buildings and the densest cluster'* (acknowledging the eastern and western clusters too). It continues by stating that *'it will make a significant impact on the*

townscape around the station and on the town's skyline'. The RCAAP provides specific policies/criteria in respect of the Major Opportunity Area (as outlined in section 6i above) and tall buildings (see more detailed commentary below).

- 6.14 The RSAF (2010) outlines broad development principles in a supplementary planning document to guide the planned redevelopment of the area and individual sites amongst other matters. The RSAF sits as a bridge between the provisions of the Core Strategy and RCAAP. Chapter 6 of the RSAF details aspirations for heights. The application site is earmarked for "Medium-Very High Density" (Figure 6.7) ("Very High" is the uppermost classification given to sites closest to the Station) and suitable for a "Local Landmark" building (Figure 6.8) (Tall or prominent buildings above ten storeys which are nevertheless clearly subordinate and therefore lower than district landmarks, such as the nearby Station Hill sites) with a benchmark height of at least 10 storeys (the highest classification). Paragraphs 6.11-6.14 outline that tall buildings should rise up around the Station 'nexus' and the 'dome' of development is identified with the 'crown', the area of greatest permissible height, immediately adjoining and to the south of the Station entrance.
- 6.15 Therefore the RSAF provides useful and specific advice on the required function of the landmark at this location. Figure 6.10 of the RSAF provides the suggested relative heights in the Central Area (entitled "tall building location guidance") and indicates that a higher (rather than lower, but notably not the highest) overall height would be appropriate for this site, while the areas beyond the eastern, southern and western boundaries of the site are not classified as either higher or lower (the area to the east is an area with particular sensitivity to the effects of tall buildings).
- 6.16 The RSAF therefore indicates that in height and density terms, this site is to be developed at the higher end of the scale, but is not envisaged as the tallest building, which would be sited immediately adjacent to the station. Put another way, the site is identified as being within the 'dome' of the cluster of tall buildings, but is not necessarily the centrepiece 'crown' immediately adjoining the Station. An extract of the RSAF is provided at the end of this report.
- 6.17 It is also relevant that the planning history at the site (see section 3 above) includes a permission from 2005 for a 22 storey building, which was granted an extension of time for implementation in 2011. A visualisation of the permitted scheme is included in the list of images at the end of this report. This scheme was however not implemented. The height of other recent tall buildings, either as existing or as permitted is also worthy of note for contextual purposes:

Site	Height (max.)	Comment/status
Plot C, 'Station Hill 3'	109-128m AOD	Outline Planning Permission 130436, although this permission has technically been implemented, no works to buildings have commenced. (the height is a range due to the parameters set by the outline planning permission)
Thames Quarter	111.7 AOD	Permission granted under 162166. Under construction.
80 Caversham Road	123.18m AOD	Current pending application

'Royal Mail site'		182252.
Thames Tower	103.3m AOD	Permission 141043, completed (with roof extension)
Chatham Place	102.5m AOD	Permission, completed
Kings Point/Verto	94.1m AOD	Permission, completed

6.18 With the above in mind, it is considered necessary to respond to each of the relevant Policy RC13 criteria, to demonstrate the suitability of the proposed tall building proposed. The policy first states that tall buildings in the Station Area Cluster should (policy stated - commentary provided in ***italics*** after each point):

- A new cluster of tall buildings with the station at its heart will signify the status of the station area as a major mixed-use destination and the main gateway to, and most accessible part of, Reading. *When considered within the context of the extant Station Hill permissions, the proposal will positively contribute to the cluster*
- Be located at the centre of the cluster, close to the station, and step down in height from that point towards the lower buildings at the fringes; *Although it is acknowledged that the proposal steps up from Thames Tower, which is closer to the station, the proposal does step down from the extant taller Station Hill Plot C, with Plot B and the proposed building acting as parts of the 'dome' effect referenced in the RSAF.*
- Contribute to the creation of a coherent, attractive and sustainable cluster of buildings with a high quality of public realm; *The proposal would align with these aims, significantly improving the public realm in comparison with the existing situation, with the colonnade entrance continuing the approach taken by Thames Tower.*
- Ensure that adequate space is provided between the buildings to avoid the creation of an overly dense townscape and to allow buildings to be viewed as individual forms; *The streetscene and verified views (some included at the end of this report) submitted demonstrate compliance in this regard. The contrast in visual appearance with Thames Tower will also assist in the building being viewed as an individual form. Separation distances from extant Station Hill blocks will also assist in this regard.*
- Be designed to fit within a wider planning framework or master plan for the area, which allows separate parcels of land to come forward at different times in a co-ordinated manner. *It is considered that the proposals would not significantly impinge on the future development of other sites within the cluster.*

6.19 In addition, Policy RC13 then goes onto detail that all tall building proposals should:

- be of excellent design and architectural quality *As detailed in the following appearance / detailed design section below, the proposal is considered to comply in this regard, following officer and Reading DRP comments during the course of the application which have facilitated revisions to the scheme.*
- Enhance Reading's skyline, through a distinctive profile and careful design of the upper and middle sections of the building; *The proposed building has a clearly defined base, middle and upper sections, with the mid-level grid the basis for demonstrating a vertical character and rhythm which links back to Station Road. Increased levels of glazing mark the upper section of*

the building, providing an increase lightweight form at the tallest part. Accordingly, the proposal would both complement and enhance the skyline at this point.

- Contribute to a human scale street environment, through paying careful attention to the lower section or base of the building, providing rich architectural detailing and reflecting their surroundings through the definition of any upper storey setback and reinforcing the articulation of the streetscape; *The base aligns with the predominant 3/4 storey Station Road context, with the plant floor providing a clear break between the base and middle sections of the building. The form and nature of the lowest floors align with the character of other contemporary buildings within Reading town centre, most closely Thames Tower.*
- Contribute to high-quality views from distance, views from middle-distance and local views; *The verified views and supporting visualisations (a number are included in the pages after this main report) sufficiently demonstrate compliance in this regard.*
- Take account of the context within which they sit, including the existing urban grain, streetscape and built form and local architectural style; *the proposal complies in this regard, as outlined above and in the following appearance / detailed design section*
- Avoid bulky, over-dominant massing; *Set within the context of extant consents at Station Hill and the existing Thames Tower and the prevailing policy and guidance, the massing is not considered over-dominant nor bulky, with the detailed design (as detailed in the section below) also assisting in making this a calm and elegant tall building*
- Preserve and, where appropriate, enhance the setting of conservation areas and listed buildings; *This is considered in section 4iii) above and the 'effect on heritage assets' section below. In short, whilst it is acknowledged that less than substantial harm to designated heritage assets is caused by the development, when this is weighed against public benefits this tips the planning balance in favour of the proposals*
- Use high quality materials and finishes; *the proposals comply in this regard, as detailed in the appearance / detailed design section below*
- Create safe, pleasant and attractive spaces around them, and avoid detrimental impacts on the existing public realm; *The CPDA at Thames Valley Police and RBC Natural Environment officer is satisfied with the proposals (see sections 4iv & 4xiv above) and in comparison with the existing situation would represent a welcome tangible benefit of the proposal.*
- Locate any car parking or vehicular servicing within or below the development; *No car parking is proposed and the servicing area is being upgraded in comparison with existing.*
- Maximise the levels of energy efficiency in order to offset the generally energy intensive nature of such buildings; *The proposals comply in this regard, as referenced at section 6vii) of the appraisal below*
- Mitigate any wind speed or turbulence or overshadowing effects through design and siting; *An independent review by BMT on behalf of the local planning authority has confirmed the proposals are acceptable in this regard (see sections 4x and 6iv for more details)*
- Ensure adequate levels of daylighting and sunlighting are able to reach buildings and spaces within the development; *An independent review by Delva Patman Redler on behalf of the local planning authority has identified some daylight deficiencies for some occupiers of Icon House and Garrard House (see Section 4ix above). However, as explained at section 6iv) below officers consider on balance that the identified daylighting deficiencies are not sufficient to warrant the refusal of this application,*

when applying an overall critical planning balance. Adequate levels of sunlight would remain.

- Avoid significant negative impacts on existing residential properties and the public realm in terms of outlook, privacy, daylight, sunlight, noise, light glare and night-time lighting; *As outlined at section 6iv) below, although there are some identified outlook and daylight negative impacts, in overall terms when all material considerations are taken into account, the proposal is on balance not considered to cause significant detrimental impacts of a level/nature to resist the proposals on.*

6.20 It is therefore clear that whilst not every criterion is met in full, the vast majority are and there is a suitable policy basis for a tall building in this location. In particular, it is pertinent that whilst taller than Thames Tower, the proposed height would assimilate satisfactorily as part of the 'dome' envisaged within the RSAF, secondary to the taller 'crown' element of Station Hill Plot C (as per the extant outline permission). On the basis of the above, it is therefore considered, on balance, that sufficient justification has been submitted for officers to support the principle of the scale of the proposed basement and 22 (with rooftop plant above) storey building. It is however considered important to categorically state that the proposed scale is considered the maximum permissible and appropriate at this site, in particular owing to the context of the prevailing character of the area.

Appearance / detailed design

6.21 With specific reference to the appearance and detailed design of the scheme, this has been carefully developed with reference to the surrounding context and policy requirements. As required by policy, the overall appearance is underpinned by a strong brick grid pattern and is well defined in providing a clearly legible 'base', 'middle' and 'top'. The base is of a contemporary nature, with largely glazed shopfronts and an increased floor to ceiling height to relate better to the street. The colonnade element continues the theme successfully implemented at neighbouring Thames Tower, while the provision of green walls either side of the entrance are another welcome addition to the streetscene. The transition between the base and middle sections is distinct in the form of a plant floor, but the choice of this being framed by laser-cut metal panels provides a degree of visual interest not initially expected when approaching the site.

6.22 The middle section is regular in rhythm and form, with alternating window/cladding patterns every three floors of the grid. In the short and medium range visualisations provided such an approach appears satisfactory, with it important to emphasise that a consistent approach has been taken on all four elevations, rather than focusing disproportionately on the Station Road or Garrard Street elevations. This will be a prominent building on all four elevations and therefore the consistent treatment proposed is both welcomed and required. During the application the materials palette has been simplified and the increase in amount of glazing in the middle section assists in giving the overall impression of a slender and elegant tall building. Such an approach is considered to align with the policy aspirations and be a welcomed addition to the Reading skyline both in the short and long term.

6.23 The top section of the building includes an increased proportion of glazing, thereby reducing its prominence on the skyline. This is considered to be a suitable design response. Again the use of laser cut metal panels at what is essentially roof level has the potential to add additional value to the overall design quality.

- 6.24 Considering the materials in more detail, it is again reiterated that a relatively simple and restrained palette is proposed. The main grid of the building will comprise a light buff brick. The use of brickwork is strongly supported in line with the majority of the prevailing area, being robust in form and nature. The lighter shade contrasts satisfactorily with neighbouring buildings, thereby providing a degree of prominence required for a building of this nature. This is supplemented with large expanses of glazing, complemented with elements of panelling in the middle section (the extent of which has been reduced during the application). This all continues the strong vertical emphasis sought to be created, while the deep window recesses provide depth and quality to add to an overall appearance which is simple and elegant in its composition. The inclusion of laser-cut metal panels at third floor and roof level add a further welcomed richness to the overall design quality, with the exact finished appearance of the panels to be secured via condition. To ensure the design quality in this instance it is considered essential for all external materials to be secured via condition, including the provision of sample construction panel details being erected on site prior to approval to guarantee the design quality in this sensitive location.
- 6.25 It is also noted that the proposals have been subject to input by the Reading Design Review Panel (DRP) during the course of the application, specifically focusing on a 'quality check' in terms of the detailed design of the proposal. A summary of the main DRP comments are provided at section 4viii above. The applicant has actively embraced the various comments received, making welcomed and necessary revisions to the scheme as already detailed at paragraph 2.2 of this report. Most notably the increase in glazing to cladding panel proportions and 'calming' the pattern, simplifying the palette of materials and resolving the junction with Brunel House have all been successfully incorporated. There are also areas where the applicant has not followed the DRP advice. For example, no alterations to the footprint/layout of the entrance or ground floor uses have been made, and the transition between the base and middle sections is now more distinct than originally sought, in contrast to DRP seeking the transitions to be more subtle. In these instances it is considered that the applicant has provided sufficient justification to demonstrate the appropriateness and overall quality of the design iterations at these points. As such, officers are content that these changes have had an overall positive effect on the quality of the architecture being proposed.

Effect on heritage assets

- 6.26 In respect of the effect of the proposals on heritage assets, it is acknowledged from the summary of the RBC Historic Buildings Consultant's comments at section 4iii) above that this is a sensitive location and concerns are raised in respect of the harmful impact of the proposals on the setting of nearby designated heritage assets. This is with particular respect of the impact on the setting of the immediate opposite Grade II Listed Great Western House (Malmaison Hotel) and views from within nearby Market Place / London Street Conservation Area. With regard to the level of harm, officers agree that this is considered to constitute less than substantial harm to the significance of nearby designated heritage assets. Such harm must be given considerable importance and weight; although as advised at paragraph 196 of the NPPF, this is required to be weighed against the public benefits of the proposals. In this regard the applicant has outlined a number of benefits within the submission, as summarised at paragraph 6.10, and when these are considered together with the benefits outlined by officers elsewhere in this Appraisal, these factors are considered to be significant in terms of the overall planning balance..

Summary: scale and design

6.27 In conclusion with respect to design-based matters, it is considered that the overall scale of the proposed development has been sufficiently justified; put another way, it has been demonstrated that there is a suitable policy basis for a tall building of the scale proposed in this location. The appearance and detailed design is of a quality which accords with the specific major opportunity area requirements. Although harm would be caused to nearby designated heritage assets, the level of harm is less than substantial, and when this is weighed against public benefits of the scheme as a whole this tips the planning balance in favour of the proposals from this perspective.

iii) Quality of accommodation for future occupiers

6.28 The ground floor Class A1/A2/A3 unit is 161sqm (NIA) in size and fronts onto Station Road. The layout internally is flexible so as to potentially attract a range of potential occupiers, including a raised mezzanine area towards the rear. The two intended entrances will be suitably prominent and the largely glazed shopfronts / increased floor to ceiling height (in comparison with the other floors) is also welcomed. It is also considered necessary for a condition to retain active window displays in the future, to ensure that the A1/A2/A3 unit assists the vitality and viability of the area. It is also recommended for informatives to be added to any permission denoting that if implemented, the permission would give flexibility for use within the unit for 10 years from the date of the permission. After 10 years the lawful use would revert to whichever of the permitted uses is taking place at the time within the unit.

6.29 In terms of opening hours, it is considered necessary to include an hours of use condition for any Class A1 or A3 use within the ground floor unit. This is proposed to limit such uses to 06:00 to 23:00 Monday to Saturdays and 08:00 to 22:00 on Sundays, Bank Holidays and other Statutory Holidays. The hours are as flexible as possible, bearing in mind the active frontage location, whilst also maintaining existing and future nearby residential amenity and aligning with observations received from RBC Licensing.

6.30 The servicing of the retail unit will be secured via a pre-occupation servicing management plan (as per Transport comments at section 4i above). Should the future occupier seek to include any external plant or odour outlets, assessments would be required prior to occupation (as per EP comments at section 4ii above). With all of the above in mind it is considered that the unit would be of a suitable quality for a variety of Class A1 or A3 operators. It is also noted that no advertisement consent for signage has been sought at this time, as the future occupier has not been specified. Therefore an informative will remind the applicant of the possible need for separate advertisement consent in the future.

6.31 Moving on to consider the hotel accommodation, the 135-bed offer includes 4 accessible rooms, which are welcomed, as well as the standard double room format with en-suite facilities. All rooms are regular in size and shape and the vast majority have good levels of outlook for guests from full-height windows (the amount of glazing serving a significant number of rooms has favourably increased during the course of the application). It is acknowledged that 6 rooms would have reduced levels of outlook, with laser cut metal privacy screens included at 4th to 6th floor level on part of the western elevation (closest to the south-east corner of neighbouring Garrard House) to prevent significant overlooking of neighbouring

occupiers. Although outlook from the rooms will therefore be lower, given the hotel use (as secured via legal agreement to include maximum occupancy times) this is not considered so detrimental to warrant the refusal of the application. It is considered reasonable and necessary to include a condition restricting the total number of bedrooms within the hotel to 135, as shown on the plans, to manage any future increase / subdivision, which may compromise the quality of accommodation and result in further supporting facilities being required. As part of the same condition it is also proposed to stipulate that there shall be no fewer than 4 accessible rooms, to ensure these are implemented/retained as shown.

- 6.32 The hotel as proposed is shown to include a range of ancillary hotel facilities, most notably a first floor bar/lounge and second floor restaurant. These spaces had originally been proposed as being open to the public too, but during the course of the application this has been omitted, following concerns from a number of consultees, including RBC Licensing. It is accordingly considered necessary and reasonable to stipulate a compliance condition regarding these uses being strictly ancillary to the hotel use, for hotel guests only and, for the avoidance of doubt, not being open to members of the public. In addition, the hotel also includes a number of housekeeping rooms, a staff office and welfare space, a meeting room and dedicated luggage space, as well as space for cycles, bins and a servicing zone as referenced in the transport and EP consultation responses (sections 4i and 4ii of the report).
- 6.33 Similar to the ground floor A1/A2/A3 unit, no advertisement consent for hotel signage has been sought at this time. Some indicative signage for the building as a whole (rather than the hotel specifically) is shown within the green wall area next to the entrance, but this is not formally sought or can be approved via this planning application. Again, a recommended informative will remind the applicant of the possible need for separate advertisement consent in the future.
- 6.34 Finally, in terms of the office accommodation, the layout of the five floors is open plan in nature, with stair cores and lifts in the corner of the floorplates to minimise compromising the primary office space. Outlook is provided in all directions, with the floor to ceiling height increased in the office floors (in comparison with the hotel floors), with a suitable floor to floor height of 3.3m (a factor which many office occupiers take into account in comparison with older office stock). The amount of glazing also increased on the three upper most floors, although solar shading vertical fins are also proposed to assist future occupiers. As such, the office accommodation would evidently be suitable for a range of future occupiers, with its location on the highest floors potentially being a further selling point.
- 6.35 Equally applicable for all uses, the proposals are considered satisfactory from a crime prevention and design perspective, following the submission of additional information during the course of the application. This has been confirmed by the Crime Prevention Design Advisor at Thames Valley Police and a positive element in surveillance terms is the interaction of the different uses within the same building. Furthermore, in terms of utilities, information provided by the applicant demonstrates that satisfactory utility services can be provided.
- 6.36 The applicant has also submitted a fire review statement during the course of the application. Most pertinently, there are two separate stair-cores in the south-west and north-west corners of the building, despite the relatively small footprint (in the context of hotel buildings) serving 9/10 rooms per floor. The provision of two staircases rather than one is a welcomed addition. In addition, the applicant has

confirmed that as the office accommodation is more than 30m above ground, life safety sprinklers will be provided throughout the building. The applicant has also stated that technical design stages will inform future material selection, including combustibility and fire spread determined by building regulations requirements. Accordingly, while fire safety is not a material planning consideration, it is evident that the applicant is pursuing a robust approach to fire safety.

6.37 As such, in overall terms, the quality of accommodation for all possible future occupiers is considered to be of a good standard and is therefore welcomed, subject to a range of conditions.

iv) Amenity for nearby occupiers

6.38 For any proposal of the nature sought, the impact on the amenity of existing nearby occupiers is an important consideration. This is particularly the case in this instance where there are a wide range of neighbouring and nearby uses (as detailed in the introduction section above) and this already being a dense urban setting. The proposals have therefore been carefully considered in these regards, with a range of supporting information submitted seeking to justify the proposals. The applicant has sought to take a number of steps in seeking to ensure that the development does not result in significantly detrimental amenity impacts.

6.39 Considering first daylight and sunlight matters, the applicant has undertaken a study which has been independently reviewed on behalf of the local planning authority by Delva Patman Redler. A detailed summary of the main findings is provided at section 4ix) of this report. This review has identified that whilst there are no concerns in relation to sunlight to windows within nearby Icon House and Garrard House (the two nearby residential buildings required to be tested), or to sunlight levels for the pedestrianised space to the south of Reading Station, it is acknowledged that there will be major adverse impacts on daylight for some occupiers of Icon House and Garrard House.

6.40 More specifically in terms of Icon House, 27 living/kitchen/dining rooms (LKD) do not meet the Vertical Sky Component (VSC) standard and 5 LKD rooms fail the No Sky Line (NSL) standard. This is explained as being owing to existing sky visibility already being very low; therefore *any* material increase in mass at the application site results in a reduction in sky visibility that means rooms are unlikely to meet the BRE recommended standards. It is also recognised that the applicant has undertaken a further radiance analysis, which Delva Patman Redler agrees will show that the internal illuminance to the rooms will not be as badly affected as the primary VSC and NSL tests. Hence a light coloured elevation (buff brickwork and glazing/cladding is proposed) clad in a suitably self-cleaning material, will allow a level of reflectance that will partially offset the direct reduction in sky visibility.

6.41 The major adverse impact on Garrard House will be less widespread, with 6 LKD rooms most affected. Delva Patman Redler explain this is owing to these rooms having a very narrow field of view between Garrard House, Icon House and the proposed building, again meaning any material increase in the height of the application building will be likely to cause a reduction in sky visibility that exceeds the BRE recommended levels. Hence, whilst Delva Patman Redler conclude on balance that the results do not meet the requirements of planning policy in some instances; they also conclude that if there is a requirement to ensure that the daylight to Icon House and Garrard House remains within BRE recommended impacts, then this will limit a development of the site to no more than around

two-storeys higher than the existing building, and that will inevitably conflict with the other requirements of the tall buildings policy. Therefore, the impacts on daylight, and that these will only occur to parts of Icon House and Garrard House and not the whole buildings, need to be assessed in the context of other planning policies for this site.

- 6.42 Officers have carefully considered the advice from Delva Patman Redler. Whilst acknowledging there are some significant shortfalls, these are set within the context of a tight existing urban grain which militates against the standard daylight tests. Bearing in mind these shortfalls, together with the tangible planning benefits of the scheme as identified elsewhere in this assessment, officers consider on balance, that the identified daylighting deficiencies are not sufficient to warrant the refusal of this application.
- 6.43 Another element of the proposals which have been subject to independent review on behalf of the local planning authority is the wind microclimate assessment. BMT undertook this review for the local planning authority and a detailed summary of the findings are provided at section 4x) of this report. In short, following the submission of various additional elements of evidence and information, BMT concluded in overall terms that, in their professional opinion, the conclusions within the submitted microclimate assessment are reasonable and robust. Furthermore, the proposals are also considered to comply with the relevant components of the corresponding local policies. On this basis, officers are content that the applicant has sufficiently justified that there will not be a significantly harmful wind/microclimate amenity impact on nearby occupiers and users of the surrounding public realm from the proposed development.
- 6.44 Turning to consider privacy and overlooking issues, the applicant has taken a number of steps in seeking to minimise overlooking opportunities. In particular, the inclusion of privacy screens at 4th to 6th floor level of the western elevation (closest to the south-east corner of neighbouring Garrard House) is specifically to prevent significant overlooking of neighbouring occupiers. These will be secured to be provided prior to first occupation and be maintained thereafter. In other regards, such as towards Icon House, either the distance or angle of orientation is such that no significant harmful impacts are envisaged. The position of the staircores in the south-west and north-west corners of the proposed building also minimise direct overlooking to Garrard House occupiers. To the north and east there is the distance of a highway between the nearest buildings, while the uses at Thames Tower and Malmaison are not residential too.
- 6.45 Furthermore, in terms of possible future proposals at Brunel House (it is not known whether there is or is not any intention in this regard by the neighbouring landowner), although five windows per floor are shown to be proposed on the upper floors of the south elevation (directly next to the boundary with Brunel House), the presence of these are not specifically considered to unduly compromise the future development potential of the neighbouring site. Two of the windows are shown to serve a staircore, while another serves a corridor. At 6th to 16th floor level two windows serve a hotel room on each floor. However, in each instance this room also includes windows facing east and hence dual-aspect hotel rooms are not considered essential. At 17th to 21st floor level office accommodation presently includes windows in all directions and hence the possible future reduction on this elevation in the future would not unacceptably compromise the overall quality of the space.

- 6.46 Moving onto potential visual dominance and overbearing effects of the development, it is fully recognised that a 22 storey building compared to the context of the existing 6 storey building, constitutes a significant change in the nature of the immediate area. As such, for residential occupiers of both Icon House and Garrard House with windows facing towards the application site, there will be reduced levels of outlook and a possible added sense of enclosure. However, it is equally recognised that this is already a tightly constrained urban location which is already highly constrained with buildings of significant height in close proximity to one another and often with limited relief/lay-off/separation space. None of the other immediately neighbouring buildings are in residential use and this consequently downplays these impacts. Therefore, whilst acknowledging the various negative effects associated with the increase in massing and height as a shortfall of the proposals, the additional detrimental impact caused to the living environment of nearby occupiers is not considered to be of a significant enough level to resist the proposals on this basis.
- 6.47 There are also a number of elements discussed in the quality of accommodation section above which are equally applicable for the protection of nearby occupiers amenity, such as the hours of use for any Class A1/A3 use, the servicing management plan (and other EP based conditions, such as those relating to plant noise) and crime prevention compliance condition.
- 6.48 One matter not mentioned to date is lighting impacts. The proposals have indicatively shown external lighting to serve the undercroft area leading to the service yard and Icon House beyond. The widening of the space, when coupled with the intended lighting and increased passive surveillance, is considered to represent an amenity improvement for pedestrians utilising the space. However, to date, no precise details regarding the exact lighting has been provided. This is proposed to be secured via condition, so as to strike an appropriate balance between being fit for purpose whilst not being of a nature / extent to lead to harmful artificial light disturbance. Furthermore, it may be the case that the laser cut metal panels may also include a form of backlighting and details of this would also be covered by the recommended condition.
- 6.49 Hence, in overall terms, whilst acknowledging the identified daylight and outlook shortfalls, when all material considerations are taken into account, the proposal is on balance not considered to cause significant detrimental impacts to an unacceptable degree.

v) Transport

- 6.50 As per section 4i) above, in overall terms from a transport perspective the proposals are considered to be acceptable, subject to a number of planning conditions. Of particular relevance it is noted that the development includes no on-site car parking for any of the proposed uses, which is supported in this location. Furthermore, the servicing of the site will be improved (both widened and upgraded) off Garrard Street.

vi) Landscaping and ecology

- 6.51 In line with sections 4iv) and 4v) above, the proposals are considered acceptable from landscaping and ecological perspectives. This is following the submission of revised/additional information during the course of the application, such as the provision of green walls either side of the hotel/office entrance and confirmation that bird boxes and a peregrine nest box will be provided. The exact details will be

secured via appropriate conditions as detailed in the recommendation at the outset of this report.

vii) Sustainability, energy & SuDS

- 6.52 Considering the sustainability credentials of the scheme first, the applicant has submitted a BREEAM pre-assessment with the proposals. A combined BREEAM New Construction pre-assessment has been undertaken, considering the office, hotel and retail components as one development scheme. The applicant has sufficiently demonstrated that it is not appropriate to apply the Sustainability SPD 50% BREEAM 'Excellent' / 50% BREEAM 'Good' rating standard, owing to the extra complexities this creates when applying this to the floor area splits (between the hotel, office and retail uses) proposed. As such, the pre-assessment instead seeks to target achieving a minimum BREEAM score of 62.5% across the building (equating to a 'Very Good' rating), which is a context the Sustainability SPD allows for. In overall terms the pre-assessment demonstrates that a 62.9% BREEAM score can be achieved at the site, which exceeds the minimum requirement. Accordingly, from a sustainability perspective, the information submitted at application stage is considered acceptable.
- 6.53 It is however considered necessary and reasonable to secure two sustainability-based conditions. This is to ensure that the ratings envisaged within the pre-assessment are actually achieved in practice. The first condition secures the submission of an Interim BREEAM Certificate demonstrating a BREEAM score of at least 62.5% is achieved (essentially a final design stage certificate from BREEAM) prior to commencement (barring demolition). Secondly, a pre-occupation condition secures the submission of a BREEAM Final Certificate to demonstrate that the development has attained as a minimum the standard secured in the Interim BREEAM Certificate condition. With both conditions secured the proposal will comply in full with the Council's adopted sustainability policies.
- 6.54 Turning to energy elements, a detailed Energy Assessment has accompanied the application. This proposes a number of measures which follow the established energy hierarchy. For example, a number of relatively standard energy efficient design measures are included, such as glazing with suitable U-values (which align with the Building Regulations' Part L baseline), g-values and daylight transmittance and a suitably insulated building fabric with low air permeability (the U-values and thermal capacity of the roofs and walls (including internal walls) all comply with Part L). Furthermore the full range of decentralised energy options has been considered, with a number discounted for justified reasons. However, it is proposed to include combined heat and power (CHP) with thermal storage system to serve the hot water demand for the proposed hotel use, which is a significant element of the overall energy strategy. In addition, heat pumps are also incorporated as part of the demand reduction measures at the site. In overall terms there is a 13.3% improvement over Part L, with the majority of this by virtue of the CHP proposed. In the context of this non-residential development it is considered that the energy measures outlined within the submitted report are reasonable and will be secured in practice via a compliance based condition.
- 6.55 In terms of SuDS, as per the observations detailed at section 4vi) above, the proposals are acceptable in principle, subject to the detailed design to be secured via a recommended condition.

viii) Other matters - Archaeology, S106, pre-commencement conditions & Equality

- 6.56 As per the Berkshire Archaeology response at section 4xiii above, a pre-commencement (including prior to demolition) condition is considered to be required and necessary so that potential impacts can be mitigated by a programme of archaeological work. With this condition secured the proposals are considered appropriate from an archaeological perspective.
- 6.57 Turning to the Section 106 Legal Agreement, in addition to the already referenced hotel use and air quality matters, given the nature of the proposal a construction phase and end use phase Employment Skills and Training Plan shall be secured. The applicant indicated a willingness to provide these training opportunities at the outset of the application and Reading UK CIC, as per section 4xi) above, welcome this for the retail and hotel elements of the proposal.
- 6.58 It is considered that the obligations referred to above would comply with the National Planning Policy Framework and Community Infrastructure Levy (CIL) in that they would be: i) necessary to make the development acceptable in planning terms, ii) directly related to the development and iii) fairly and reasonably related in scale and kind to the development.
- 6.59 Pre-commencement conditions - In line with section 100ZA(5) of the Town and Country Planning Act (as amended) discussions are being undertaken with the applicant regarding pre-commencement conditions. The applicant agreed to the following conditions on 01/07/19: demolition and construction management statement; a programme of archaeological work; contaminated land site characterisation assessment; contaminated land remediation scheme.
- 6.60 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 that the protected groups have or will have different needs, experiences, issues and priorities in relation to this particular application.

7. CONCLUSION

- 7.1 The proposed development would facilitate the redevelopment of a long term vacant site in a prominent location of a designated major opportunity area. It should be noted that there have been redevelopment proposals for this site, many with planning permission, for over 20 years and none have been implemented. The proposals are considered to satisfactorily accord with the vision and relevant parameters of the wider Station / River Major Opportunity Area and the relevant requirements of the Friar Street and Station Road allocation. The proposed uses are welcomed in principle and, subject to various conditions, would not result in significant adverse impact on nearby occupiers. The proposed scale and height of development, although viewed as the maximum permissible for the site, is following a detailed assessment considered to be suitable and has been sufficiently justified in the application submission, aligning with the Tall Buildings Policy. The appearance and detailed design of the scheme is broadly supported as a welcome addition to the immediate and wider area of the town centre. It is fully acknowledged and recognised that there are some shortcomings associated with the proposals, such as the ('less than substantial') harm to the setting of designated heritage assets, the daylight implications for some existing occupiers of Icon House and Garrard House, and reduced levels of outlook for some occupiers from these dwellings too.

7.2 However, when applying an overall critical planning balance of all material considerations, the benefits of the proposals are considered to outweigh the dis-benefits. Accordingly the proposals are considered to be acceptable within the context of national and local planning policies, as detailed in the appraisal above. Thus, full planning permission is recommended for approval, subject to the recommended conditions and completion of the S106 Legal Agreement.

Drawings and documents:

A-02-001 Site Location Plan, as received 06/11/18

A-02-002 Rev C Existing Site Block Plan, as received 06/11/18

A-02-003 Proposed Site Block Plan, as received 06/11/18

MS-4516 Topographical Survey, as received 06/12/18

PL-04 Existing Building Floor Plans (Ground - Third), as received 06/12/18

PL-05 Existing Building Floor Plans (Fourth - Roof), as received 06/12/18

PL-08 Rev A Existing Sections A-A, as received 06/12/18

PL-08 Rev A Existing Sections B-B, as received 06/12/18

MS-4516B (Sheet 5 of 6) Existing Elevations - East & North, as received 06/12/18

MS-4516B (Sheet 6 of 6) Existing Elevations - West & South, as received 06/12/18

A-03-000 Rev K - Proposed Basement Plan, as received 24/06/19

A-03-001 Rev M - Proposed Ground Floor (Hotel Entrance and Retail), as received 24/06/19

A-03-002 Rev L - Proposed 1st Floor (Hotel Reception), as received 24/06/19

A-03-003 Rev L - Proposed 2nd Floor (Hotel Restaurant), as received 24/06/19

A-03-004 Rev M - Proposed 3rd Floor (Service Floor), as received 04/07/19

A-03-005 Rev M - Proposed 4th Floor (Hotel Rooms + Link), as received 04/07/19

A-03-006 Rev G - Proposed 5th Floor (Hotel Rooms + Roof), as received 24/06/19

A-03-007 Rev B - Proposed 6th Floor (Hotel Rooms & Hotel Services), as received 24/06/19

A-03-008 Rev B - Proposed 7th Floor (Hotel Rooms), as received 24/06/19

A-03-009 Rev B - Proposed 8th Floor (Hotel Rooms), as received 24/06/19

A-03-010 Rev B - Proposed 9th Floor (Hotel Rooms), as received 24/06/19

A-03-011 Rev B - Proposed 10th Floor (Hotel Rooms & Hotel Services), as received 24/06/19

A-03-012 Rev J - Proposed 11th Floor (Hotel Rooms), as received 24/06/19

A-03-013 Rev B - Proposed 12th Floor (Hotel Rooms), as received 24/06/19

A-03-014 Rev B - Proposed 13th Floor (Hotel Rooms), as received 24/06/19

A-03-015 Rev B - Proposed 14th Floor (Hotel Rooms & Hotel Services), as received 24/06/19

A-03-016 Rev B - Proposed 15th Floor (Hotel Rooms), as received 24/06/19

A-03-017 Rev B - Proposed 16th Floor (Hotel Rooms), as received 24/06/19

A-03-018 Rev B - Proposed 17th Floor (Office), as received 24/06/19

A-03-019 Rev B - Proposed 18th Floor (Office), as received 24/06/19

A-03-020 Rev B - Proposed 19th Floor (Office), as received 24/06/19

A-03-021 Rev B - Proposed 20th Floor (Office), as received 24/06/19

A-03-022 Rev B - Proposed 21st Floor (Office), as received 24/06/19

A-03-023 Rev B - Proposed 22nd Floor (Plant Space), as received 24/06/19

A-03-024 Rev C - Proposed Roof Layout, as received 24/06/19

A-04-001 Rev E - Proposed Section AA, as received 24/06/19

A-04-002 Rev E - Proposed Section BB, as received 24/06/19

A-04-003 Rev B - Proposed Bay Study A -Hotel and Office Entrance, as received 24/06/19

A-04-004 Rev B - Proposed Bay Study B - Retail and Hotel Lower, as received 24/06/19

A-04-005 Rev B - Proposed Bay Study C - Office Floors Upper, as received 24/06/19

A-04-006 Rev B - Proposed Typical Bay Study - Link Elevation and Soffit, as received 24/06/19

A-05-001 Rev I - Proposed Street Scene - Station Road, as received 24/06/19
A-05-002 Rev I - Proposed Street Scene - Garrard Street, as received 24/06/19
A-05-003 Rev G - Proposed Site Context - West, as received 24/06/19
A-05-004 Rev G - Proposed Site Context - South, as received 24/06/19
A-05-005 Rev C - Proposed Elevation East, as received 24/06/19
A-05-006 Rev C - Proposed Elevation North, as received 24/06/19
A-05-007 Rev C - Proposed Elevation North, as received 24/06/19
A-05-008 Rev C - Proposed Elevation South, as received 24/06/19

33080 No. 1 Reading GIA / NIA Schedule by Floor, dated 25/10/18, as received 06/12/18
A-80-001 - Proposed GIA Layouts Sheet 1 of 2, as received 06/12/18
A-80-002 - Proposed GIA Layouts Sheet 2 of 2, as received 06/12/18

Planning Statement by Turley Ref K2CR3001 dated November 2018 v1, as received 06/12/18

Design and Access Statement by Broadway Malyan Ref 33080-07-DAS, dated 01/11/18, as received 07/11/18;

Economic Impact Statement by Kada Research, dated September 2018, as received 06/11/18

Air Quality Assessment by REC Ref AQ105820R2 Rev 1 dated 01/03/19, as received 14/03/19

Archaeological Desk Based Assessment by CGMS Ref JA/RvKM/24951 dated October 2018, as received 06/11/18

Phase One Environmental Assessment Report (Preliminary Risk Assessment) by Subadra Consulting Ltd Ref In18429 CL 001 dated September 2018, as received 07/11/18

Daylight and Sunlight Report by Point 2 Surveyors Ref P1294 Version V1, dated October 2018, as received 07/11/18

Energy Statement by Peter Brett Associates Ref 43102 Rev P3 dated 26/10/18, as received 06/11/18

BREEAM New Construction 2014 Pre-Assessment by Peter Brett Associates Ref V2 dated 25/10/18, as received 06/11/18

BREEAM Checklist by ECOSA Ecological Survey & Assessment Ltd dated October 2018, as received 06/11/18

Ecological Management Plan by ECOSA Ecological Survey & Assessment Ltd dated October 2018, as received 06/11/18

Ecological Impact Assessment by ECOSA Ecological Survey & Assessment Ltd dated October 2018, as received 06/11/18

Heritage Statement by Andmore Planning Ltd dated October 2018, as received 06/11/18

Noise and Vibration Assessment by KP Acoustics Ref 18082.NIA.01 Rev B, dated 26/10/18, as received 06/11/18

Transport Statement by Peter Brett Associates Ref V2 dated 22/10/18, as received 06/11/18

Framework Travel Plan by Peter Brett Associates Ref V1 Rev V2 dated 26/10/18, as received 06/11/18

Drainage and Utility Infrastructure Assessment by Peter Brett Associates Ref R001 Rev A dated 24/10/18, as received 06/11/18

Ventilation and Extraction report by Peter Brett Associates Ref 43102/001 Rev P04 dated 02/11/18, as received 06/11/18

Wind Microclimate Assessment by BRE P112007-1002 Issue: 4 dated 20/03/19, as received 25/03/19

Townscape/Landscape and Visual Impact Assessment by Nicholas Pearson Associates Ref K2D/NPA/11022 dated October 2018, as received 06/11/18

Surface Water Drainage Strategy by Peter Brett Associates Ref R001 Rev A dated 24/10/18, as received 06/11/18
Section 106 - Draft Heads of Terms by Turley, dated 05/12/19, as received 06/12/18
Demolition & Construction Management Plan by K2 Developments Rev 2, dated 17/10/18, as received 21/03/19
Statement of Community Engagement by Turley dated November 2018, as received 06/11/18
Letter from Turley dated 04/12/18, as received 06/12/18
Verified Views by NPA Visuals Ref NPA 11022, dated October 2018, as received 12/03/19 at 1445hrs.
Draft - Crime Prevention Report by Broadway Malyan Ref 33080-07-CPR - Rev2, dated 19/03/19, as received 20/03/19
Green wall courtyard visualisations x2, as received 20/03/19
Green wall entrance visualisations x3, as received 20/03/19
Heritage Statement Addendum by Andmore Planning Ltd dated March 2019, as received 20/03/19
Response to RBC Highways TN001 Rev A by Peter Brett Associates dated 18/03/19, as received 02/05/19
Letter from Turley, dated and received 20/03/19
Letter from BRE Re: Formal Response to Peer Review - No. 1 Reading Ref P112007-1001 dated 20/03/19, as received 25/03/19
No.1 Reading Green Wall Proposal Memo by Broadway Malyan, as received 27/03/19
Letter from Point 2 Surveyors RE: The Development at 29-35 Station Road, Reading, RG1 1LG Daylight & Sunlight Review, dated 27/03/19, as received 28/03/19.
Fire Engineering Review, as received 09/04/19
Heritage Statement Further Response by Andmore Planning, dated 10/05/19, as received 17/05/19
Email from Turley attaching '600119_StationRoad_PeerReview_CommentTracker_2019-05-04_GBz.xlsx', dated and received 28/05/19
Email from Turley 'Station Road - 181930', dated and received 06/06/19
Reading Design Review Panel - Design Response by Broadway Malyan Ref 33080-07-DRP Design Response, as received 24/06/19
Email from BRE 'RE: [External] RE: 600119 Station Road, Reading - Peer Review', dated and received 24/06/19

Case Officer: Jonathan Maxwell



Artist Impression from Blagrove Street/Reading Station



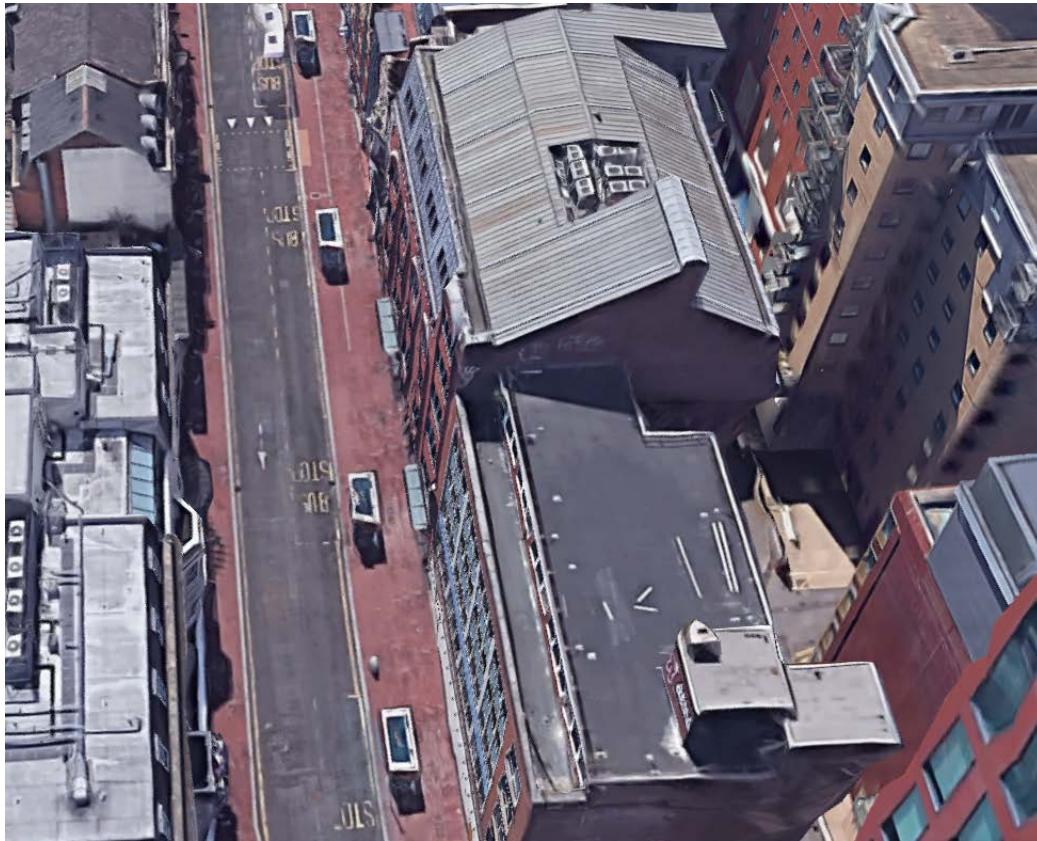
Artist Impression of Station Road Entrance with green wall



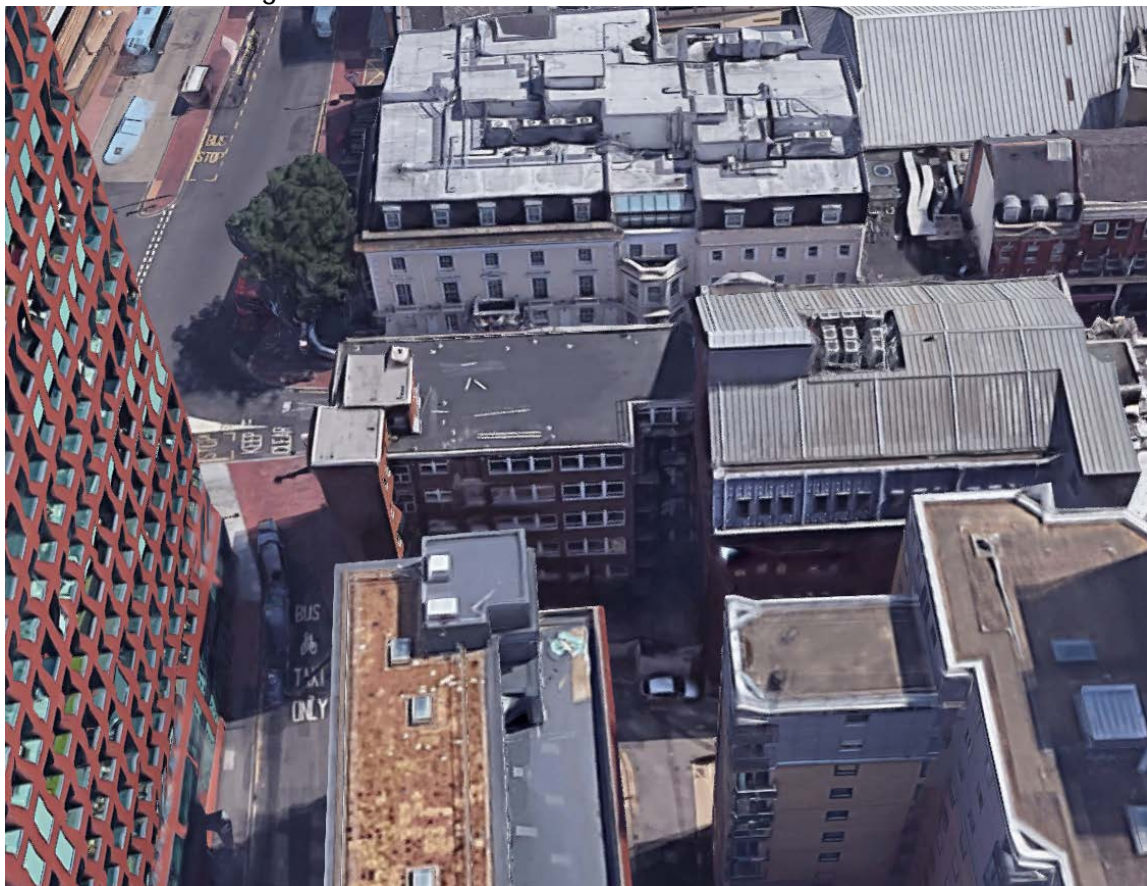
Artist impressions of top middle and base



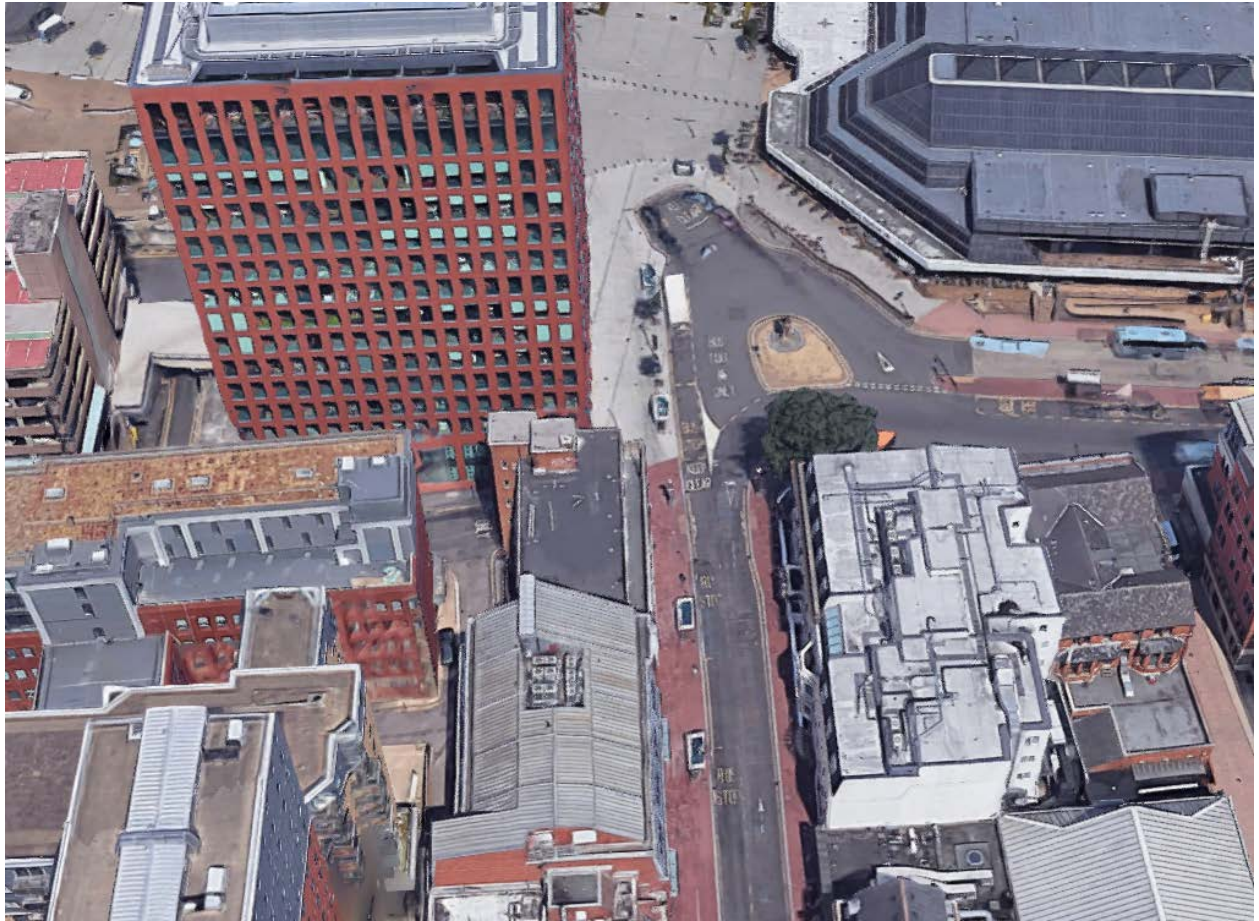
Artist Impression along Garrard Street illustrating revised building corner



Aerial view looking south



Aerial view looking east



Aerial view looking north



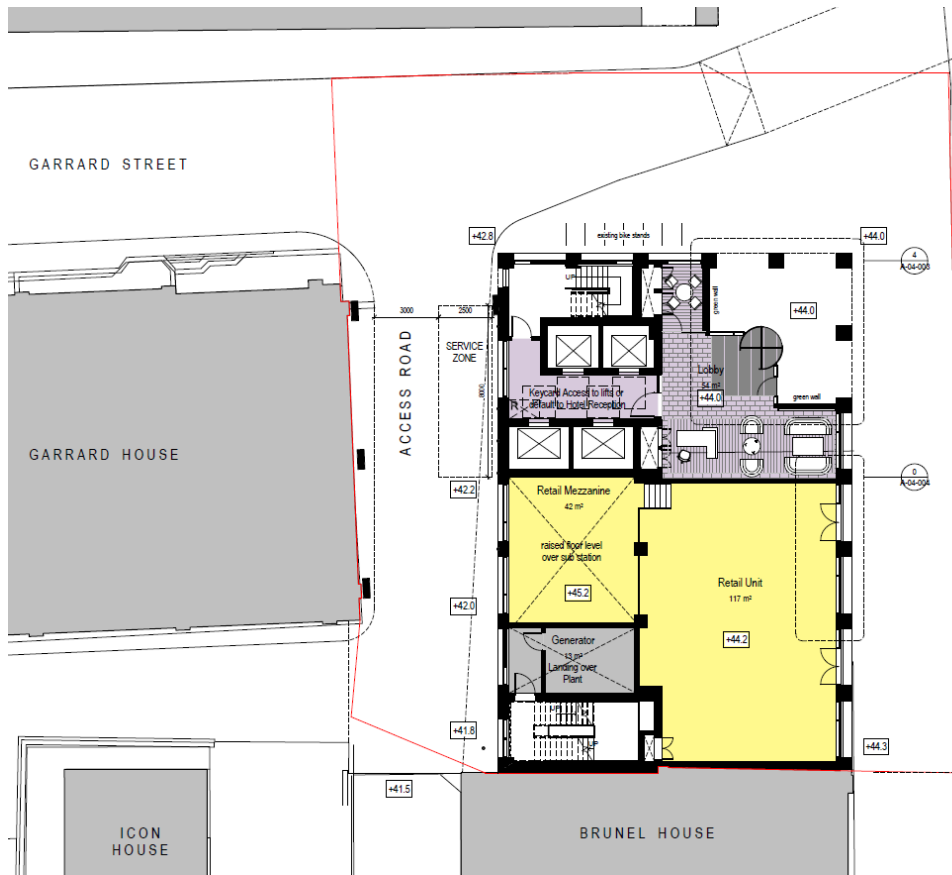
Photographs showing the existing building (west elevation) and access road



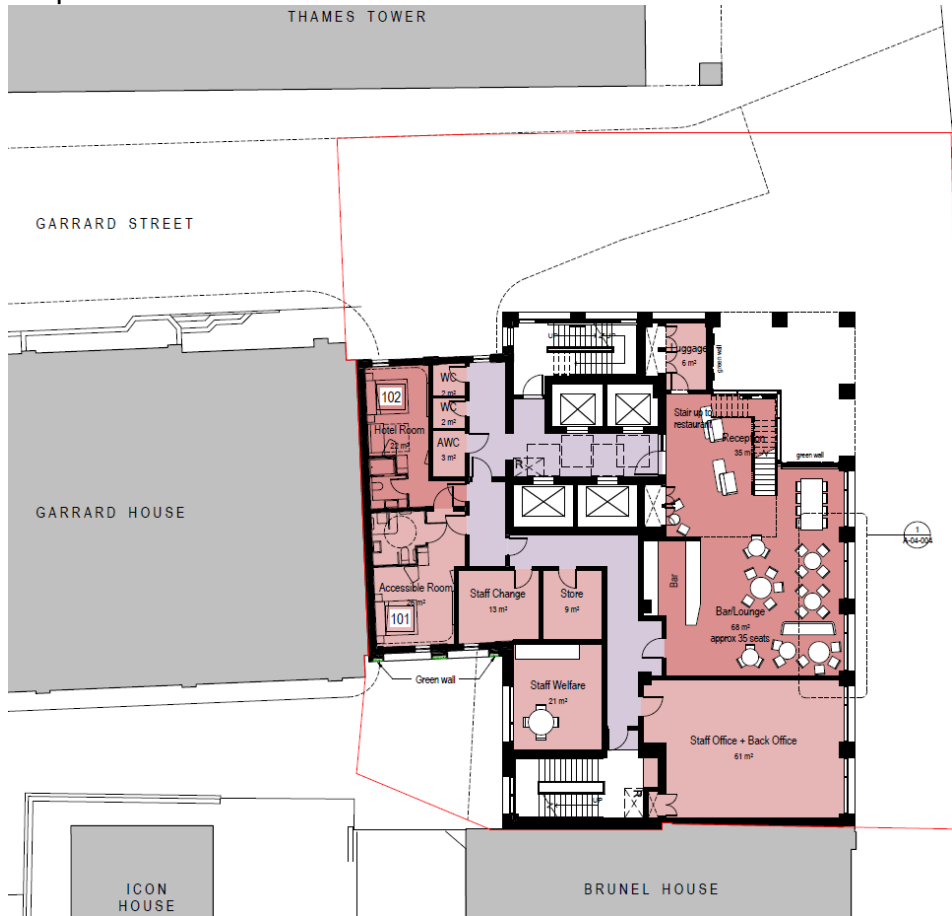
Further site photographs from Station Road and Garrard Street



Proposed Basement Floor Plan



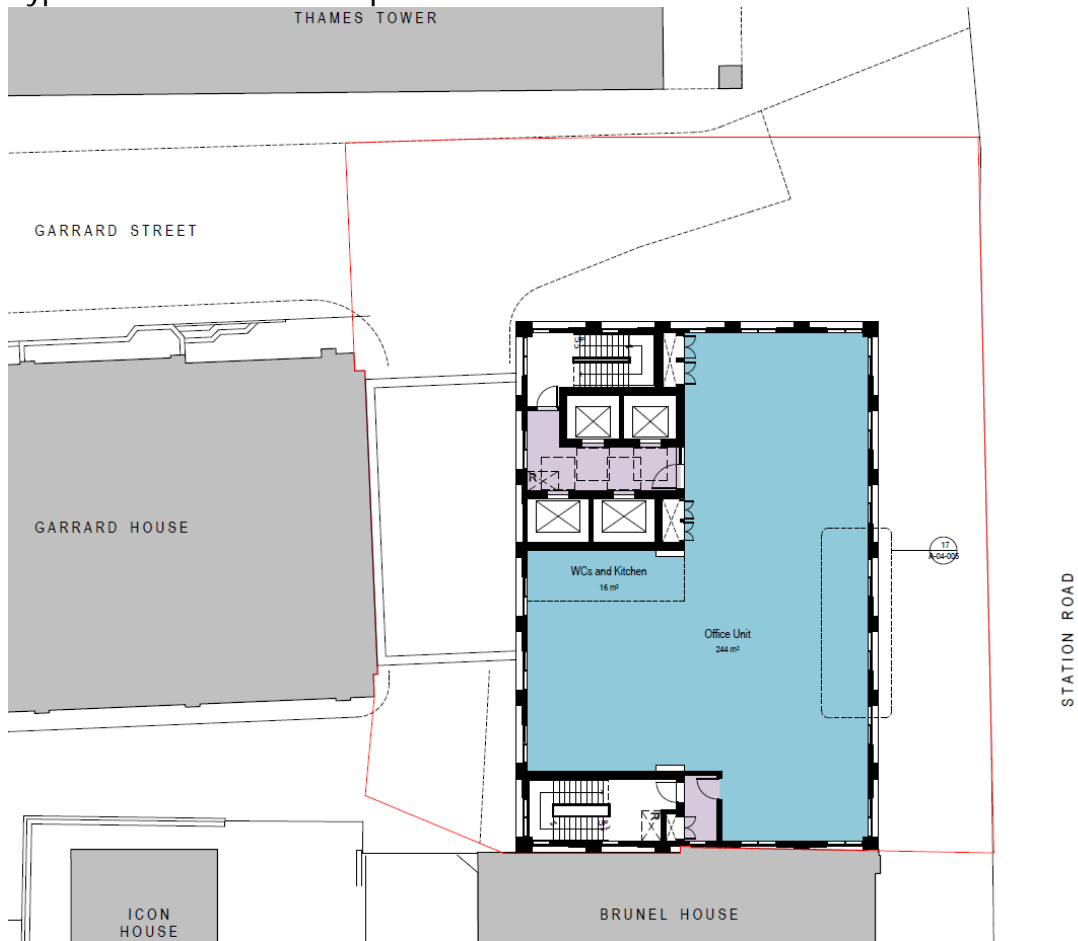
Proposed Ground Floor Plan



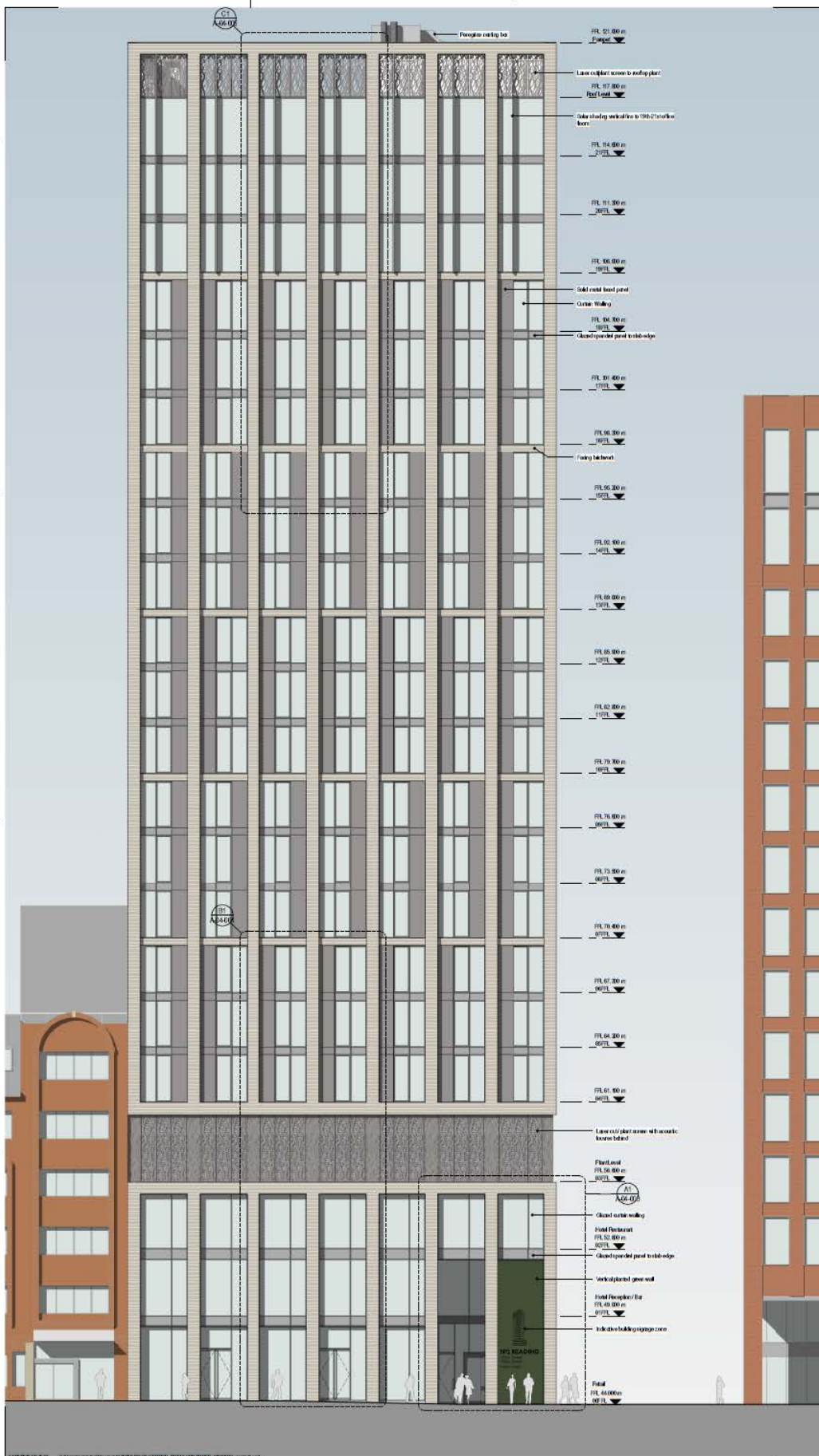
Proposed First Floor Plan



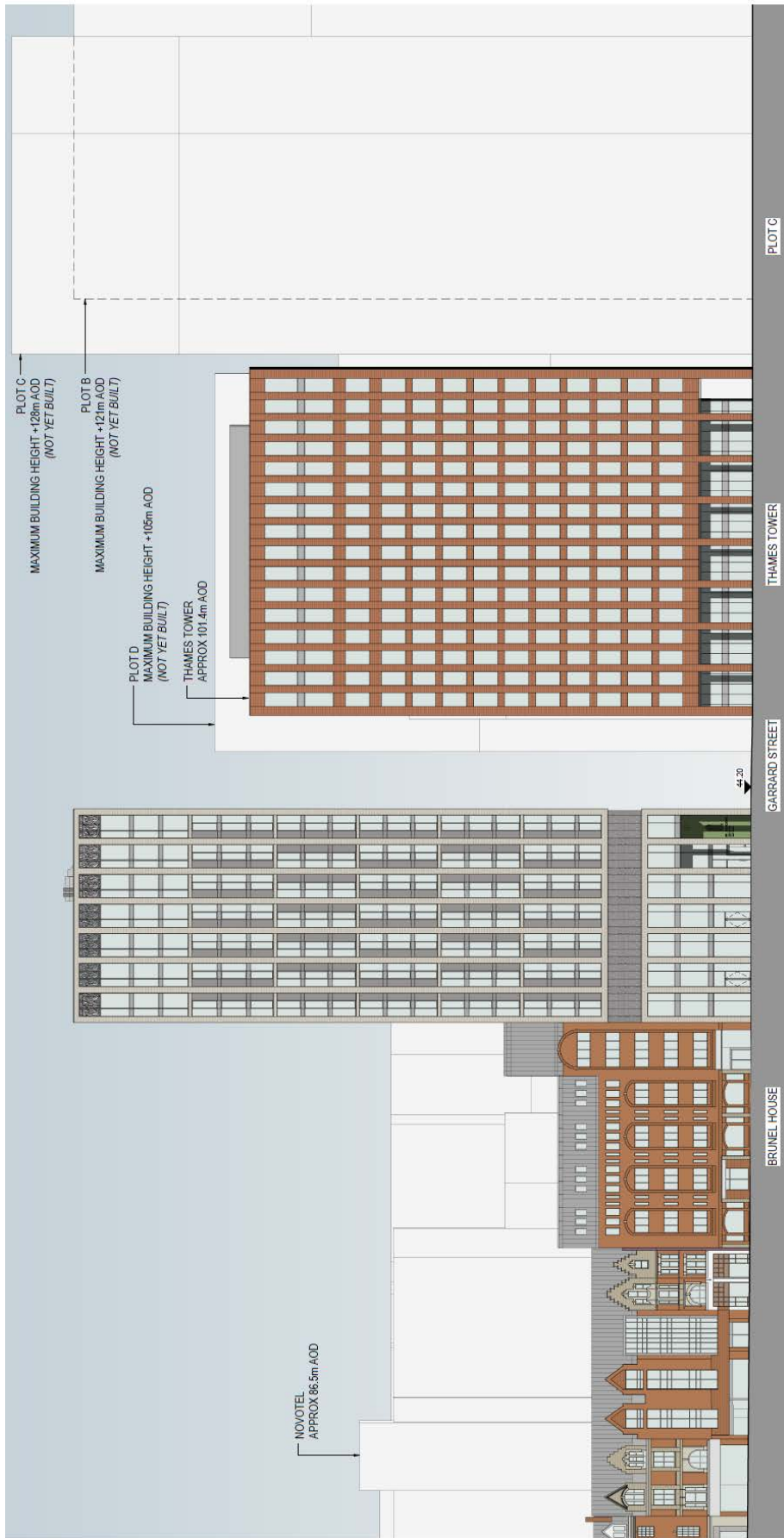
Typical Hotel Floor - Proposed Fourth Floor



Typical Office Floor - Proposed Seventeenth Floor



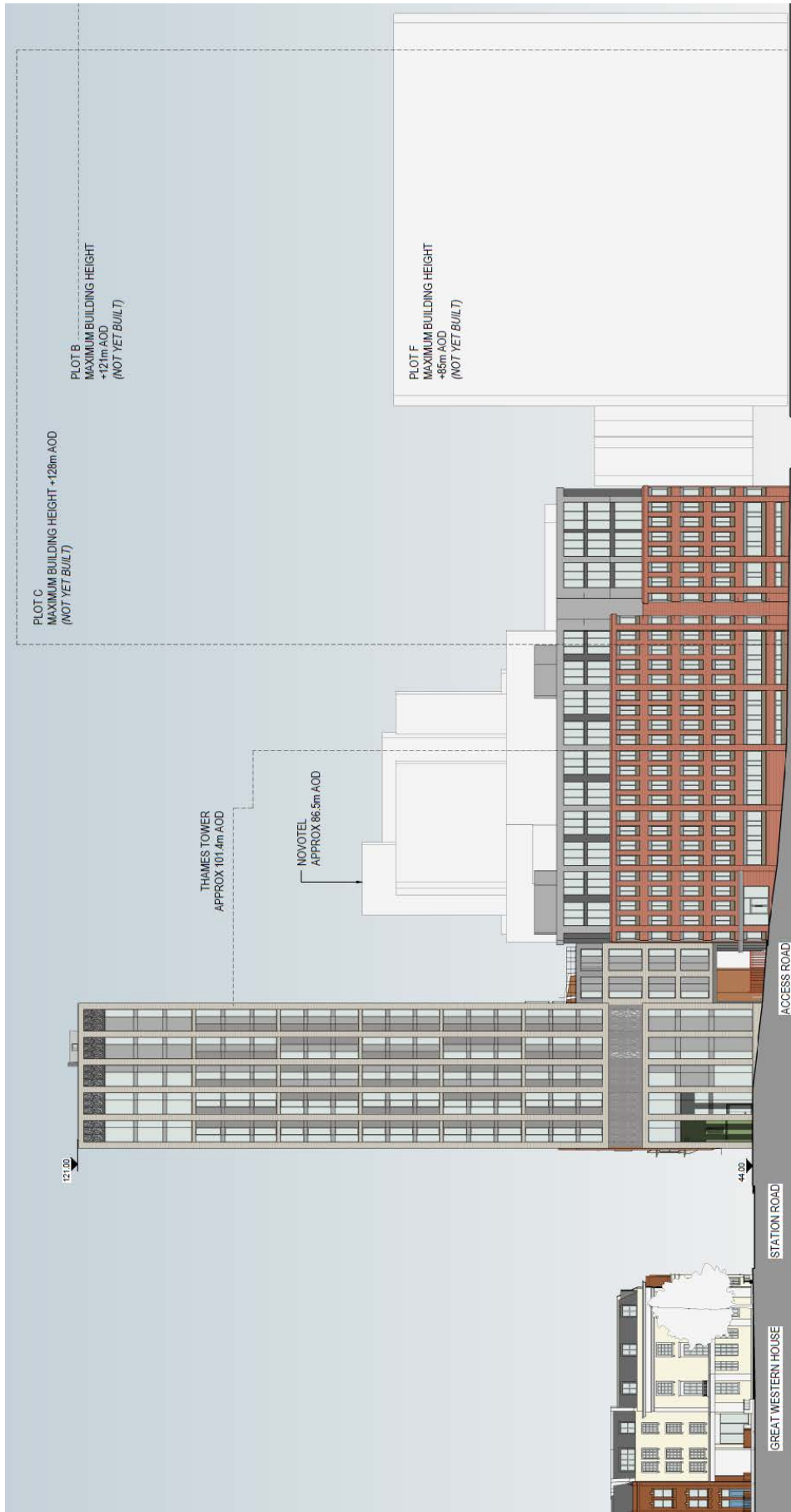
Proposed Station Road (east) elevation



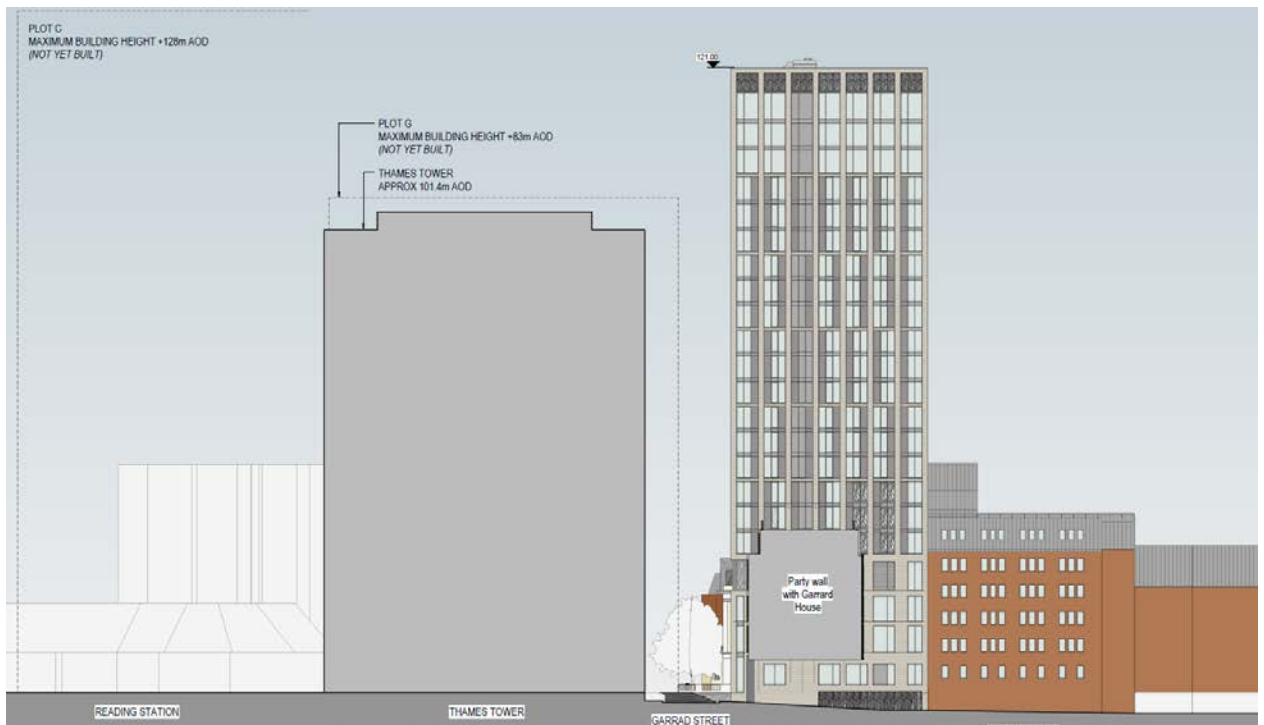
Proposed Station Road streetscene



Proposed Garrard Street (north) elevation



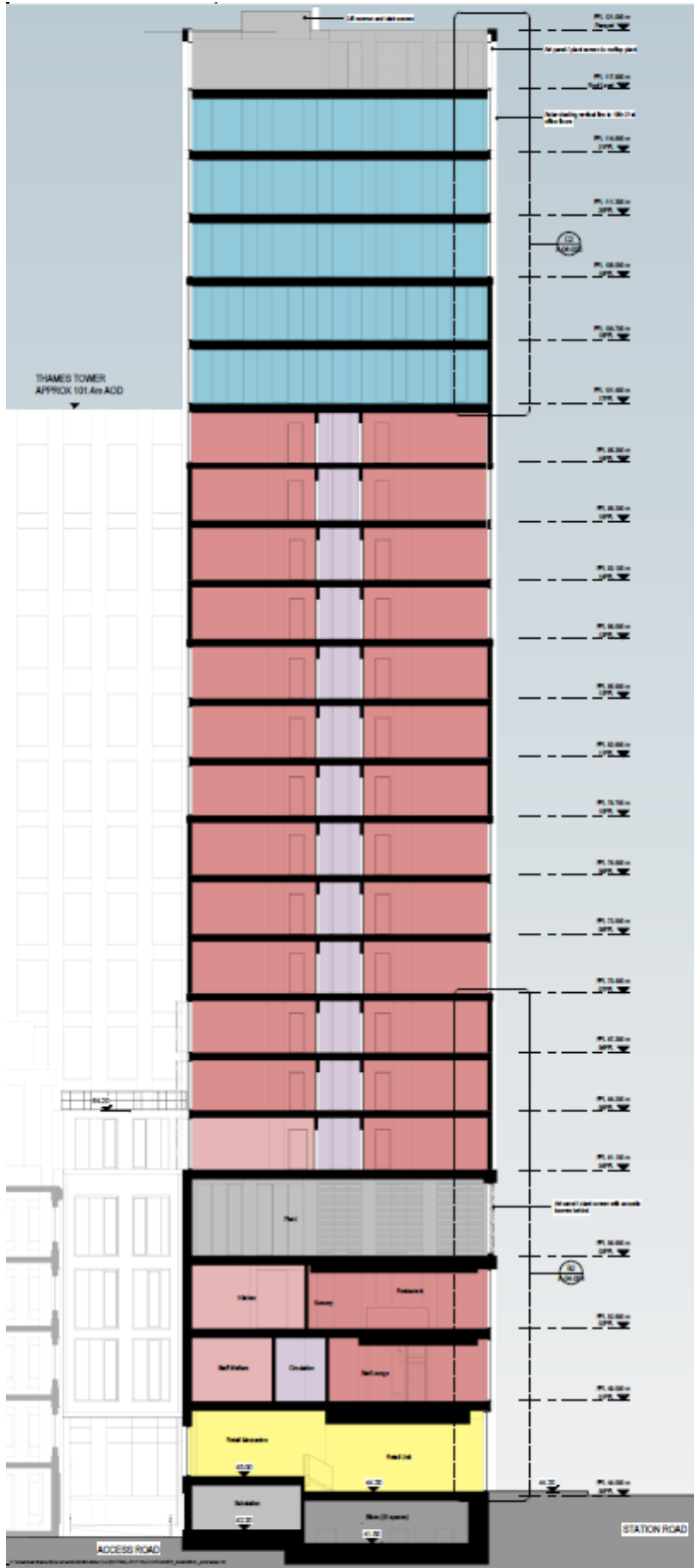
Proposed Garrard Street streetscene

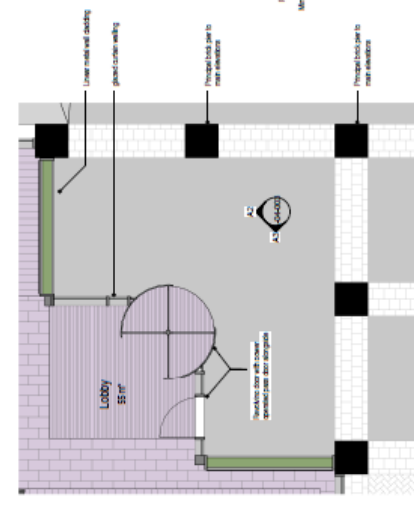
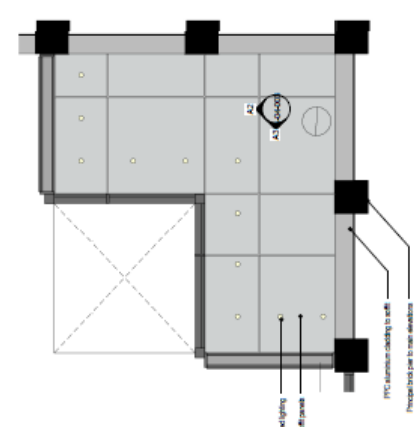
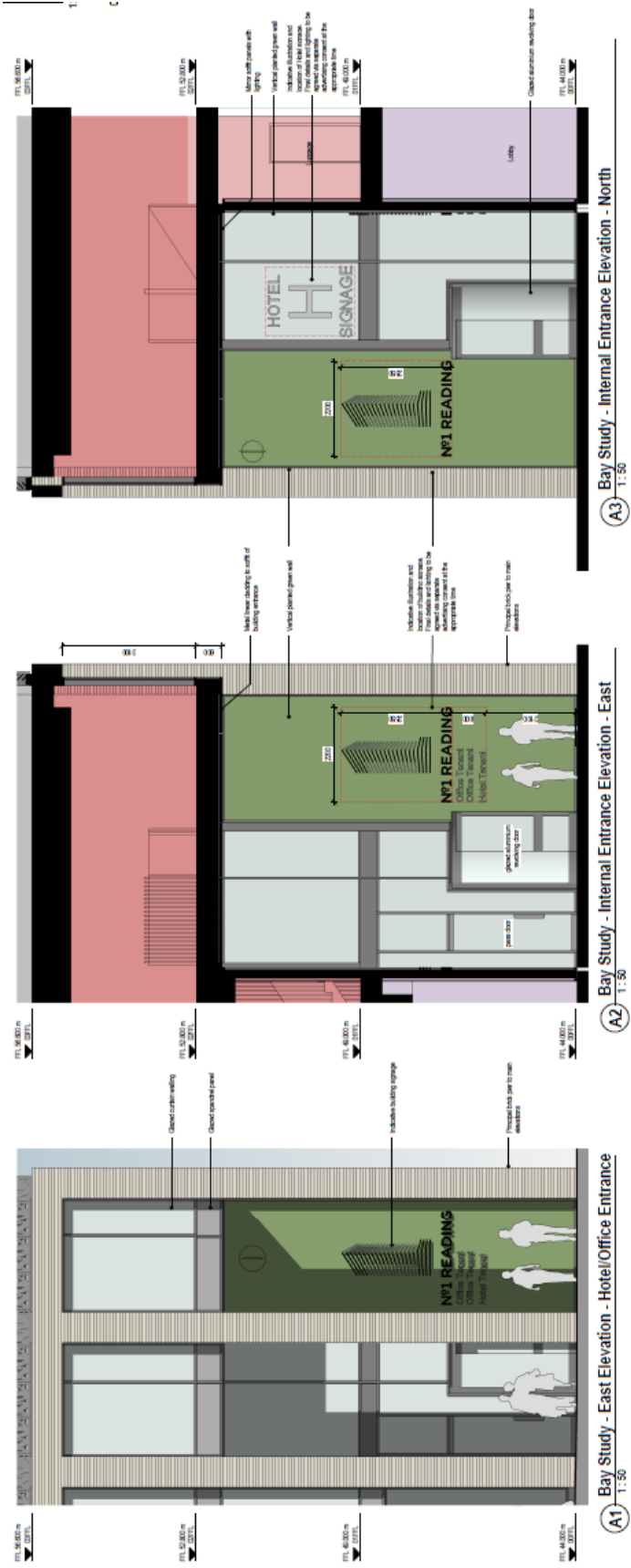


Proposed west elevation - site context



Proposed south elevation - site context

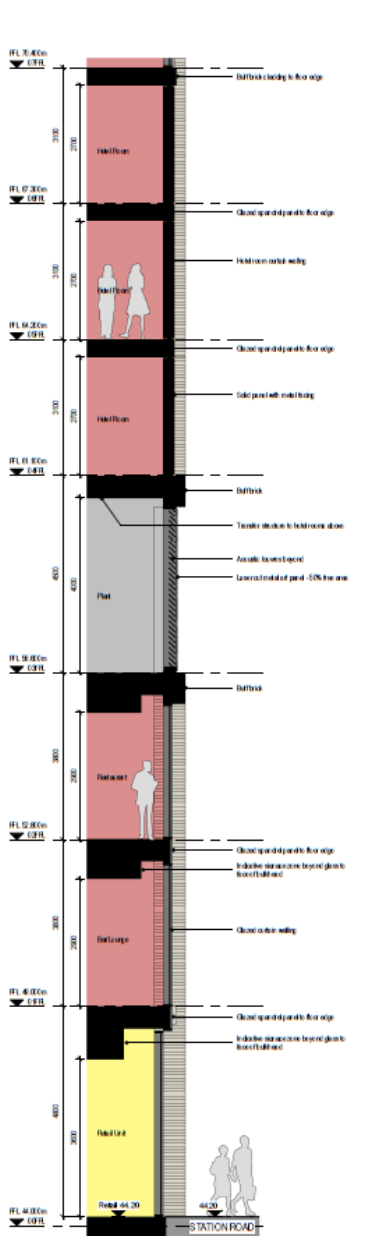




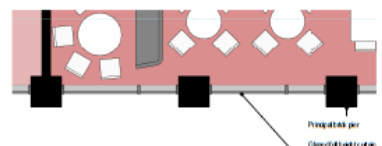
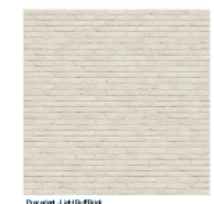
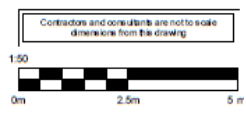
Detailed elevations and floor plans showing the Hotel and Office entrance area



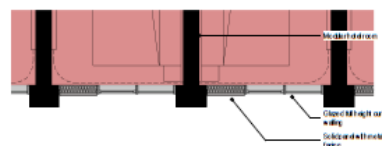
B1 Bay Study - East Elevation - Lower Hotel Floors
1:50



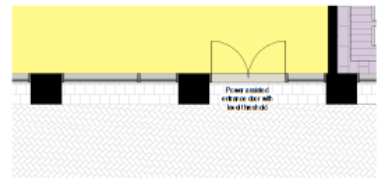
B2 Bay Section East Elevation Lower
1:50



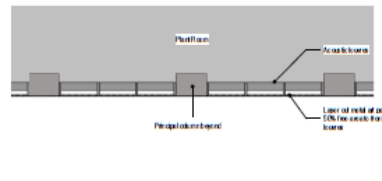
1 Bay Plan Level 01 Hotel Lobby
1:50



4 V21-Bay Plan-L04 Hotel Room
1:50



0 Bay Plan Level 00 Retail
1:50



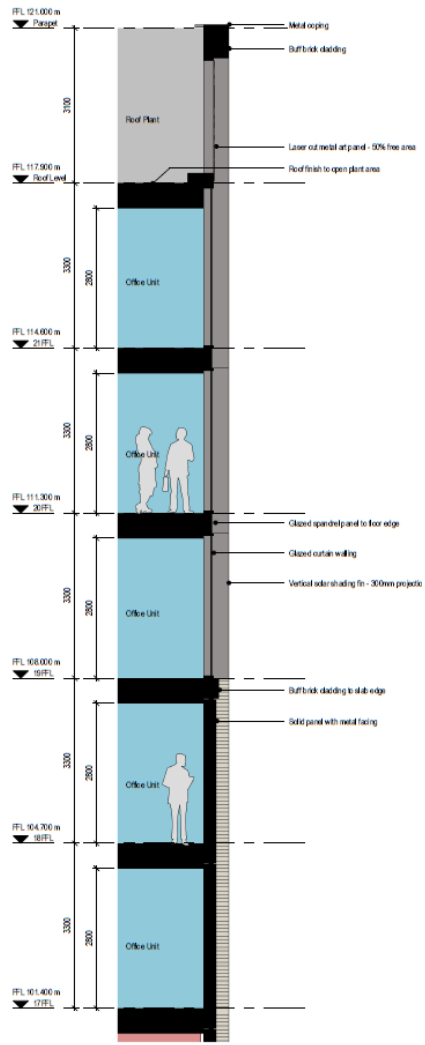
3 V21-Bay Plan-L03 Plant
1:50

Prepared by	Checked by	Scale
Drawn by	Reviewed by	1:50
Project Name	Station Road	
Client	Station Road Dev Co Ltd	
Project	29-35 Station Road	
Description	Proposed Bay Study B - Retail and Hotel Lower	
Drawn	Checked	Date
1:50	D.J.	29/11/18
Job Number	Drawing Number	Revision
33060	A-04-004	B

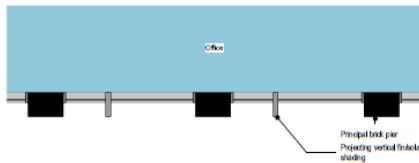
Detailed elevations & floor plans showing the Retail & lower elements of the Hotel



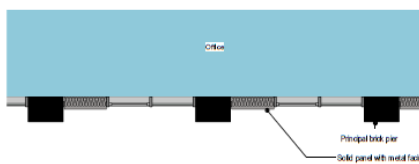
C1 Bay Study - East Elevation - Upper Office Floors
1:50



C2 Bay Section East Elevation Upper
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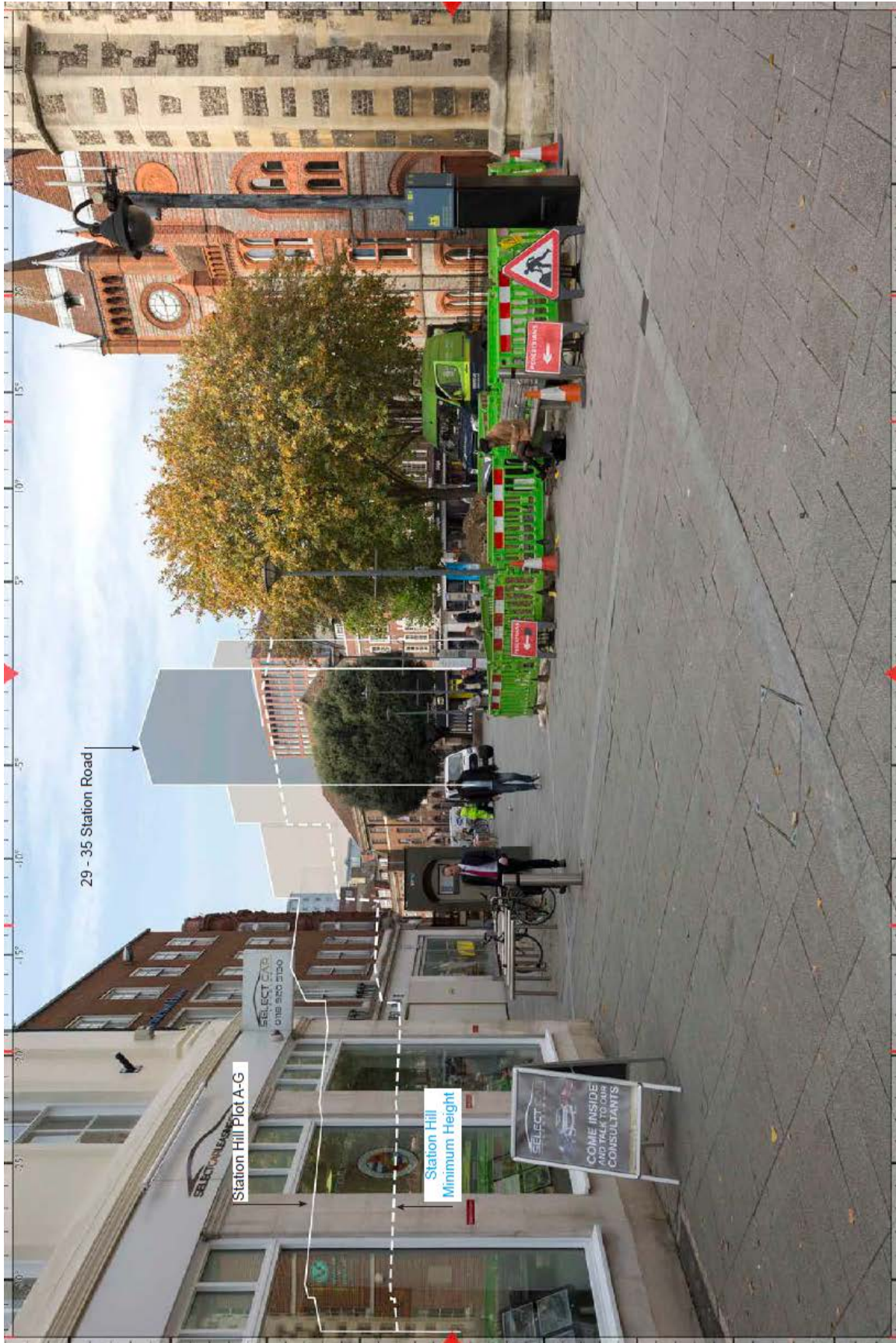


19 Bay Plan Level 19 Office
1:50

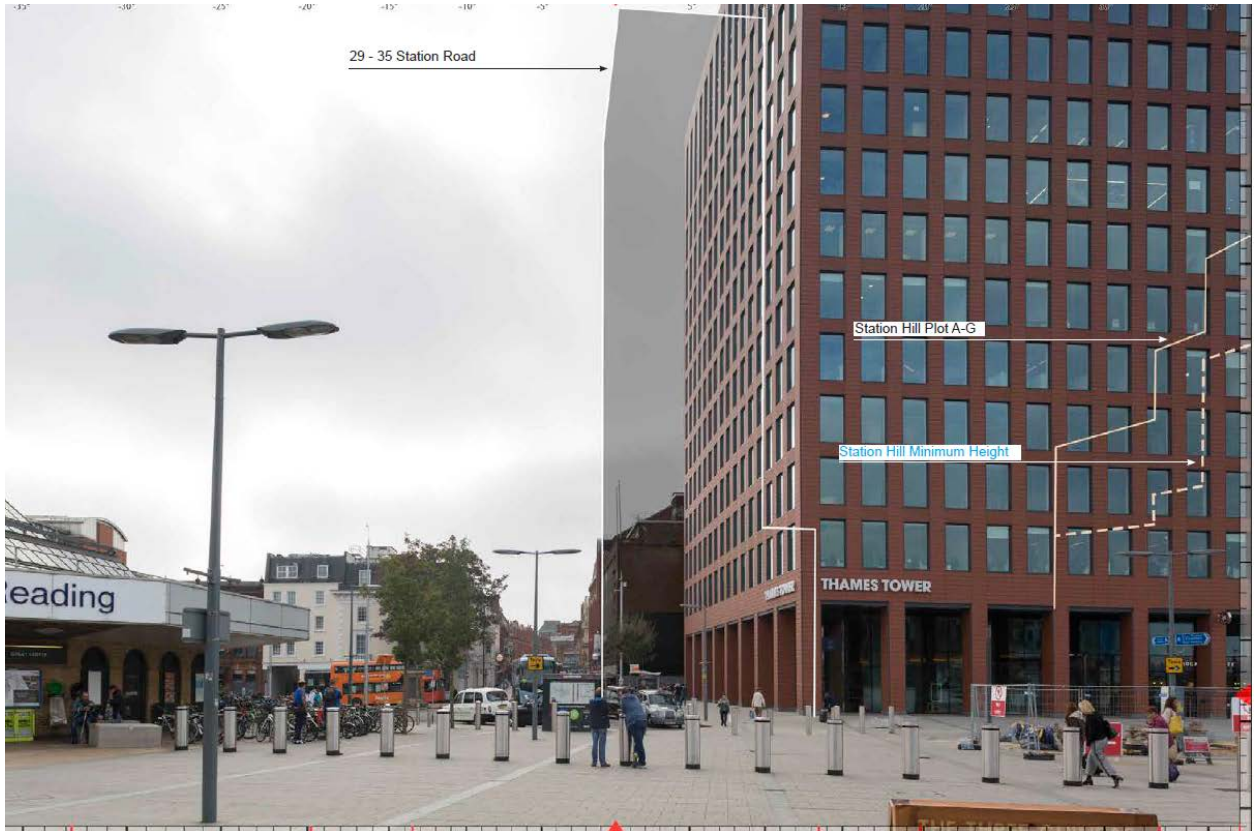


17 Bay Plan Level 17 Office
1:50

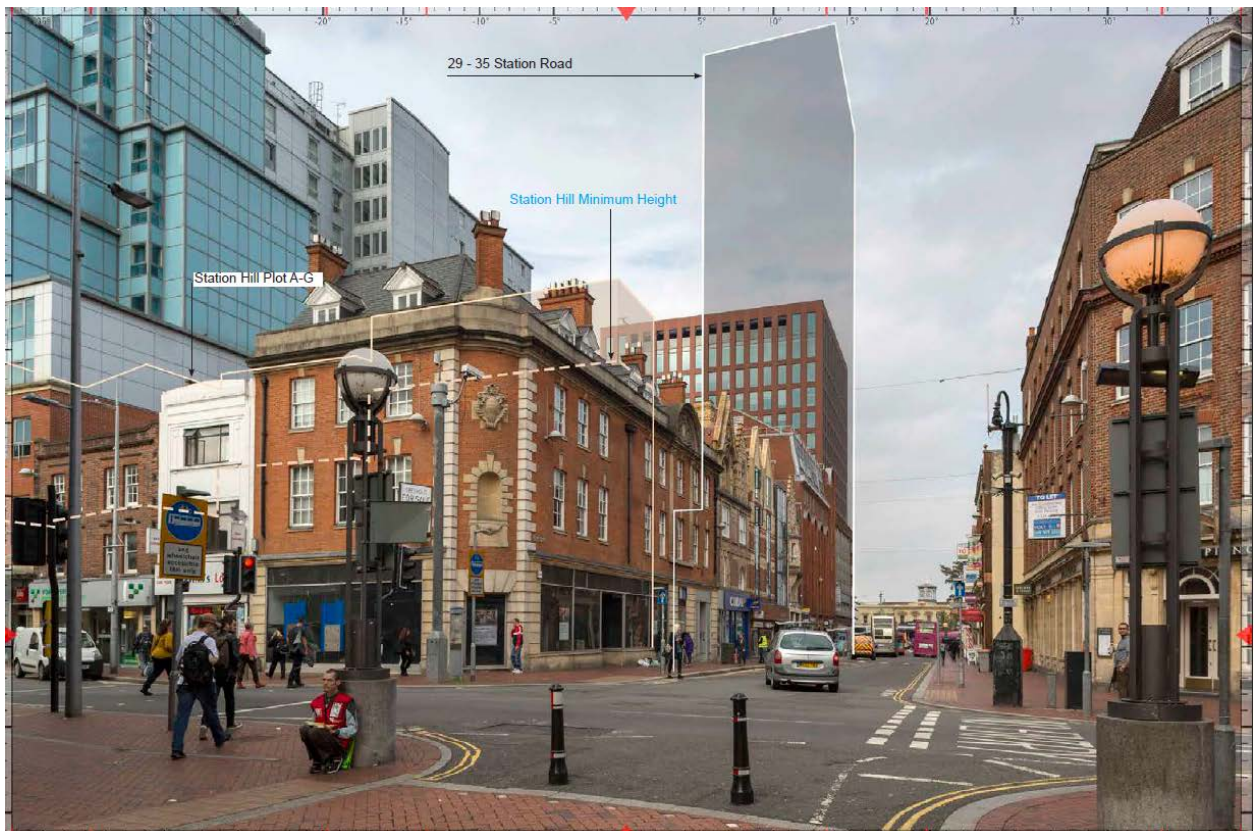
Detailed elevations & floor plans showing the Office element



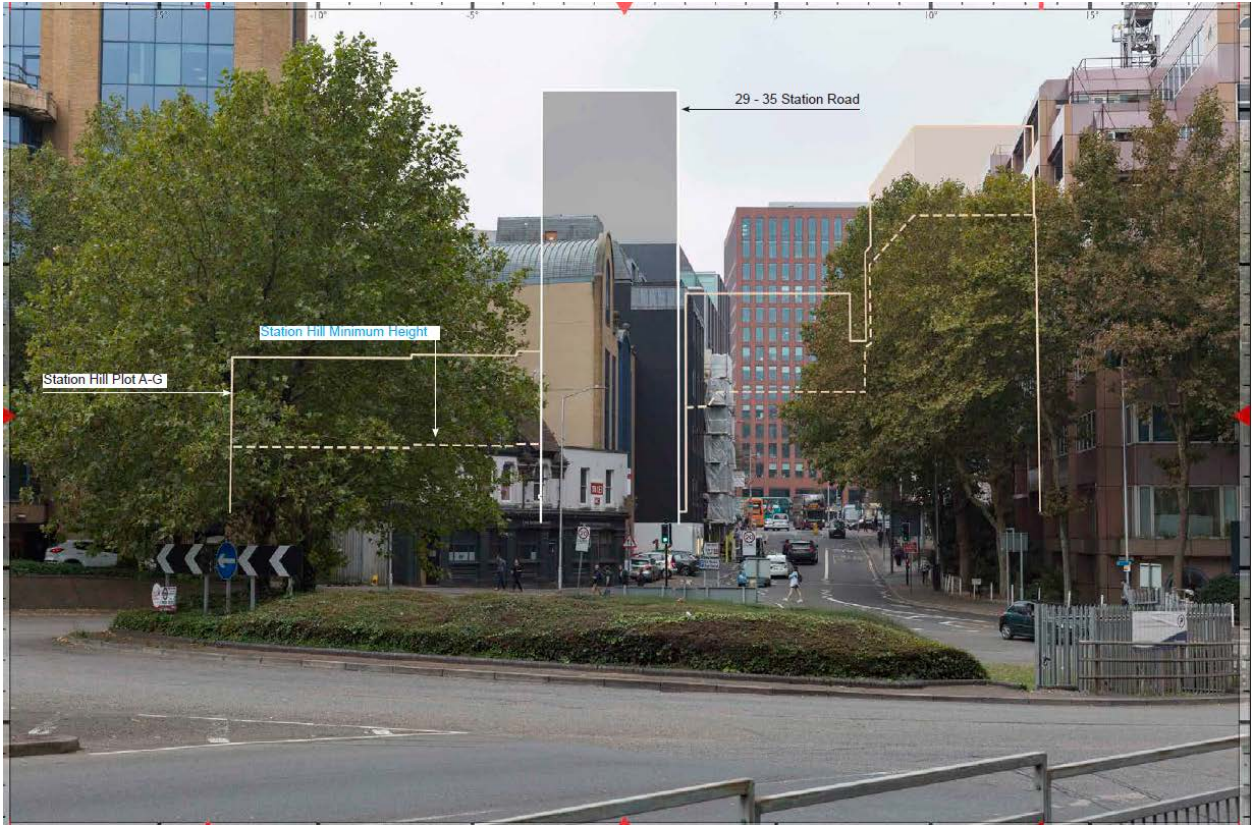
Verified view from Market Place looking north-west



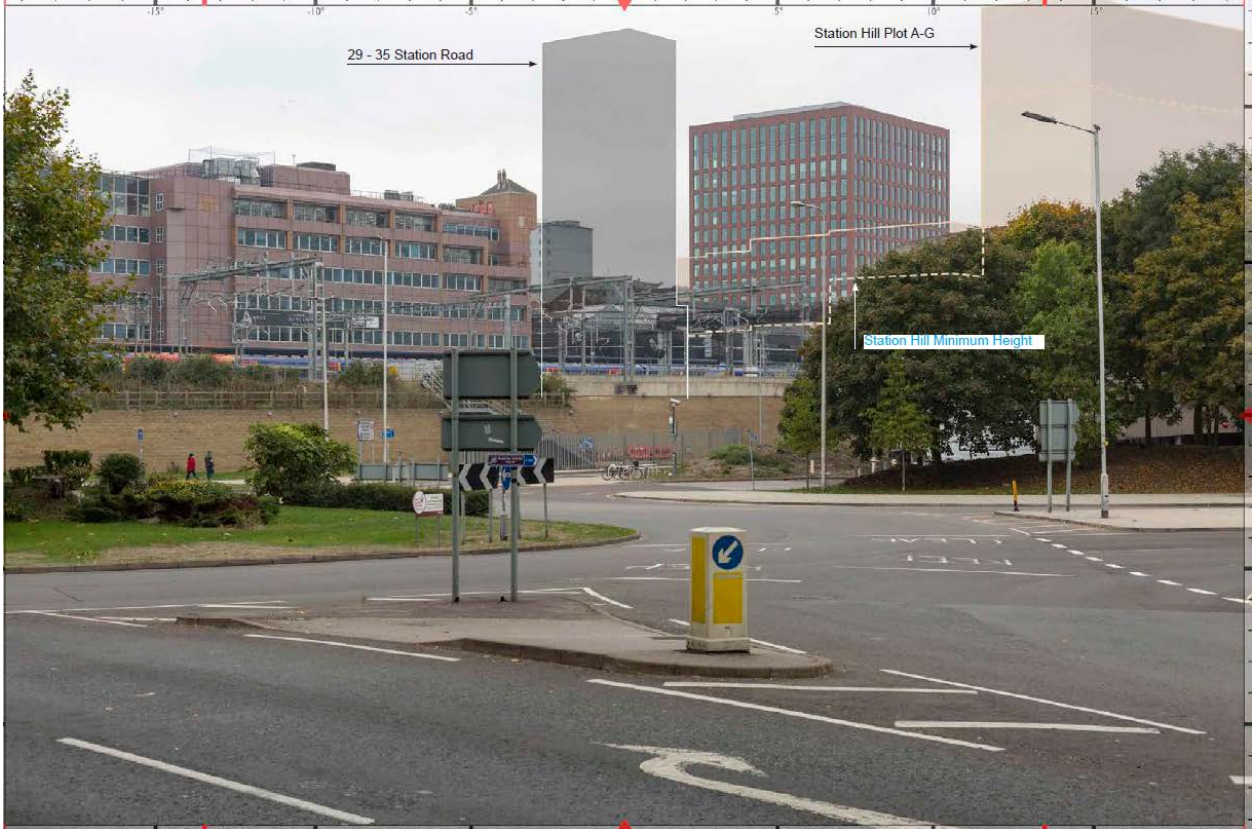
Verified view from Reading Station looking south



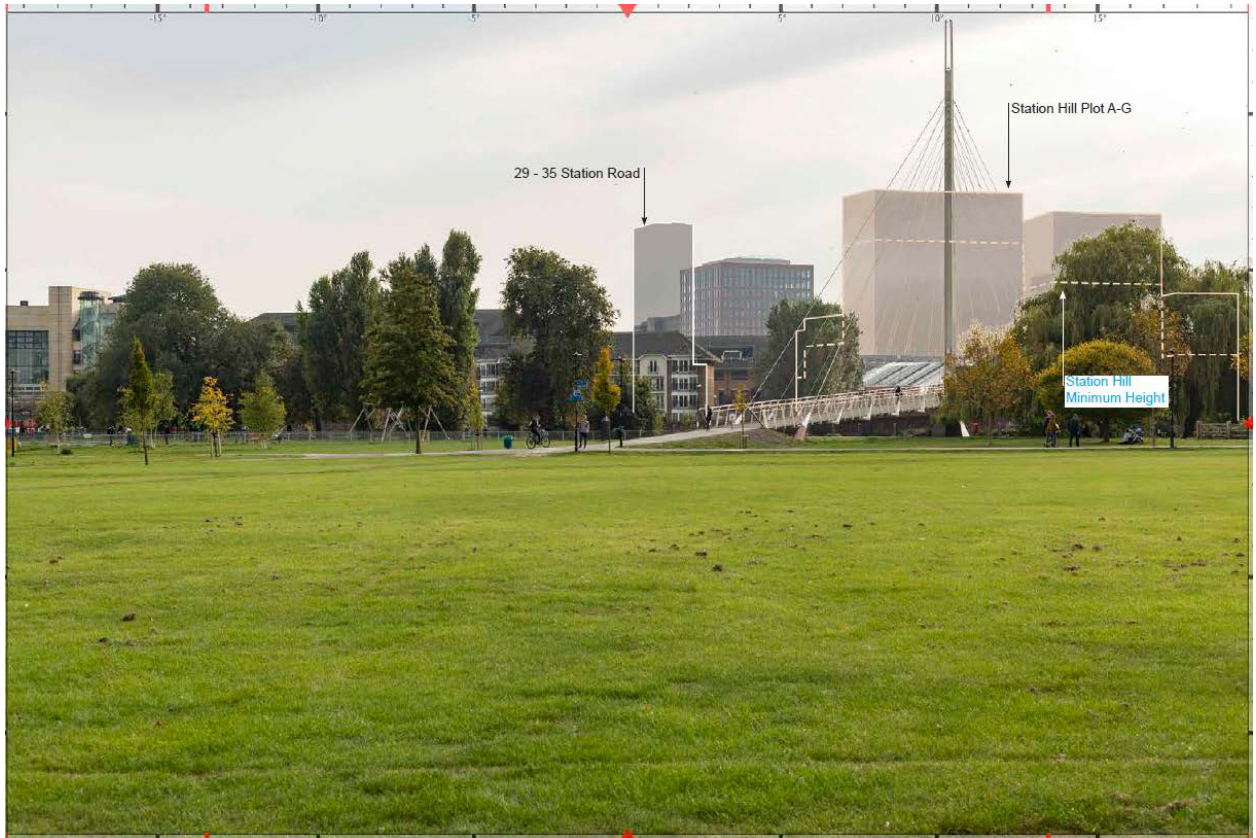
Verified view from junction of Queen Victoria Street, Station Road and Friar Street looking north



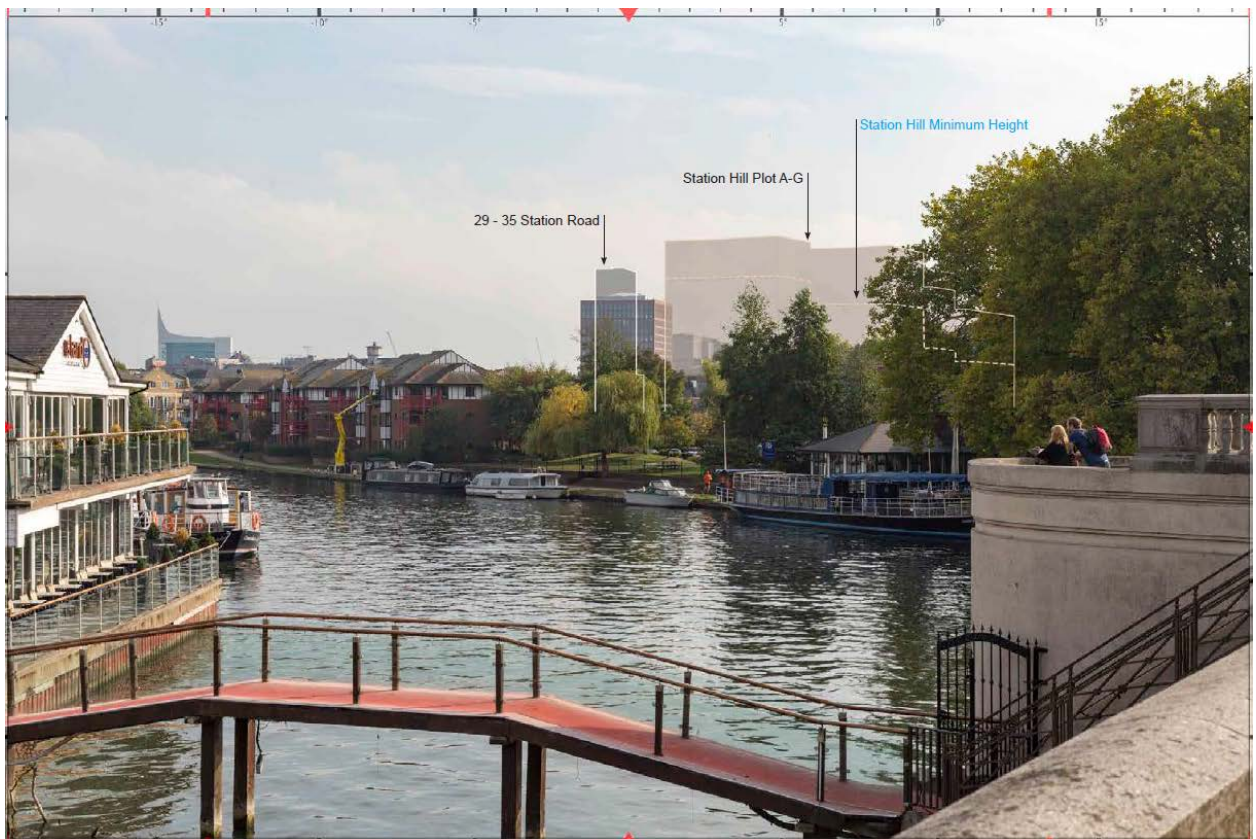
Verified view from Forbury Road looking west



Verified view from Reading Bridge looking south-west



Verified view from Christchurch Meadows looking south



Verified view from Caversham Bridge looking south-east



Visualisation of the 2005 (Refs 040516 / 04-01395/FUL) and 2011 (Refs 101247 / 10-00902/EXT) permissions (not implemented) for a 22 storey building at the site. See section 3 for full details. Image taken from p36 of the Reading Station Area Framework 2010.

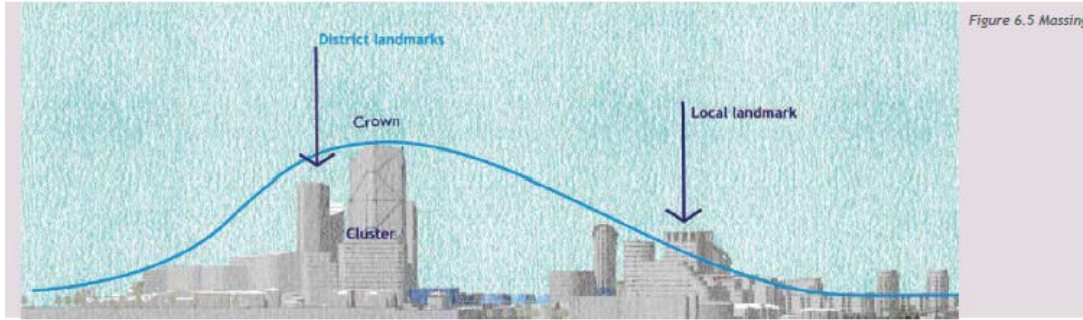


Figure 6.5 Massing

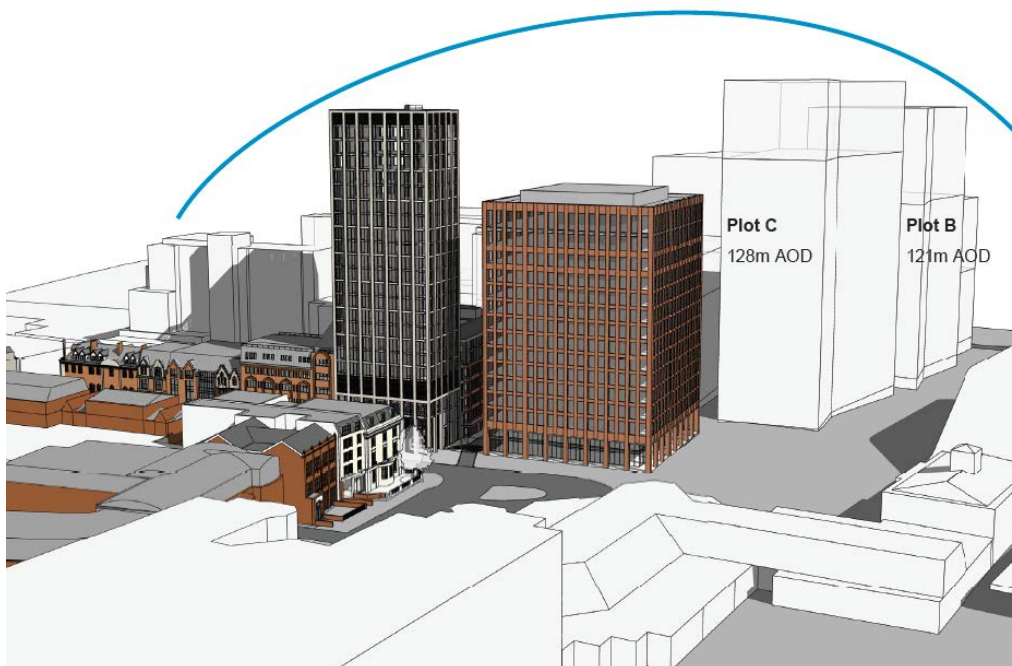
Area massing principles

- 6.11 Development in the Station Area should be characterised by high density development with an intense, fine grained urban fabric framing flexible development plots capable of adaptation to many land uses, combinations of land uses (vertical and horizontal) and many building types and forms.
- 6.12 Tall buildings should rise up around the Station 'nexus'.
- 6.13 The approach to building massing should be dramatic with a new cluster of taller buildings forming a new and distinctive skyline for the Station Area as a centrepiece of the centre.
- 6.14 The 'dome' of development is identified with the 'crown', the area of greatest permissible height, immediately adjoining and to the south of the Station entrance.

Defining the 'crown'

- 6.15 The area close to the southern Station entrance has been selected as a suitable place for the tallest buildings and for a cluster of tall buildings for the following reasons:
 - The Station entrance is a major transport node at the heart of the northward extension of the town centre.
 - A cluster will mark the Station as an important place and landmark in itself.
 - The area marks a bluff or low hill with the ground rising from the Thames flood plain to the east, north and west. Building heights can mirror this topography. Conversely, lower buildings are to be encouraged on the lower ground.
 - The combination of proximity to the Station and the existing core of the town, the availability of suitable sites and current development interest.
- The area is suitable for the formation of a cluster of tall buildings which will form a dramatic skyline in views from higher ground and open space to the north and also in views from the south east and south west.
- There are appropriately sized sites available for development in the short and medium term so that the setting of tall buildings can be controlled and adapted in ways which may not be possible with small or confined sites.
- The Council has resolved to grant the Station Hill redevelopment scheme (SH2). The redevelopment of the area will change the character of the central area by introducing a tall building cluster.
- The relative lack of areas sensitive to tall buildings compared to other potential locations.
- RCAAP policy RC13 requires that the tallest buildings will be located in the centre of the cluster, and gradually step down in height to the outer areas.

Extract from page 34 of the Reading Station Area Framework 2010 showing the dome of development



Dome of development in connection with Station Hill and Thames Tower, as signified by the applicant (p72 of DAS - originally proposed detailed design, not the now proposed detailed design)

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COMMITTEE REPORT

BY THE EXECUTIVE DIRECTOR FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 17th July 2019

Ward: Abbey

Application No.: 182054/FUL

Address: 20 Hosier Street, Reading, RG1 7JL

Proposal: Demolition of all existing structures, erection of a part 7, part 8 storey building for use as 101 bed Hotel (Class C1 Use) at Ground - 8th Floor and Restaurant/Bar (Class A3/A4 Use) at ground floor, with means of access, servicing and associated works

Applicant: Inception (Reading) Sarl (c/o Moorgarth Group Ltd)

Date Valid: 15/1/2019

Application target decision date: Originally 16/4/19, extension of time agreed 9/9/2019

26 week date: 16/07/2019

RECOMMENDATION

Delegate to Head of Planning, Development and Regulatory Services to (i) GRANT full planning permission subject to completion of a S106 legal agreement or (ii) to REFUSE permission should the legal agreement not be completed by the 9th September (unless officers on behalf of the Head of Planning, Development and Regulatory Services agree to a later date for completion of the legal agreement).

- Legal Agreement to secure the following:

1. Employment Skills and Training - Employment and Training Strategy for the construction and operational phase of the Proposed Development (in kind, or via contribution-level as set out in SPD);

2. C1 Hotel Use only:

- no hotel room shall be used for any use other than as a C1 Use
- no hotel room shall be used or occupied as a residential dwelling or dwelling-house (C3 Use)
- not to let or licence for occupation or permit or suffer occupation of any of the hotel rooms for a continuous period of more than 3 months to the same occupier or occupiers
- other than those Customers staying in accordance with the above, not to let or licence for occupation or permit or suffer occupation of any hotel room for a continuous period for more than 3 months to the same Customer or Customers
- not to require Customers of any hotel room to agree to any minimum period of occupation (of whatever duration)
- provide to the Council within 14 days of written request evidence regarding the use or occupation of all hotel rooms

3. Funding of a Feasibility Study for Public Realm improvements to Hosier Street in the form of tree planting and resurfacing works (confirmation of agreed sum to be supplied at your meeting).

4. This development not to be occupied until the servicing arrangements associated with permission 190099 (Amalgamation of Units 36 and 37 Broad Street Mall (Class A1) and change of use to form a flexible retail/restaurant/bar unit (Class A1/A3/A4), associated replacement shopfront works and

associated external alterations on Dusseldorf Way and South Court frontages) have been implemented.

5. S278 Works to Hosier Street, as required

Conditions to include:

1. Time Limit - 3 years
2. Approved plans
3. Pre-commencement (barring demolition) details of all external materials including all pavement/ramps within the site, to be submitted to the LPA (and sample details to be provided on site) and approved in writing with the LPA. Approved details to be retained on site until the work has been completed.
4. Pre-commencement (including demolition) demolition and construction method statement, specifically including noise and dust measures;
5. Pre-occupation bicycle parking spaces provided in accordance with approved plans
6. Pre-occupation bin storage facilities provided in accordance with plans and details to be submitted. The details shall include measures to prevent pests and vermin accessing the bin store.
7. Pre-occupation details of management of delivery and servicing vehicles to be submitted and approved
8. Access closure with reinstatement of kerb(s)
9. Glazing and ventilation to be installed in accordance with the specifications recommended within the acoustic assessment submitted
10. No externally-located mechanical plant to be installed until a noise assessment has been submitted and approved
11. No occupation of hotel or A3/A4 use prior to the submission and approval of an odour assessment / odour management plan
12. No development shall take place (excepting demolition and groundworks) until an Air Quality Assessment to determine the impact of the development on local air quality has been submitted to and approved in writing by the Local Planning Authority.
13. Hours of demolition/construction works (std)
14. No burning of materials or green waste on site
15. Prior to the occupation of the development, details of biodiversity enhancements, to include integral bat roosting and bird nesting opportunities (including swift bricks) on the new building, shall be submitted to and approved in writing by the LPA.
16. Pre-commencement (barring demolition) submission of SuDS implementation, maintenance and management plan. Completion of SuDS scheme prior to first occupation and thereafter managed and maintained in accordance with the approved plan/details.
17. No properties shall be occupied until confirmation has been provided that either:- all water network upgrades required to accommodate the additional flows from the development have been completed; or - a housing/hotel and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where a housing and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing/hotel and infrastructure phasing plan
18. BREEAM Interim Certificate for non-residential development
No development shall take place until a copy of an Interim BREEAM Certificate in accordance with the BREEAM Sustainability Standard demonstrating compliance with a minimum standard of BREEAM Very Good rating at a minimum of 68% has been submitted to and receipt acknowledged in writing by the Local Planning Authority.

19. BREEAM Final Certificate for non-residential development
20. Pre-occupation details of an external lighting strategy to be submitted and approved
21. Compliance condition stipulating a maximum of 101 bedrooms including no fewer than 5 accessible bedrooms, within the proposed Class C1 hotel
22. Hours of use compliance condition - The Class A3/A4 premises shall not be used by members of the public outside the hours of 06:00 to 23:00 on Mondays to Sunday
23. Compliance condition for the ground floor Class C1/A3/A4 unit retaining 'active window displays
24. Prior to the commencement of development, except for demolition to ground level, the applicant will implement a programme of archaeological field evaluation in accordance with a written scheme of investigation, which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Informatives:

1. Positive and Proactive Statement
2. Works affecting the Highway
3. Sound insulation
4. Section 106 Legal Agreement
5. Possible need for future separate advertisement consent
6. Clarification over pre-commencement conditions
7. CIL
8. Party Wall Act
9. Separate approval under the Building Regulations required
10. Terms and Conditions

1. INTRODUCTION

- 1.1 The application site contains the vacant nightclub building and associated beer garden, formerly operated as 'Evas'; and an adjacent barn/warehouse building. These buildings have prior approval consent to be demolished. The site also incorporates a section of the hardsurfacing to the west, that forms 'South Court' the southern entrance to the Broad Street Mall. These elements of the scheme are orientated towards Hosier Street, where the road level adjacent to the south-west corner of the site contains an existing slope and steps, due to the change in gradient along Hosier Street up to Dusseldorf Way. Additionally on its northern side the site includes an existing internal service area that provides an access via an undercroft to St Mary's Butts. This is through the existing gated entrance adjacent to the Army's Careers office.

Site Location Plan: not to scale



Aerial Photograph of site and photographs of the surrounding area (Source submitted Design and Access Statement)

Assessment | 2.4 Contextual Analysis



Image from Daylight and Sunlight Report by GVA to show proposed hotel modelled in the existing context of surrounding development



- 1.2 The application site is located within the Reading Central Area Action Plan area. The site is additionally situated within the West Side Major Opportunity Area (Policy RC2) and forms part of the Broad Street Mall (Policy RC2d) and Hosier Street (Policy RC2e) Opportunity Sites. The proposal is also adjacent to the Tall Buildings Cluster Western Grouping (Policy RC13b). These development areas are carried through within the emerging Local Plan and the site falls within the Minster Quarter Area Development Framework SPD, which was adopted in December 2018.
- 1.3 The site has a number of other designations, including being located within:
- An Air Quality Management Area
 - the Central Core
 - the Office Core
 - the Primary Shopping Area
 - Abbey Ward
- 1.4 The site, linear in form, connects historic St Mary's Butts and the Minister set to the east, to the Broad Street Mall itself and Hexagon Theatre set to the West. The Site is not within a Conservation Area, but sits adjacent to the St Mary's Butts/Castle Street and Russell Street/Castle Hill Conservation Area, the boundaries of which lie to the east and south of the site respectively.
- 1.5 The adjacent Conservation Areas contains a large number of statutory listed buildings particularly along Castle Street, with those in the vicinity including:
- Church of St Mary Reading Minster - Grade I
 - Church of St Mary, Castle Street - Grade II*
 - Sun Inn, Castle Street - Grade II
 - Former Cottage at rear of No.8 Castle Street- Grade II
 - 8,10 & 12 Castle Street - Grade II
 - The Allied Arms Inn - Grade II
 - 55 & 55A St Mary's Butts - Grade II
 - Queen Victoria Jubilee Fountain - Grade II
 - Jubilee Cross - Grade II
- 1.6 The surrounding area however, contains a mix of uses and building heights/styles/time periods. To the north and west the proposal site adjoins the Broad Street Mall, an early 1970s shopping centre which is considered to have limited architectural character or interest. The Broad Street Mall structure is generally two, three and four storeys in height where it faces onto St Mary Butts, with the significantly taller Fountain House located towards Queen's Walk, some distance from the principal heritage designations.
- 1.7 To the east of the application site is the rear of the 'Pavlov's Dog' a three-and-a-half storey, late Victorian timber-framed commercial (public house) property of townscape merit and character which is considered to be a non-designated heritage asset but not in the Conservation Area. Hosier Street set to the south is occupied by a collection of largely Victorian red brick, warehouse type buildings of two storeys with surrounding brick wall and more modern buildings and part of an existing open public space. The area opposite the application site to the south is also the location of the weekly market and houses a high-walled electricity substation. This area was also the location for the relocated Civic Offices proposal which was not pursued.
- 1.8 As set out in the planning history section below the wider site directly adjacent to the application site is also sought to be redeveloped at this time (ref 182137). The

applicant for this hotel proposal and the wider overall Broad Street Mall redevelopment is Inception (Reading Sarl). For context the image below was submitted within the ES Chapter for Daylight and Sunlight (submitted December 2018)

Image Fig 9.5 Cumulative Impact Assessment Proposed Development and Hotel Development



1.9 The hotel application is being considered at Planning Applications Committee as the proposal constitutes a 'major' development.

2. PROPOSALS

2.1 Full planning permission is sought for the demolition of the existing buildings on site and the erection of a part 7 (at the eastern end) and part 8 storey (at the western end) hotel building incorporating a restaurant/bar at ground floor level. The front elevation of the building is set at the back of the footway, parallel to the existing northern kerb line of Hosier Street.

Illustrative visual only of Hosier Street Frontage (Source Submitted DAS):



2.2 To accommodate commercial operators (as set out in the submitted Planning Statement) the building incorporates:

No basement Level

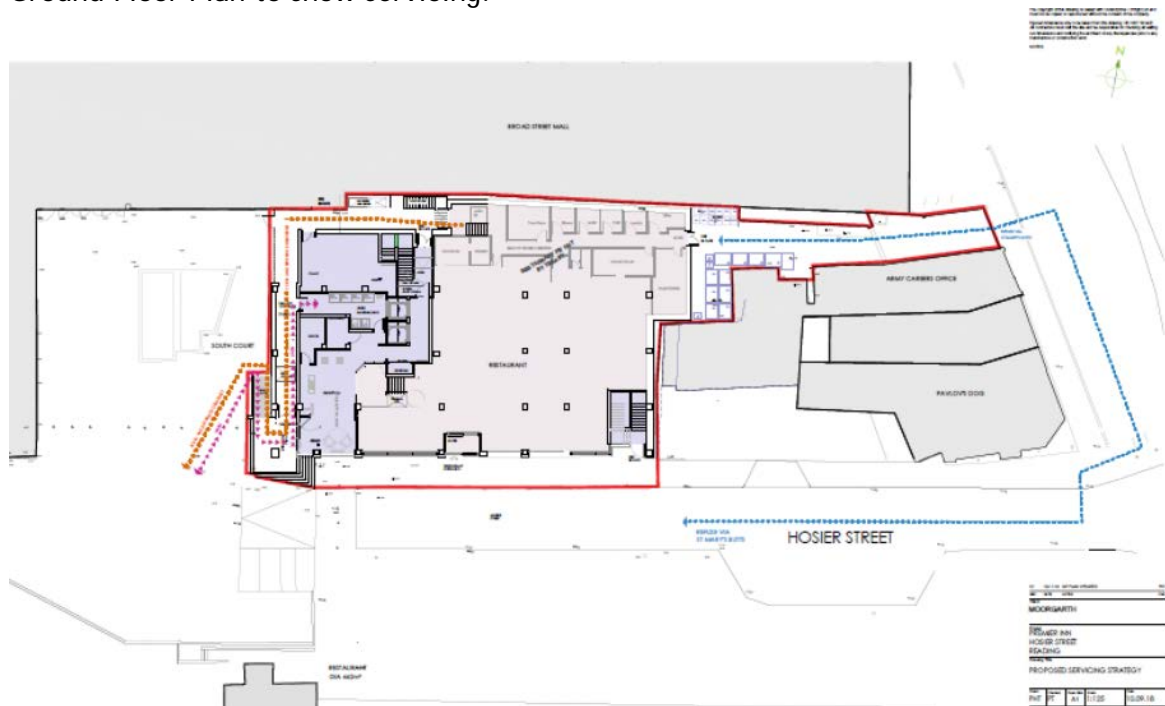
Ground Floor Level:

Due to the change in land levels along Hosier Street, the ground floor is split level.

'Bar & Block Steakhouse' (Use Class A3/A4) The main customer access is proposed from Hosier Street with additional access to the restaurant from the hotel reception to the west. The hotel being accessed from the west elevation by either steps from Hosier Street or ramped access from South Court. The restaurant/bar is sought to be open to both hotel guests and the general public with opening hours sought from 6:30am to 12 Midnight.

Hotel by Premier Inn (Use Class C1)- The western portion of the ground floor provides the hotel entrance, reception area, and linen and plant rooms. It additionally provides a delivery corridor parallel to the western elevation of the site. To the east of the site the existing undercroft access to St Marys Butts is sought to be used for refuse collection only.

Ground Floor Plan to show servicing:



1st and 7th Floor Level:

Premier Inn' hotel (Use Class C1) to provide 101 rooms with a range of sizes and types (including triples, quads and universally accessible rooms). The upper floor area is set in 8m from the existing elevation of the Broad Street Mall with the same room layout on 1st - 6th floors. The 7th floor has a reduced footprint to lower the height of the building directly adjacent to the unit facing St Marys Butts.

Proposed first floor plan:



2.3 In relation to appearance, the proposal has a geometrical form, with a vertical emphasis to the differing storey heights both with a flat roof. This is primarily dictated by the hotel function of the building. The submitted Design and Access Statement acknowledges the Heritage Assets in the vicinity of the site in particular the nearby Church of St Mary (Reading Minster). The proposal steps down in height from 8 to 7 storeys on the eastern elevation with this lower portion of the building having a differing materials palette. The eastern section of the building is to be constructed in buff brick and incorporates stone window surrounds and projecting brick details, stated by the applicant to be inspired by Reading Minster. The remainder of the building will be finished in mid grey facing brick work with feature brickwork panels at first floor. The northern elevation that is internal to the site will be finished in render with brickwork to the lift core. The western elevation, orientated towards South Court, contains no windows but does incorporate elements of patterned brickwork at upper floors. There is also a short section of fencing at ground floor to provide access. There is a limited detail on this elevation as South Court is sought to be infilled by Site C within the masterplan application (ref 182137) which would result in this elevation of the hotel becoming an internal party wall.

2.4 Details of materiality:



Extract para 5.4 of the submitted Design and Access Statement

- 2.5 The proposed south elevation forms the building frontage, orientated towards Hosier Street. In relation to fenestration the ground floor has full height glazing to provide an active street frontage to serve the restaurant and bar use. The proposal has windows on the north and south elevations to provide outlook to each of the proposed hotel rooms with windows to serve stairwells on the eastern elevation.
- 2.6 In relation to the public realm the application site contains only the pavement on the northern side of Hosier Street where the existing drop curbs will be stopped up and made good. In relation to the wider area of Hosier Street improvements are sought by offers via a financial contribution.
- 2.7 Further clarification and additional reports in relation to transport matters, daylight and sunlight, archaeology, and safety matters have been submitted during the course of the application, however this information is not considered to be of a nature or extent to warrant formal public re-consultation on the application.
- 2.8 In relation to Community Involvement the applicant undertook a public consultation exercise in August 2018.
- 2.9 In terms of the Community Infrastructure Levy (CIL), the applicant duly completed a CIL liability form as part of the submission of this application. The existing building was last occupied for its lawful use in September 2017. Accordingly, the existing floorspace (stated to be 704 sqm GIA) can be deducted from the CIL liability as at this time it has been occupied for its lawful use for 6 continuous

months of the 36 previous months prior to any future permission. Therefore, only the remainder of the proposed floorspace shall count towards the CIL liability. On the basis of the floorspace information provided by the applicant (total hotel floorspace = 4302.6 sqm minus 704 sq = 3598.6sm), when compared with the CIL charging schedule (hotel = £148.24 per sqm;), this equates to an anticipated CIL charge of £533,456.46.

3. RELEVANT PLANNING HISTORY

Application site building

- 3.1 The planning history for the application site and the immediately adjacent area. The applications detailed below are considered the most relevant to the assessment of the current proposal:

180217 - Prior approval for the demolition of the former Eva's nightclub and a vacant barn/warehouse to ground slab/level. Granted 29/8/2018

010636 - Change of use from retail to cocktail bar/night club (Use Class D2). Granted on 28/11/2001

South Court: 171230Erection of a temporary two and part three-storey building (constructed using shipping containers) to create a mixed-use urban market comprising Retail (Use Class A1) and Restaurants/Cafés (Use Class A3), including use of external spaces at roof level; Refuse store, cycle parking and associated works (amended description). Permitted 17.1.2018 not implemented.

- 3.2 **Relevant history relating to nearby buildings**

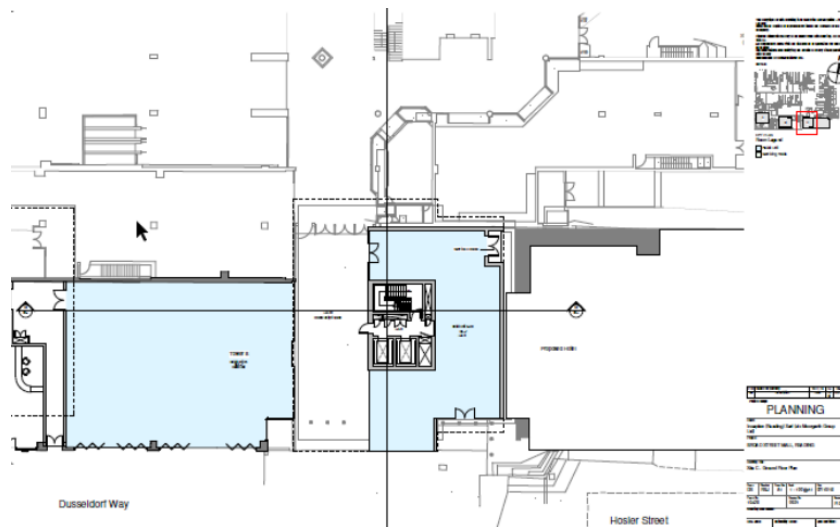
Broad Street Mall - Application determined:

180823 Subdivision of three-storey retail unit (Class A1) and change of use to form: 1x retail unit (Class A1) at part basement / part ground floor; 2x flexible retail or restaurant units (Class A1/A3) at ground floor level; and 2x assembly & leisure units (Class D2) - 1 at part basement / part ground floor & 1 at part ground, part first floor level, together with shared access and means of escape; associated replacement shopfront works and associated external alterations on Oxford Road and Queens Walk frontages. Permitted 13/9/2018 and implemented.

- 3.3 **Current Applications:**

182137 Construction of three residential buildings (Use Class C3) ranging in height from 5 to 22 storeys (Site E to provide 52 units , Site B to provide 139 Units and Site A to provide 172 units) above Broad Street Mall and provision of a podium level amenity area; Construction of an 18 storey building on South Court comprising ground and first floor retail (Use Class A1/A2/A3) and residential over upper floors (Use Class C3, Site C to provide 99 units); Change of use and extension of Quadrant House to form a 3 storey residential building (Use Class C3, Site D to provide 31 units); Creation of three ground floor retail units (Use Class A1/A2/A3) fronting Dusseldorf Way and Queens Walk; all necessary enabling and alteration works required within the existing Broad Street Mall basement, ground and upper floors. Pending consideration.

Site C sits directly adjacent to the hotel proposal with the proposals sharing a party wall. See Proposed Ground plan for Site C below.



190099 'Pounland Scheme' Proposal: Amalgamation of Units 36 and 37 (Class A1) and change of use to form a flexible retail/restaurant/bar unit (Class A1/A3/A4), associated replacement shopfront works and associated external alterations on Dusseldorf Way and South Court frontages.

Members resolved to grant planning permission, subject to the satisfactory completion of a s106 agreement at Planning Applications Committee on 26th June 2019.

4. CONSULTATIONS

Non statutory

4.1 RBC Transport Development Control

Following extensive discussion and scheme revisions, there now are no transport objections to the proposal, subject to suggested conditions:

A Transport Statement and further supplementary information has been submitted.

Parking - No car parking will be provided as part of the development, and any customers / staff choosing to travel by private car will be required to utilise the publicly available car parking nearby. Given the sustainable location this has been deemed acceptable.

Cycle parking has now been provided for the site in accordance with the Council's adopted cycle parking standards which require the following provisions:

- 30 staff (across both uses) / 6 (1 space per 6 staff) = 5 spaces
- 462m² (A3/A4 floor area) / 300 (1 space per 300m²) = 1.54 spaces

This equates to a required provision of 7 cycle spaces. The application now illustrates the provision of 4 Sheffield type stands located on South Court, providing 8 cycle parking spaces (which accords with the calculation above). The proposed location is also in an area of high natural surveillance so in principle is acceptable.

The applicants have stated that this cycle parking provision will be temporary, until a new more permanent location is defined within the wider Hosier Street Masterplan. This has been deemed acceptable. It is noted that the Masterplan application 182137 can be revised to ensure that the cycle parking associated with this development can be re-provided. Also it has been confirmed that due to the regrading of the levels associated with the Masterplan there would be no need to provide a ramp to the hotel entrance. This is therefore deemed acceptable but may require confirmation of this through planning application 182137.

Access- Pedestrian access to the A3/A4 use is to be taken directly from Hosier Street and this is deemed acceptable.

In terms of nearby public car parking, several options are available including the Broad Street Mall. Vehicles can access the Broad Street Mall multi-storey car park via an underpass accessible from the A329 (IDR) slip road via a 'left in, left out' priority junction west of the site or south of the site via a mini roundabout on Castle Street. There are numerous vehicular accesses currently provided to the site and these should be removed and the kerb reinstated to line and level, revised plans have also been submitted identifying that this would be undertaken.

Any regrading of Hosier Street would improve access to and from the hotel and the rear of the Broad Street Mall as the ramp (which would have been designed for mainly vehicular use) is most likely not currently to an acceptable gradient. Plan ref 18370 0352 P03 has been submitted that demonstrated the hotel development would not prejudice future regrading of Hosier Street and is considered to be acceptable.



Servicing - The servicing arrangements have been reviewed and it has been confirmed that servicing will be undertaken from Dusseldorf Way accessed via Hosier Street. The submitted information confirms that the combined site would generate the provision of 15 weekly delivery movements. Some of these deliveries will be intensified in duration as some will take between 20 and 30 minutes at a time. This would be an intensification of the existing/last use as a nightclub.

The applicant has also made an application to convert the former Poundland unit into a food market (RBC ref. 190099), which now has a Resolution of approval. As part of that application, a new basement servicing arrangement is proposed, which will facilitate the removal of surface vehicle/service movements from Hosier Street in relation to the former Poundland unit.

The application site (former Eva's Nightclub) and the adjacent former Poundland unit (part of Broad Street Mall) currently operate with unrestricted servicing access from Hosier Street. As part of the hotel/restaurant development, the applicant proposes to remove the servicing of the former Poundland unit from Hosier Street by creating basement servicing, and providing the refuse collection for the hotel/restaurant development to St Mary's Butts. The net effect of the removal of vehicle movements and replacement with the hotel/restaurant is a reduction of between 1 and 4 vehicles per week.

This is deemed acceptable in principle subject to this application not being occupied until the servicing arrangements associated with application 190099 have been implemented. This is to ensure that the cumulative number of surface level trips generated is not intensified. To be secured through a S106 Agreement.

For clarity it has been confirmed by the submission of amended plans that the footprint of the proposed hotel and restaurant do not overlap with available basement area within the adjoining Broad Street Mall - which could facilitate a vertical connection for basement servicing. Any vertical connection to basement level would fall on/ within the main service road at basement level below which would not be unacceptable as this road must remain in use.

To reduce the impact on Hosier Street it has been proposed to split the servicing with refuse collected from St. Mary's Butts and deliveries from Dusseldorf Way. In relation to the St. Mary's Butts refuse collections it is noted that the tracking of the bus identifies that a 12m long bus could negotiate around a refuse vehicle and as such is deemed acceptable. Given the above the servicing arrangements are not considered to be detrimental to Highway safety.

Trip Generation - The Transport Statement has considered the peak periods during which the study area is expected to be subject to the highest level of traffic flow. The peak periods are as set out below:-

- 1) Weekday AM Peak - 07:30-08:30
- 2) Weekday PM Peak - 16:30-17:30

The methodology utilized by the applicant is deemed acceptable and officers are happy to accept the trip rates provided.

4.2 RBC Environmental Health - Environmental Protection

Comments and Conditions were specified in relation to noise/odour/air quality re impact on the Air Quality Management Area.

A noise assessment has been submitted with the application which proposes plant noise limits based on measurements of the background noise levels at the site. A further assessment will be needed once detail is available on the plant that will be installed, to confirm that the plant noise limits will be met. This can be controlled by condition.

Cooking odour is often a significant problem in commercial kitchens and therefore the applicants must provide an assessment of the likelihood of odours based on the proposed cuisine and a statement of how the proposals will ensure that odour nuisance will be prevented. Reference must be made to the Defra Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems (January 2005) or the newer EMAQ version. This will be secured by condition.

The site is in an Area Quality Management Area, due to the nature of the proposed hotel use of the site there is no requirement to provide a specified level of air quality for short stay visitors. However the impact of the development on air quality should be addressed; and should the Assessment identify an impact on air quality, a Mitigation Plan demonstrating sufficient mitigation to prevent negative impact on air quality and including a timetable for implementation shall also be required by condition.

4.3 Historic England

On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

4.4 RBC Historic Buildings Consultant

Initial concern in relation to the impact on the historic environment; however revised consultee comments have been provided following the submission of further information and additional visualisations. In summary, whilst there is still considered to be harm to the Conservation Area and the Minster, taking the visualisations in good faith, the harm would not be considered to be of a substantial level which would justify refusal. Instead, it is recommended that any harm should be weighed against the wider public benefits of the proposal in the overall planning balance.

4.5 Berkshire Archaeology

Initial comments: Recommend that this application is not determined until further information is provided by the applicant so that the impacts of the proposal on the buried archaeological heritage are fully understood in accordance with national and local planning policy. The application area has the potential to contain significant Saxon and Medieval deposits associated with the regionally-important settlement of Reading. Exploratory field evaluation is therefore recommended although there may be constraints on achieving this effectively and safely prior to the demolition of the existing buildings on site.

Further comments: Three modest-sized test pits have now been excavated within the site. No remains or finds of Saxon or medieval date were recorded but that further and more thorough evaluation will therefore still be required, given the site's location within the known extent of medieval Reading, once demolition has taken place. This can be secured through an appropriately worded condition.

4.6 RBC Planning Natural Environment

The site contains no trees so in that respect there are no concerns. The site is situated in a 10% or less canopy cover area, as defined in our Tree strategy, hence is one in which tree planting would ideally be included. However, it is appreciated that on such a town centre site, provision of space for tree planting

will be difficult. In mitigation, we would expect alternative landscaping to be considered, hence it is disappointing that no form of greening has been proposed, e.g. a green roof given inclusion of a flat roof.

As a well-used thoroughfare opposite Reading's market, opportunities for planting at ground floor should also be explored, e.g. in planters, to soften the significant expanse of building/elevation proposed - this is currently not the case.

Further comments -Following further consideration of potential tree planting feasibility study is vital.

4.7 RBC Ecology Consultant

No objection subject to condition to require biodiversity enhancements. The bat survey report is to an appropriate standard. The conditions on site are unlikely to have changed significantly since the surveys were undertaken, and as such, the report is still valid. The report states that no bats emerged or re-entered the property during the surveys and it concludes that it is unlikely that the works will adversely affect bats. However, as per the recommendations given in the report and in accordance with paragraph 175 of the NPPF, which states that "opportunities to incorporate biodiversity in and around developments should be encouraged" a condition should be set to ensure that enhancements for wildlife are provided within the new development.

4.8 RBC Lead Local Flood Authority (SuDS Manager)

Updated SuDS information is acceptable subject to the standard conditions.

4.9 RBC Licensing

Having taken into account the additional information provided on this application would not object to an application until 23.00hrs which included a bar area or midnight if alcohol sales were ancillary to food sales.

4.10 RBC Leisure and Recreation

Wished to make no comment

4.11 Thames Valley Police CCTV

Confirmed new cameras would be sought in the area as the proposal would increase use of the area.

4.12 Thames Valley Police Crime Prevention Design Advisor

No objection but detailed comments were given to address specific issues. Therefore, to ensure that the opportunity to design out crime is not missed, and that Secured by Design (SBD) principles and standards are incorporated within the proposals request that a condition to seek a Secured By Design accreditation. *Officer note: This is under discussion with the applicant at this time.*

4.13 Thames Water

Waste Comments: Thames Water would advise that with regard to Foul Water sewage network infrastructure capacity, we would not have any objection to the above planning application, based on the information provided. With regard to surface water drainage, Thames Water would advise that if the developer follows

the sequential approach to the disposal of surface water we would have no objection.

However following initial investigations, Thames Water has identified an inability of the existing water supply infrastructure to accommodate the needs of this development proposal and therefore request that condition to be added to any planning permission.

The proposed development is also located within 15m of our underground water assets and as such recommend an informative

- 4.14 Reading Design Review Panel (DRP)
Pre-application advice from Reading's Design Review Panel was issued by Reading Borough Council in October 2018 and has informed the submitted scheme design. Their comments are discussed in the Appraisal below.
- 4.15 Berkshire Fire & Rescue Service, Reading Civic Society and Reading UK CIC as external consultees were all consulted on the application, but no responses have been received to date. Should responses be received in advance of the Committee meeting, these will be detailed within an update report.
- 4.16 **Conservation Area Advisory Committee**
Object on the following grounds:
- Seek retention of the Eva's building
 - Concern proposal will blocks this inviting gap in busy St Mary's Butts and unless or until the towers are built on top of Broad St. Mall the proposal will appear out of place and overly dominating in its setting.
 - The monolithic height of the building will dominate the setting of the listed Minster and will damage the character and appearance of the conservation area as viewed from the Minster above Pavlov's Dog
 - Justification required for the building footprint and consideration of levelling Hosier Street should be part of this application.
 - The proposed external appearance along Hosier Street is rather bland, unexciting and unobjectionable.
 - The location of the room on the north face on the opposite side of the corridor would seem to have the worst of all possible locations; at the back of the block next to the store and stair well.
 - On a grey day in Reading these buff bricks will still be depressingly visible against the skyline although the grey of the frontage may blend in.
 - Do not consider that signage on the eastern face would be appropriate nor anywhere on the higher levels of the building. *Officer comment: this application is not for Advertisement Consent*
 - This will be the first new building in the Minster Quarter on the threshold from Hosier Street to St Mary's Minster and the adjacent CA. Consequently it needs to set a standard for future developments and safeguard the setting of heritage assets.

Public consultation

- 4.17 Notification letters were sent to adjacent properties at 20, 21 and 22/23 St. Mary's Butts on 21st January 2019. Four site notices were erected by the case officer around the site and immediate surrounding area requiring comments by 13th February 2019. A press notice was published on 31st January 2019. Three responses have been received in total from CAAC, one reading resident and on behalf of Pavlov's Dog.

- Objection from resident: : Is it necessary to demolish a lovely old building like Eva's to put up a bland hotel that is no better than the dreadful 1970's development.
- A request has been received from Stonegate Pubs Ltd, who operate the adjacent Pavlov's Dog public house: An Acoustic Planning Report was submitted including a recommendation to include triple-glazing for the bedroom windows this is sought to be imposed via planning condition; and that a condition to ensure that bedroom windows are fixed shut is also sought due to the likely conflicts between the beer garden (open until 2am Friday -Saturday) and future occupiers in the summer when windows are likely to be opened and the beer garden is likely to be busiest. It is considered that the proposed mechanical ventilation is sufficient to regulate internal conditions in these rooms.

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 a listed building or its setting or any features of special interest which it possesses.
- 5.2 Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in the exercise of its functions to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.
- 5.3 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'.
- 5.4 The application has been assessed against the following policies:
- 5.5 **National**
National Planning Policy Framework (2019)
National Planning Policy Guidance (2014 onwards)
- 5.6 **Reading Borough Local Development Framework - Adopted Core Strategy (2008) (Altered 2015)**
 - CS1 Sustainable Construction and Design
 - CS2 Waste Minimisation
 - CS3 Social Inclusion and Diversity
 - CS4 Accessibility and the Intensity of Development
 - CS5 Inclusive Access
 - CS7 Design and the Public Realm
 - CS9 Infrastructure, Services, Resources and Amenities
 - CS10 Location of Employment Development
 - CS13 Impact of Employment Development
 - CS20 Implementation of the Reading Transport Strategy
 - CS22 Transport Assessments
 - CS23 Sustainable Travel and Travel Plans
 - CS24 Car / Cycle Parking

- CS25 Scale and Location of Retail, Leisure and Culture Development
- CS26 Network and Hierarchy of Centres
- CS27 Maintaining the Retail Character of Centres
- CS33 Protection and Enhancement of the Historic Environment
- CS34 Pollution and Water Resources
- CS35 Flooding
- CS36 Biodiversity and Geology
- CS38 Trees, Hedges and Woodlands

5.7 Reading Central Area Action Plan (2009)

- RC2 Development in the West Side Major Opportunity Area
- RC5 Design in the Centre
- RC6 Definition of the Centre
- RC7 Leisure, Culture and Tourism in the Centre
- RC8 Drinking Establishments
- RC10 Active Frontages
- RC13 Tall Buildings
- RC14 Public Realm

5.8 Sites and Detailed Policies Document (2012) (Altered 2015)

- SD1 Presumption in Favour of Sustainable Development
- DM1 Adaptation to Climate Change
- DM2 Decentralised Energy
- DM3 Infrastructure Planning
- DM4 Safeguarding Amenity
- DM12 Access, Traffic and Highway Related Matters
- DM18 Tree Planting
- DM19 Air Quality
- DM23 Shopfronts and Cash Machines

5.9 Reading Borough Council Supplementary Planning Documents

- Employment, Skills and Training SPD (2013)
- Revised Parking Standards and Design SPD (2011)
- Revised SPD on Planning Obligations under Section 106 (2015)
- Sustainable Design and Construction SPD (2011)
- Minster Quarter Area Framework (2018)

5.10 Other relevant documentation

- Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking (Historic England, 2015a)
- Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Historic England, 2015b)
- Reading Tree Strategy (2010)
- St Mary's Butts/Castle Street Conservation Area Appraisal
- Russell Street / Castle Hill Conservation Area Appraisal

5.11 Reading Borough Submission Draft Local Plan 2018

Following the examination process, the Inspector has identified a number of modifications that are needed to the Local Plan which require a further period of consultation. These are known as main modifications. Consultation on these

modifications is currently taking place between Wednesday 12 June and Wednesday 24 July 2019.

The site-specific emerging policies for the application area are:

CR12d	Broad Street Mall
CR12e	Hosier Street
CR10 B	Tall buildings western grouping

6. APPRAISAL

6.1 The main issues are considered to be:

- i) Principle of Development and compatibility with wider regeneration of the Area
- ii) Demolition, scale, appearance, design and effect on Heritage Assets
- iii) Transport
- iv) Public realm, landscaping and ecology
- v) Quality of accommodation for future occupiers
- vi) Amenity for nearby occupiers
- vii) Sustainability, energy, SuDS and archaeology
- viii) Other matters -S106 & equality

i) Principle of Development and Compatibility with wider regeneration of the Area

6.2 Paragraph 85 of the NPPF (2018) states that planning policies and decisions should define a network and hierarchy of town centres and promote their long-term vitality and viability - by allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses (including housing) and reflects their distinctive characters. The glossary of the NPPF states that main town centre uses are: Retail development; leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities) (*case officer underlining*).

6.3 Core Strategy Policy CS26 seeks to maintain and enhance the vitality and viability of centres, as well as widen the range of uses; and Policies CS25, RC7 and RC8 also seek to locate new Leisure, Culture and Tourism facilities within the Town Centre. Policy RC9 'Living in the centre' has also been considered as this makes reference to serviced apartments and apart-hotels that fall outside the C3 use (dwelling house) and requires that they will be located within the Central Core and subject to monitoring. This proposal is for a 101 bed hotel (C1 use) and control of this use can be secured by way of a section 106 legal agreement as set out in the heads of terms above. The proposed uses for C1 Hotel with ancillary A3/A4 are therefore appropriate uses in a town centre location.

6.4 However as already identified within the Introduction section of this report, the application site is within the West Side Major Opportunity Area. The proposal is also required to be considered in relation to site-specific policies and the context of the adopted Minster Quarter Area Development Framework which references emerging Local Plan Policies. The Minster Quarter Development Framework seeks to set out the "*principles for promoting the development of the area to ensure co-ordinated, high quality, comprehensive development creating a multi-purpose*

urban quarter for central Reading". The framework seeks the activation of the southern façade along Hosier Street and to provide spill out space for restaurants /café (Fig 10).

- 6.5 Emerging Policy CR12e Hosier Street seeks to provide a new residential community centred on an improved area of open spaces and high quality environment where "The edges of the open space will be activated with retail, leisure and/or other main town centre uses such as hotel use". A hotel premises with ground floor restaurant use to provide an active frontage is therefore acceptable in principle.
- 6.6 The Framework also sets out the importance of the creation of a new public realm for the community. The proposal itself is confined to the existing Eva's night club site and the pavement to the front of the building. However Officers have carefully considered that this development being the first 'new build' scheme within the Minster Quarter Area does not prejudice future development of wider area or the adjacent public realm. It should also be noted that the due to the extensive area identified within the development framework that development will be required to come forward in distinct parcels under separate applications but the current application can be assessed in the context of the Framework document and live application 182137 for wider Broad Street Mall scheme.
- 6.7 The proposed uses are therefore considered to be acceptable in principle, with the proposed development considered to comply with the applicable elements of the specific sub-area designation. The re-development of this site is considered to represent an opportunity to enhance the quality of buildings in this area, but this requires development which is of an appropriate scale, mass and materiality which this appraisal considers below.

ii) **Demolition, scale, appearance, design and effect on Heritage Assets**

- 6.8 Taking first the matter of demolition of the existing buildings, Prior approval ref 180217 has been granted and therefore the buildings can be removed at this time. The comments of objectors have been noted on this matter, however the buildings have been assessed and are not sought or required to be retained and it has been agreed that these make no positive contribution to the Conservation Area.
- 6.9 Core Strategy Policy CS7 (Design and the Public Realm) requires developments to respond positively to their local context and create or reinforce local character and distinctiveness, including protecting and enhancing the historic environment. RCAAP Policy RC5 (Design in the Centre) also requires that proposals contribute to proposed ease of movement through and around the central area, provide well designed public spaces and demonstrate architectural details and materials which are of high quality and respect the form and quality of the detailing and materials in the area. Policy CS33 specifically deals with the matter of Protection and Enhancement of the Historic Environment. The historic environment is also sought to be protected under emerging plan policy within Policy EN1: Protection and Enhancement of the Historic Environment; EN3: Enhancement of Conservation Areas; EN4: Locally Important Heritage Assets; EN6: New Development in a Historic Context.
- 6.10 In terms the existing character of the area, there is a marked contrast to the built form to the east containing Pavlov's Dog and the Minster on St. Mary's Butts; and the 1970s development to the north and west formed of the existing Broad Street Mall with Fountain House beyond. Therefore it is agreed there is limited character or quality to Hosier Street itself except for Pavlov's Dog and the adjacent

commercial units, however it is noted that these buildings do not form part of the Conservation Area.

- 6.11 In relation to scale the proposal rises from 7 to 8 stories (with an additional lift overrun to a total 71.8 AOD), which does not exceed the height of the Minster. The hotel element of the building above ground floor is also set 8m off the northern boundary of the site which reduces the bulk of the building when viewed from the east and west. The proposed structure is not classified as a 'tall building' (criteria in the RCAAP being 10 storeys of residential / 12 stories of commercial); although it is recognised that the building exceeds the height of the existing structures within the site and those immediately adjacent. The siting of this proposal outside of but adjacent to the 'Western Grouping Tall Building Cluster' is considered as a transitional site where a 'medium' height building is considered to be acceptable, subject to detailed design and impact on Heritage Assets.
- 6.12 The building is rectangular in form and therefore the elevations have sought to be enlivened by full height glazing at ground floor; and at upper floors articulation and the use of differing materials in particular where the building steps down in height towards the east. The detailed appearance, following comments from the Design Review Panel at Pre application stage, seeks to take cues in relation to materiality from The Minster. The applicant's Design and Access Statement explains that the materials in particular on the lower section of the building have sought to specifically reference the decorative brickwork found on the church tower with the inclusion of 'chequerboard' brickwork detailing to the hotel. On the western portion of the building (at 8 stories high), patterned brickwork is also incorporated at first floor level which adds visual interest and seeks to further break up this flank elevation of the building.
- 6.13 The building exceeds the height of the adjacent Pavlov's Dog however the openings on the building's eastern elevation mean that the building does not provide a blank wall in views from St Mary's Butts. The proposal also provides an active frontage onto Hosier Street which is considered to meet the aims of the development brief. There are no windows on the western elevation as this elevation would form a party wall with Site C proposed under the pending re-development (application 182137). To add interest to this elevation, 'hit and miss' projecting snap header brick features are proposed which are considered to add visual interest. The hotel access is also proposed on this elevation to accommodate the differing land levels at ground floor. This western elevation although relatively functional is considered to be acceptable and it not compromised by the construction of Proposed Site C.
- 6.14 In relation to Heritage Assets the proposal has been carefully considered in relation to the vistas along Hosier Street in relation to views of Reading Minster, and views from Caste Street/The Sun Inn. The proposed building is no further forward in the site towards Hosier Street than the existing built form but does increase the scale of development within the site. Further information and additional visualisations were submitted by the applicant in order for officers to further consider this issue. The development, due to its siting, retains the west-east views of the Minster church from the Hexagon and from within public spaces set inside the Minster Quarter Area. Therefore, whilst it is accepted by officers that the proposal will alter the character of the area and St. Mary's Butts, any harm would not be considered to be of a substantial level (which would warrant the refusal of planning permission) and any harm should be weighed against the wider public benefits in the overall planning balance. On this matter the proposal is considered to provide positive benefits by the removal of a night club that was

the cause of antisocial behaviour, provides a transitional building to the tall buildings allocated on the adjacent site, provides an appropriate active frontage onto Hosier Street and can contribute to improvements to the wider public realm. This proposal is therefore considered to be a positive addition to the street scene and, it is hoped, a catalyst for further regeneration of the Minster Quarter area.

- 6.15 No advertisement consent for signage has been sought at this time. Some indicative signage for the building is shown however this is not formally sought or able to be approved via this planning application. Therefore an informative is recommended to advise the applicant of the need for separate advertisement consent in the future.

iii) Transport and Servicing

- 6.16 A Transport Statement and further supplementary information has been submitted and as set out in paragraph 4.1 above, and a nil car parking scheme is considered to be acceptable in this sustainable location. Cycle parking has also now been provided for the site in accordance with the Council's adopted cycle parking standards. The applicant has stated that this provision will be temporary, until a new more permanent location is defined within the wider Hosier Street Masterplan. This has been deemed acceptable. The trips identified above are also likely to be part of a liked / diverted trips and would not be a material increase and therefore are considered to be acceptable.
- 6.17 In relation to pedestrian access to the A3/A4 use is to be taken directly from Hosier Street and this is deemed acceptable. In terms of nearby public car parking, several options are available including the Broad Street Mall. In relation to the site there are numerous vehicular accesses currently provided to the site and these should be reinstated to line and level, revised plans have also been submitted identifying that this would be undertaken. The ramped access within the application site is also considered to be acceptable.
- 6.18 In relation to servicing, the Minster Area Framework seeks to limit vehicular access to Hosier Street for servicing and disabled access only and seeks serving shall only be permitted where it is not possible to via the Broad Street Mall. The servicing arrangements have been reviewed and it is proposed that servicing will be undertaken from Dusseldorf Way accessed via Hosier Street. For clarity it has been confirmed by the submission of amended plans that the footprint of the proposed hotel and restaurant do not overlap with available basement area within the adjoining Broad Street Mall which could facilitate a vertical connection for basement servicing. Therefore any vertical connection would fall within the main service road at basement level below which would not be an unacceptable arrangement. On this basis it is has to be accepted that it is not possible to service this hotel site via the Broad Street Mall Servicing arrangements.
- 6.19 However in connection with the hotel/restaurant development, the applicant proposes to remove the servicing of the former Poundland Unit from Hosier Street by creating basement servicing, and relocating the refuse collection for the hotel/restaurant development to St Mary Butts. The application site (former Eva's Nightclub) and the adjacent former Poundland Unit (part of Broad Street Mall) benefit from unrestricted servicing access from Hosier Street. The net effect of the displacement of vehicle movements and replacement with the hotel/restaurant is a reduction of between 1 and 4 vehicles per week. This is deemed acceptable in principle subject to this application not being occupied until the servicing arrangements associated with application 190099 being implemented.

This would need to be secured through the S106. To reduce the impact on Hosier Street it has been proposed to split the servicing with refuse collected from St Marys Butts and deliveries from Dusseldorf Way. In relation to the St Marys Butts refuse collections it is noted that the tracking of the bus identifies a 12m length bus can negotiate around a refuse vehicle and as such is deemed acceptable.

- 6.20 Given the above the servicing arrangements are not detrimental to Highway safety and accord with plan policies CS20, CS23, CS24 and DM12.
- 6.21 In relation to the possible future regrading of Hosier Street to seek to remove the current slope, this does not fall within the red line area or remit of this application. However to ensure that this application does not prejudice future public realm improvements the applicant is required to demonstrate regrading of Hosier Street in the context of the proposed hotel. A plan has been submitted that seeks to demonstrate this is acceptable from a highways perspective.

iv) Public realm, landscaping and ecology

- 6.22 The application site contains no landscaping at present and due to the constrained nature of the site there is no opportunity for planting within the site. Following comments from the Natural Environment Officer, the option of a green roof was considered, however unfortunately there is no space for greening at roof level due to proposed PV solar panels and hotel and restaurant plant requirements. The PV panels in part are to ensure that the proposed development makes a positive contribution to energy and sustainability targets and therefore there is no scope to reduce the number of these. Therefore officers are seeking to secure a contribution towards off-site environmental enhancements in the immediate vicinity on Hosier Street in order carry out a feasibility study to seek to increase the number of trees in the area and improve the quality of the public realm in accordance with policies DM18 (tree planting), emerging Local Plan policy EN14 (Trees, Hedges and Woodland) or objectives of the Council's adopted Tree Strategy and Minster Quarter Development Brief. This would be sought via a S106 requirement to fund a feasibility study in relation to tree planting in the vicinity of the site and resurfacing works to Hosier Street. Further detail to be updated at your meeting.
- 6.23 In relation to the public realm this development has been considered in the context of the future public realm improvements within the Minster Quarter Development Area. The treatment of the pavement area within the site can be controlled by condition. Officers have also sought that the construction of the hotel building itself and its use does not prejudice future public realm improvements to Hosier Street. The proposed hotel requires some vehicle movements to be retained on Hosier Street, however the applicant has demonstrated that these movements, and erection of the hotel itself, does not prevent the future regrading of Hosier Street. Therefore a contribution to re-surfacing is considered, alongside the feasibility study for additional trees, to mitigate this impact as set out above.
- 6.24 In relation to ecology a valid bat survey has been submitted which states that no bats emerged or re-entered the property during the surveys and it concludes that it is unlikely that the works will adversely affect bats. However, as per the recommendations given in the report and in accordance with paragraph 175 of the NPPF, which states that "opportunities to incorporate biodiversity in and around developments should be encouraged" a condition should be set to ensure that enhancements for wildlife are provided within the new development. A condition is recommended in accordance with policy CS36.

v) **Quality of accommodation for future occupiers**

- 6.25 The ground floor includes provision for both the A3/A4 and hotel C1 users. The two intended entrances will be suitably prominent and the largely glazed frontage orientated toward Hosier Street is considered to be a positive feature. It is also considered necessary for a condition to retain active window displays in the future, to ensure that the A3/A4 unit promotes the vitality and viability of the area.
- 6.26 In terms of opening hours, it is considered necessary to include an hours of use condition for the A3/ A4 use within the ground floor. This is proposed to limit such activity acceptable hours in relation to existing and future nearby residential amenity and aligning with observations received from RBC Licensing. The applicant is seeking to open until 24.00 which is under consideration at the time of writing, and will be updated your meeting.
- 6.27 With regard to the quality of accommodation provided for future hotel occupiers, it is considered that a suitable quality of accommodation is provided for this C1 use in this central urban location. In order that the hotel use is retained solely in C1 use, it is considered necessary to secure control over its occupation via a S106 agreement. The proposal contains a mix of room sizes and a fully accessible room on floors 1 to 5. Each of the rooms is naturally lit by a window with a single aspect outlook to the south or north. The southern outlook is over Hosier Street, with the northern elevation orientated directly towards the Broad Street Mall at the lower floors, however sufficient outlook is considered to be provided for hotel use. Whilst not a planning matter, fire safety has also been fully considered within the submitted Fire Safety Strategy Executive Summary which sets out the building will be provided with a comprehensive automatic detection and alarm system which will alert occupants to the presence of fire within the building. A simultaneous evacuation strategy will be adopted, such that occupants of the whole building will be alerted to the presence of fire immediately upon detection and will leave the building. As the building is less than 30m in height, there is no requirement to provide a sprinkler protection system to meet the functional requirements of the Building Regulations. Nevertheless, unlike a residential building, the hotel is provided with two stairs and will evacuate simultaneously (there is no 'stay-in-place' strategy). This is considered to be acceptable.
- 6.28 In terms of noise and disturbance there are no statutory requirements for hotel occupants. The proposal is surrounded by a range of town centre uses including Pavlov's Dog whose comments have been taken into consideration. The proposed scheme incorporates triple glazing and mechanical ventilation which will provide mitigation for hotel occupants and can be required by condition. However it is not considered necessary or reasonable to require windows to be fixed shut as this will be at the discretion of individual hotel guests.
- 6.29 In terms of crime and safety matters, the CPDA does not object to the scheme and in response to queries raised the applicant has submitted further information to specify that the hotel incorporates access control as recommended on both the lifts and the stairs to provide compartmentalisation of access. The stair to the south east corner is a fire stair for emergency escape. The internal lighting details are set to Premier Inn brand standards and include motion sensors for energy efficiency as recommended. These measures can be required by condition.
- 6.30 The bin store has controlled access from the rear of the hotel and restaurant and the yard area to the rear is already gated to the full height on the building line

archway to St Mary Butts. Therefore subject to condition matters of crime and safety are satisfactorily addressed. Upgrading of CCTV can also be achieved via the CIL monies generated by the development. In overall terms it is considered that the proposals comply with policies RC9 and DM4 and provide a suitable standard of accommodation for future hotel guests. As such, in overall terms, the quality of accommodation for all possible future occupiers is considered to be of a good standard and is therefore welcomed, subject to a range of conditions.

vi) Impact on neighbours

- 6.31 Policy DM4 of the Sites and Detailed Policies Document (2012, 2015) seeks to protect the amenity of existing and future occupiers in terms of privacy, light, overbearing, noise and disturbance, lighting, vibration, small and crime and safety. Policy CS34 of the Core Strategy (2008, 2015) seeks to protect and mitigate development from pollution.
- 6.32 There are limited existing residential units in the area (the nearest are likely to be on St. Mary's Butts or in Castle Street), and due to the relative separation distance between properties the proposal is not considered to have a detrimental overbearing or overlooking impact. A daylight and sun light study was also undertaken in respect of the neighbouring residential properties at 16 Castle Street and the upper of floors of 8 Castle Street, 57 St Mary's Butts, 58 St Mary's Butts, 55-56 St Mary's Butts 59-60 St Mary's Butts and 61-62 St Mary's Butts. This report was not required by officers to be independently assessed due to the limited number of nearby residents and relative scale of the proposal. The report concludes that the implementation of the development will not result in alterations to the daylight and sunlight amenity of neighbouring properties which breach the BRE (Building Research Establishment) guidelines. On this basis, a detrimental impact on the light amenity of existing residential properties is not expected.
- 6.33 A noise survey has also been undertaken to measure the ambient sound levels, along with the typical night time maximum noise event levels. Subject to triple glazing solutions as currently proposed throughout the proposed bedrooms within the scheme the proposal can adequately protect future hotel occupiers. In relation to consideration of noise generated from plant within the proposed development, a further assessment when the detailed specification is known is considered to be acceptable. A condition to control odour is also required, prior to the building being operational, to safeguard amenity of nearby occupiers.
- 6.34 The site is in an Area Quality Management Area, but due to the nature of the proposed hotel use of the site there is no requirement to provide a specified level of air quality for short stay visitors. However the impact of the development on air quality should be subject to an assessment; and where the Assessment identifies an impact on air quality, a Mitigation Plan demonstrating sufficient mitigation to prevent negative impact on air quality and including a timetable for implementation shall also be required by condition.
- 6.35 Additionally it is noted that the site falls within the Cumulative Impact Area designated by Reading Borough Council as Licensing Authority. This seeks to monitor the significant number of licensed premises concentrated in one area to avoid an increase in anti-social behavior. Licensing officers have not objected to this scheme subject to hours of use to be agreed.

- 6.36 Due to the submission of application 182137 for the wider Broad Street Mall the impact on future residential units has also been considered in relation to proposed Site C and Site D. Issues of noise and disturbance are as assessed in the paragraph above and due to the relative positing of the site overlooking and overbearing impacts are not considered to be significantly harmful in this urban context. A further Daylight and Sunlight study was also carried out on the proposed southern facing windows in site D which concludes that the Hosier Street Hotel is not expected to cause a material adverse effect upon Site D with regard to daylight and sunlight. In overall terms it is considered that the proposals comply with policies RC9 and DM4 and provide a suitable standard of accommodation for future hotel guests.
- 6.37 Consideration has also been given to Pavlov's Dog and Reading Market which operates on Hosier Street and St Mary's Butts. It is considered that the construction and operation of the proposed hotel will not have a significantly detrimental impact on these existing businesses, providing that the works are undertaken in accordance with a CMS.

vii) Sustainability, energy, SuDS and archaeology

- 6.38 Given the scale and nature of the proposals the applicant has submitted a BREEAM 2018 New Construction pre-assessment assessing the scheme under The BREEAM New Construction Residential Institution (short term stay) - Hotel criteria. The current anticipated baseline score is 68.23%, equivalent to a BREEAM 'Very Good' rating, with an 'Excellent' rating requiring a score of 70%. This accords with Policy CS1, by exceeding the average score of Very Good and Excellent which is 62.5%.
- 6.39 The applicant has also submitted an Energy Strategy that assesses the scheme against the energy hierarchy; 'Be Lean, Be Clean, Be Green'. Overall, the Proposed Development delivers a 29.9% reduction in carbon emissions over the Part L 2013 benchmark which is considered to be in accordance with the policy.
- 6.40 In relation to SuDS the submitted information is considered to be acceptable subject to the specified conditions.
- 6.41 The comments of Thames Water are noted and can be addressed by their suggested condition.
- 6.42 Following the submission of additional onsite surveys. As per the Berkshire Archaeology further response above, a pre-commencement condition is considered to be required and necessary so that potential impacts can be mitigated by a programme of archaeological monitoring work. With this condition secured the proposals are considered appropriate from an archaeological perspective.

viii) Section 106 Legal Agreement and Other matters -

- 6.43 Turning to the Section 106 Legal Agreement, in addition to the already referenced hotel use, serving arrangements and public realm works, given the nature of the proposal a construction phase and end use phase Employment Skills and Training Plan shall be secured. The applicant indicated a willingness for this at the outset of the application for this task to be undertaken themselves.

- 6.44 It is considered that the obligations referred to above would comply with the National Planning Policy Framework and Community Infrastructure Levy (CIL) in that they would be: i) necessary to make the development acceptable in planning terms, ii) directly related to the development and iii) fairly and reasonably related in scale and kind to the development. These Head of Terms has been agreed by the applicant and a S106 Legal Agreement is in the process of being prepared to secure these matters.
- 6.45 Pre-commencement conditions - In line with section 100ZA(5) of the Town and Country Planning Act (as amended) discussions are being undertaken with the applicant regarding pre-commencement conditions.
- 6.46 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 that the protected groups have or will have different needs, experiences, issues and priorities in relation to this particular application

7. CONCLUSION

- 7.1 The proposal is considered to satisfactorily accord with the vision and relevant parameters of the wider West Side Major Opportunity Area and the relevant requirements of the Minster Quarter Area Development Brief. The proposed scale and design of development has been carefully weighed against the limited harm to the setting of designated heritage assets and on balance the regeneration benefits of the site are considered to provide an overall positive impact of the scheme. As such, full planning permission is recommended for approval, subject to the recommended conditions and completion of the S106 Legal Agreement.

Case Officer: Susanna Bedford

Drawings and documents:

Plans Received 22nd November 2018 unless otherwise specified:

Location Plan	18370 0395 P01	
Existing Site Plan	18370 0300 P01	
Existing street scene	18370 0345 P01	
Existing Floor plan	18370 0305 P00	
Proposed site plan	18370 0301 P01	
Proposed ground floor plan	18370 0310 P02	
Proposed servicing strategy	18370 0390 P01	
Proposed 1 st floor plan	18370 0311 P02	
Proposed 2 nd floor plan	18370 0312 P02	
Proposed 3 rd floor plan	18370 0313 P02	
Proposed 4 th floor plan	18370 0314 P02	
Proposed 5 th floor plan	18370 0315 P02	
Proposed 6 th Floor plan	18370 0316 P02	
Proposed 7 th Floor Plan	18370 0317 P01	
Proposed roof plan	18370 0338 P04	dated 4/6/2019

Proposed north elevation 18370 0340 P03
Proposed east elevation 18370 0341 P03
Proposed south elevation 18370 0342 P04

Proposed south elevation to show proposed possible regrading ref 18370 0352 P03
dated 5/7/2019

Proposed west elevation 18370 0343 P03

Proposed sections 18370 0352 P00
Proposed Street scenes 18370 0344 P01
Typical bay elevation 18370 0380 P02

Supporting Documents:

Design and access statement

Planning Statement

Community Infrastructure Levy (CIL) Form

Transport Statement, Travel Plan and Servicing & Waste Management Plan and further
information via e-mail dated various

Energy Strategy

Sustainability Statement incl. BREEAM Pre-Assessment;

Heritage Statement; and Response to feedback from Reading Conservation Area Advisory
Committee & Reading Borough Council Conservation Officer dated 14.5.2019

Noise Impact Assessment;

Daylight/Sunlight Assessment dated 9th November 2019

Further daylight and Sunlight Hosier Dtte Hotel appaction and Site D of Broad Street Mall
dated 29th March 2019

Ventilation & Extraction Statement

Archaeological Statement and further Test Pit Survey Addendum dated July 2019

Statement of community involvement

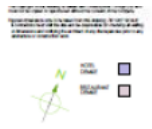
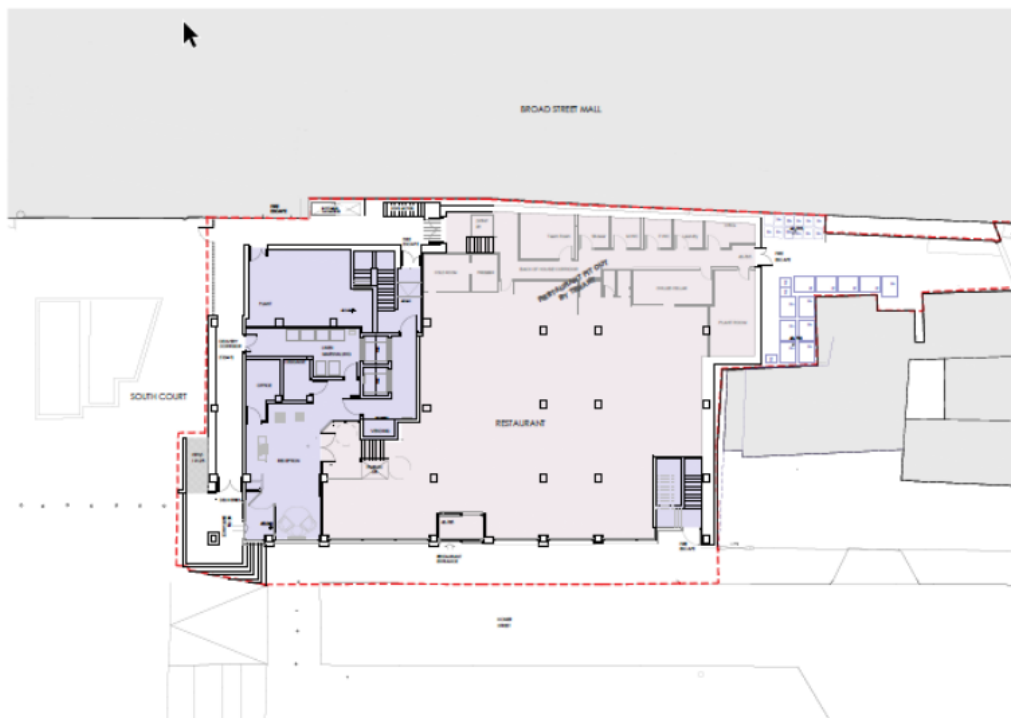
External Lighting plan

SuDS Report and Further Technical Information dated various

Email from applicant re Fire Safety dated 3/7/2019

Email from applicant re Crime Prevention Measures 1/7/2019

Proposed Ground Floor Plan



PLANNING

NO.	2112	2112	2112	2112
DATE	15/10/18	15/10/18	15/10/18	15/10/18
BY	AK	AK	AK	AK
FOR	MOORGARTH	MOORGARTH	MOORGARTH	MOORGARTH
PROJECT NO.	PROPOSED GROUND FLOOR PLAN OFFICE 2			
REV	1	2	3	4
DATE	15/10/18	15/10/18	15/10/18	15/10/18
BY	AK	AK	AK	AK
CHKD	AK	AK	AK	AK

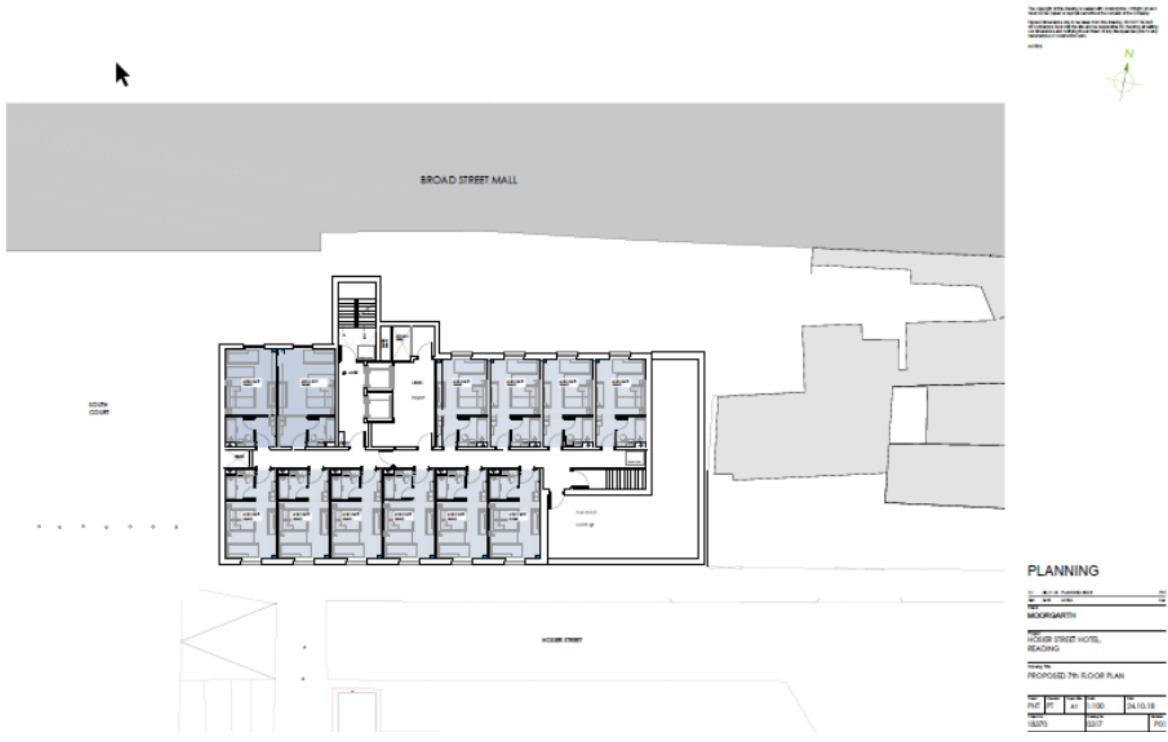
Proposed Second Floor Plan



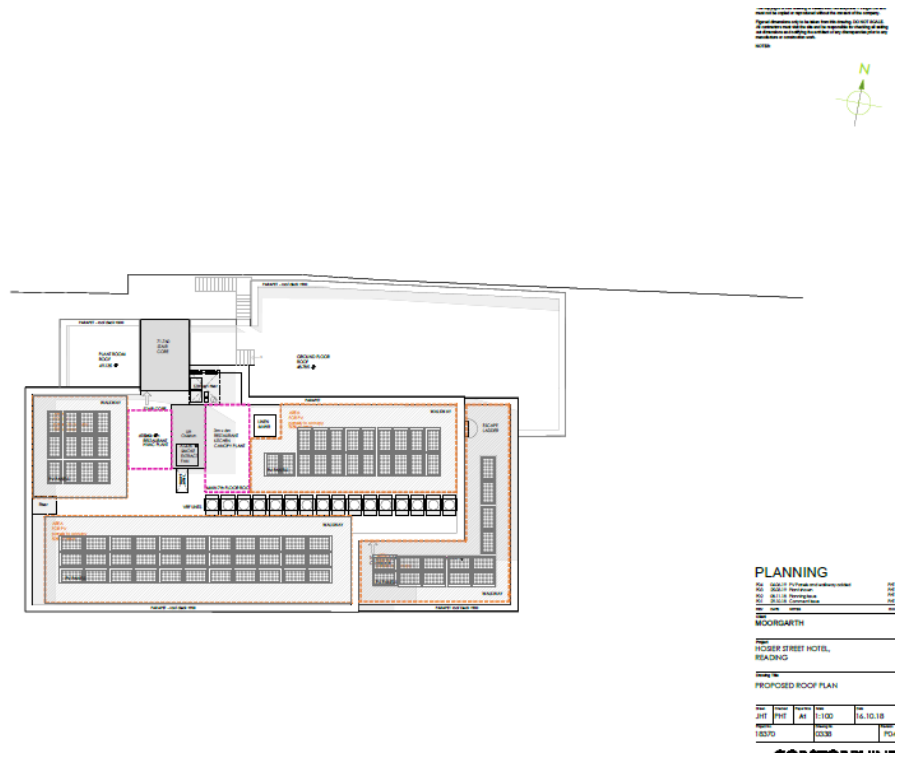
PLANNING

NO.	2112	2112	2112	2112
DATE	15/10/18	15/10/18	15/10/18	15/10/18
BY	AK	AK	AK	AK
FOR	MOORGARTH	MOORGARTH	MOORGARTH	MOORGARTH
PROJECT NO.	PROPOSED 2nd FLOOR PLAN			
REV	1	2	3	4
DATE	15/10/18	15/10/18	15/10/18	15/10/18
BY	AK	AK	AK	AK
CHKD	AK	AK	AK	AK

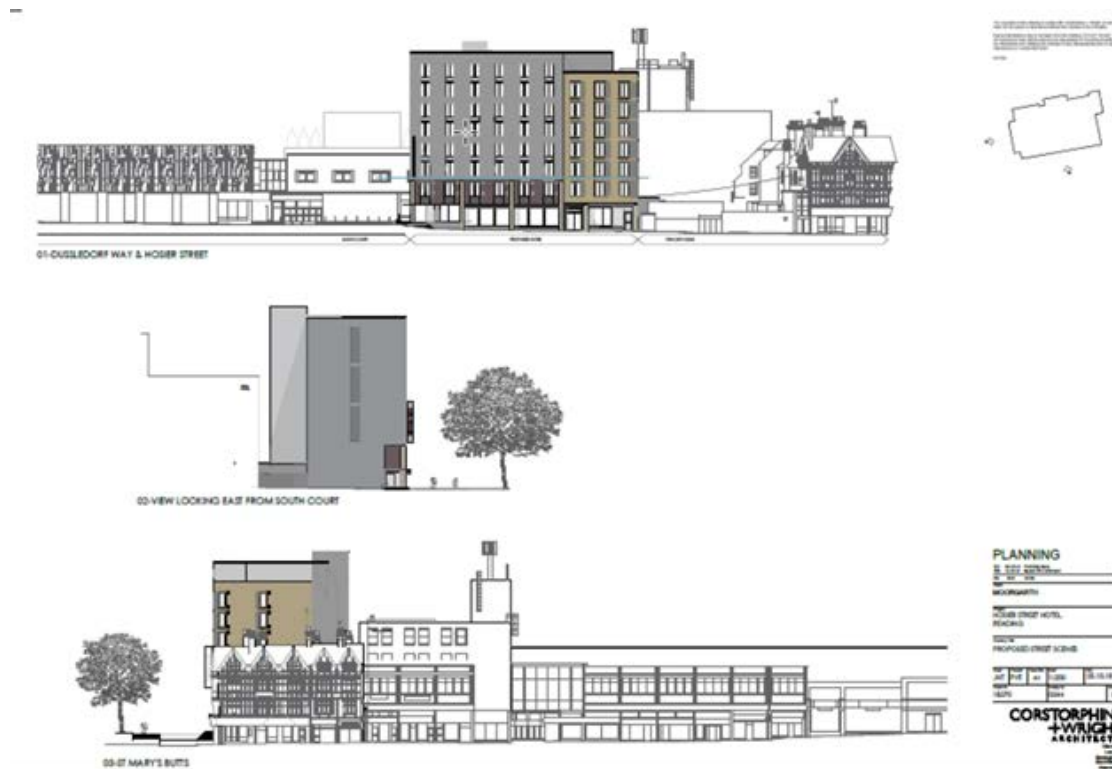
Proposed 7th Floor Plan



Proposed Roof Plan



Proposed Street Scene Elevations



Response to feedback from Reading Conservation Area Advisory Committee & Reading Borough Council Conservation Officer
View 1: Looking east towards the site from the church



View of southern elevation looking eastwards toward the Minster



COMMITTEE REPORT

BY THE DIRECTOR FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 17th July 2019

Ward: Abbey

App No: 190650/FUL

Address: Greyfriars Church, Friar Street, Reading, RG1 1EH

Proposal: Demolition of the existing western foyer, and replacement with a larger glazed foyer area and other internal works; and single storey rear extension to no's 2 and 4 Sackville Street to link the church to these buildings, and the change of use of the premises from Sui Generis (Counselling services offices) to Class D1 use (non-residential institution - public worship or religious instruction), and changes to external parking and landscaping.

Applicant: Greyfriars Church

Date validated: 2/5/2019

Application: 8 week target decision date: 24/6/2019

Extension of time: 26/7/2019

RECOMMENDATION

Grant Full Planning Permission, subject to the following conditions.

Conditions

1. Standard 3 Year Time Limit
2. Approved Plans
3. Pre-commencement materials samples (including doors, glazing, rooflights and lanterns).
4. Pre-commencement programme for archaeological works
5. Pre-installation noise assessment
6. Hours of working (0800 - 1800 Mon-Fri; 0900-1300 Sat; Not at all on Sundays/Public Holidays)
7. Pre-occupation provision of vehicle parking
8. Pre-occupation provision of bicycle parking
9. Pre-occupation car parking management plan
10. Arboricultural method statement to be followed
11. Pre-commencement landscaping detail to be submitted
12. Pre-occupation Landscape implementation
13. Standard landscaping maintenance condition (5 years)
14. Tree and vegetation removal not within nesting season
15. Pre-occupation biodiversity enhancements
16. Scheme of archaeological works

Informatives

1. Building Regulations
2. Positive and Proactive
3. Ecclesiastical Exemption applies
4. Highways Act
5. Pre-commencement conditions
6. Bonfires
7. Terms and Conditions
8. CIL
9. Further Tree protection order approvals required

1. INTRODUCTION

- 1.1 Greyfriars Church is a Grade I listed building, completed in 1311, said to be the most complete example of Franciscan-architecture in England in use as a church. Adjoining to its West and North-west sides is a 1970s extension providing entrance lobbies for the church, a lounge area, kitchen and toilets. The main entrance doors to the church are located in this extension. On the north-west corner of the site, separate to the church is a 1980s extension providing a hall, meeting rooms, offices, a coffee shop and bookshop. Between these two permanent structures a temporary building provides additional office space. A separate small hall, dating from the early 1900s is located on the north side of the church.
- 1.2 The development site includes no's 2 and 4 Sackville Street, which were last in use as a Sui Generis (Counselling services offices) by the Council.
- 1.3 This application has been called in to Planning Applications Committee by Councillor Page, citing concerns for potential impacts on a Grade I listed Building.
- 1.4 Some works to buildings owned by religious groups or denominations in England are exempt from the provisions of The Planning (listed buildings and conservations areas) regulations (2014) by the Ecclesiastical Exemption order 2010. This includes the Church of England. The Greyfriars Church is part of the Diocese of Oxford, which is a Church of England Diocese. As such, the works to the Grade I listed building, which would normally require listed building consent, would not in this case. The Ecclesiastical Exemption does not exempt denominations from requiring planning permissions which affects the exterior of a listed building. Reading Borough Council are required to have special regard to the desirability of preserving the structure or setting of the listed building when considering whether to grant planning permission in this instance.

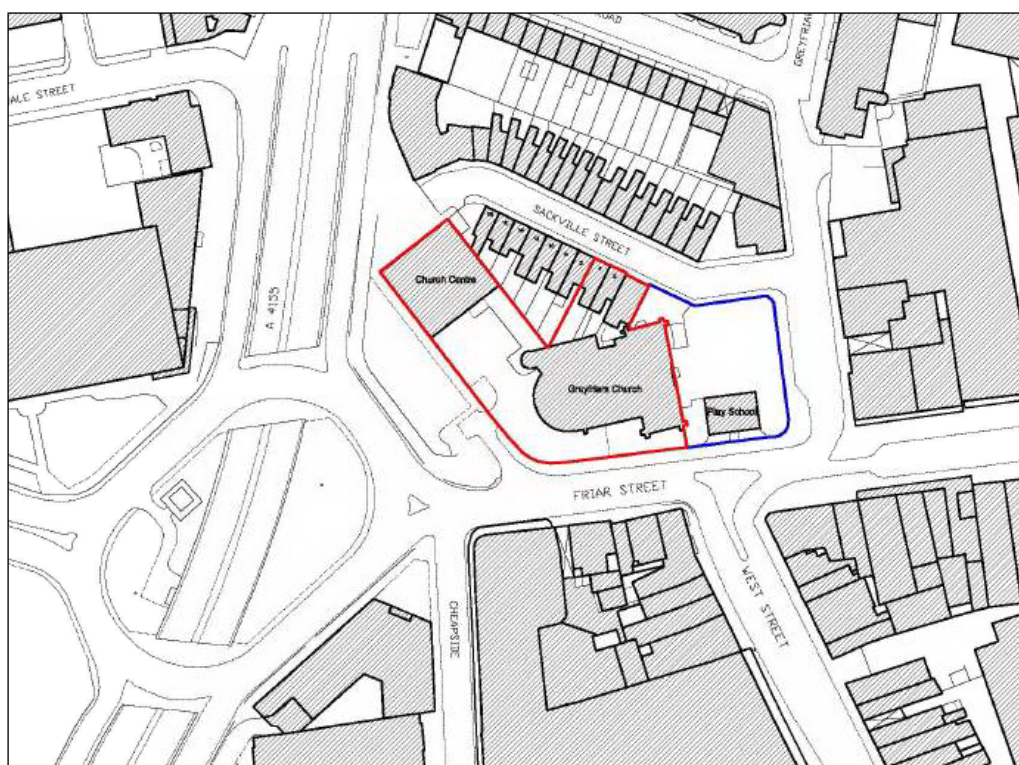


Figure 1 - Location Plan



Figure 2 - Aerial Image

2. PROPOSAL AND SUPPORTING INFORMATION

2.1 The application seeks full planning permission for:

- Demolition of the 'West end foyer';
- Construction of 'the new foyer extension';
- Removal of on-site mobile offices
- Demolition of the rear extension at 2-4 Sackville Street;
- Construction of a single storey link between the church and no's 2-4 Sackville Street;
- Integration of the Sackville Street properties to be part of the church, and host its ancillary activities;
- Associated changes to external parking and landscaping

For clarification, as Greyfriars Church enjoys 'Ecclesiastical Exemption' under the Planning (Listed Buildings and Conservations Areas) Act 1990 (and the Ecclesiastical Exemption (Listed Buildings and Conservation Areas) (England) Order 2010). This means that Greyfriars Church would formally apply to Diocese of Oxford, which would include statutory consultations to the Local planning authority, Historic England, and the national amenity societies. The listed building consent would consider the internal works, and the means of attachment/alteration to the fabric of the listed building, whereas this application will consider the appearance, setting,

Submitted Plans and Documentation:

- Proposed Plan Church & Link to Sackville St - GRE-4 173 01
- Proposed Roof Plan - GRE-4 175 00
- Proposed Floorplans 2&4 Sackville St - GRE-4 176 02
- Proposed North & South Elevations Church - GRE-4 177 01
- Proposed East & West Elevations Church - GRE-4 178 01
- Proposed Site Section AA - GRE-4 180 01
- Sections Through Church - GRE-4 182 00

- Proposed Sections Church Link AA-DD - GRE-4 183 01
- Proposed Sections 2&4 Sackville St - GRE-4 184 01
- Proposed Site Plan Phases - GRE-4 191 02
- 2-3 Sackville St Lift Shaft Detail - GRE-300 00
- Window Roof Abutment Detail - GRE-4 320
- Kitchen Plan - GRE-4 600 02
- Kitchen Elevations - GRE-4 601 01
- Existing OS Location Plan - GRE-4 150 00
- Existing Site Plan - GRE-4 151 01
- Existing Detailed Site Plan - GRE-4 151A 00
- Existing Church Floor Plan - GRE-4 152
- Existing Floorplans 2 & 4 Sackville St - GRE-4 153
- Existing North & South Elevations - GRE-4 155
- Existing East & West Elevations - GRE-4 156
- Existing Elevations 2&4 Sackville St - GRE-4 157
- Existing Elevations Church Centre - GRE-4 158
- Existing Sections Church AA & BB - GRE-4 160
- Existing Sections 2 & 4 Sackville St - GRE-4 161
- As Existing Site Section AA - GRE-4 162 00
- Existing GIA and GEA Areas - GRE-4 03 00
- Proposed GIA and GEA Areas - GRE-4 04 02
- Proposed OS Plan - GRE-4 170 00
- Proposed Block Plan - GRE-4 171 01
- Proposed Site Plan - GRE-4 172 01
- Planning Statement by Bluestone Planning dated April 2019
- Design & Access Statement by JBKS dated March 2019
- Acoustic report by Cole Jarman dated April 2019
- Statement of Need by Greyfriars dated April 2019
- Heritage Impact Statement by Oxford Heritage Partnership dated January 2018
- Statement of Significance by Oxford Heritage Partnership dated November 2017
- Sustainability Statement by Ridge Consultants dated March 2019
- Highways report including Travel Plan by Helix Highway Consultants dated November 2017
- Arboricultural BS5837 Report by BJ Unwin Forestry Consultancy dated December 2018 (revision)
- Archaeological Desk Based Assessment by Oxford Archaeology dated January 2018
- Ecology Survey by MPE Ecology dated February 2019

Amended and additional plans following discussions with tree protection officers, and transport offices:

- Tree retention and protection plan - GRYFRTRP-JUN19
- Arboricultural BS5837 Report by BJ Unwin Forestry Consultancy dated June 2019 (revision)
- Proposed site plan - GRE-4 172 02
- 3D Views - GRE-4-7-2019 Phase 1

3. RELEVANT PLANNING HISTORY

181498/PRE - Additional internal space, reconstruction of Church Centre, replacement of meeting room at west end, construction of new link to centre and reconstruction of car park together with external hard and soft landscaping to site and adjacent public realm.

172036/PRE - Additional internal space, reconstruction of church centre, replacement of meeting room at west end, construction of new link to centre and reconstruction of car park together with external hard and soft landscaping to site and adjacent public realm (approx 1047sqm).

160063/PRE - Proposed changes to the main entrance to Church.

100508/PRE - Pre-application advice for proposed development of new building

77TP962 - Change of use from residential to H.Q of Counselling and Outreach Service (2 & 4 Sackville Street) APPROVED

4. CONSULTATIONS

RBC Environmental Protection

- 4.1 Highlight issues in relation to noise arising from development, and noise from mechanical plant equipment, and noise during construction and demolition. These matters can be addressed by conditions requiring details to be submitted and approved prior to development commencing or prior to any additional mechanical plant being installed as set out above.

RBC Transport

- 4.2 Based on the submitted plans and supporting information, the development proposals are unlikely to generate a significant increase in vehicular trips to the site particularly during peak hours. However, the applicant intends to instigate and manage a Travel Plan to encourage the use of non-car travel by promoting sustainable travel, with the emphasis on reducing the reliance on single car occupancy car travel. The proposed development would therefore be acceptable from a transport perspective subject to conditions (see recommendations above).

Historic England

- 4.3 Historic England's response can be summarised as:

- The placement of facilities within adjoining building helps protect the listed building;
- The proposed structure is as lightweight as possible, and allows the medieval elements to be better seen and understood;
- The glass is appropriate given the difference from original fabric;
- 'the new foyer extension' would be larger, but would not entail a higher degree of harm than the current 'West end foyer';

Reading Civic Society

- 4.4 No response received at the time of writing, but any response received will be reported to your meeting.

RBC Ecology

- 4.5 No objections subject to conditions as recommended above. Biodiversity enhancements will be integrated with landscape conditions outlined below.

RBC Natural environment (trees) officer comments

- 4.6 No objections subject to conditions as detailed below. Society for the protection of ancient buildings
- 4.7 No objections, recommendation that conditions be secured to ensure structural works, materials and detailing are sensitively undertaken.

Berkshire Archaeology

- 4.8 As the site is located within an area of archaeological potential, as identified on the local plan proposal map, the applicant provided a desk-based archaeological assessment. Berkshire Archaeology confirmed that the report is acceptable, and agrees that the proposal would be acceptable, subject to condition as the site lies in an area of archaeological potential, lying within the area of the Greyfriars Franciscan friary.

5. Public Consultation:

- 5.1 Due to the location of the site (being adjacent to the Inner Distribution Road (IDR), and adjacent to the other church owned land, and all properties on the Southern side of Sackville Street, all properties within Sackville Street were notified by letter, and a site notice was displayed on the gate fronting Friar Street from 13 May.

No representations had been received at the time of writing.

6. RELEVANT PLANNING POLICY AND GUIDANCE

- 6.1 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'.
- 6.2 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.
- 6.3 Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in the exercise of its functions to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.
- 6.4 The following local and national planning policy and guidance is relevant to this application:

National Planning Guidance

National Planning Policy Framework (2019)
National Planning Policy Guidance 2014 onwards;

Reading Borough Local Development Framework (RBC LDF) Core Strategy (Adopted January 2008, amended 2015)

CS1 Sustainable construction and design
CS4 Accessibility and the Intensity of Development
CS5 Inclusive Access
CS7 Design and the Public Realm

CS20 Implementation of the Reading Transport Strategy (Local Transport Plan 2006 - 2011)
CS21 Major Transport Projects
CS22 Transport Assessment
CS23 Sustainable Travel and Travel Plans
CS24 Car/Cycle Parking
CS31 Additional and existing community facilities
CS33 Protection and Enhancement of the Historic Environment
CS34 Pollution and Water Resources
CS36 Biodiversity and geology
CS38 Trees, hedges and woodlands

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

SD1 Presumption in Favour of Sustainable Development
DM1 Adaptation to Climate Change
DM4 Safeguarding Amenity
DM12 Access, Traffic and Highway-Related Matters
DM18 Tree planting

Reading Central Area Action Plan (Adopted January 2009)

RC5 Design in the Centre
RC14 Public Realm

Supplementary Planning Documents

Revised parking standards and design supplementary planning document (2015)
Sustainable design and construction supplementary planning document (2011)

Reading Borough Submission Draft Local Plan 2018

Following the examination process, the independent inspector has identified a number of modifications that are needed to the Local Plan which require further period of consultation. These are known as main modifications. Consultation on these modifications is taking place between Wednesday 12 June and Wednesday 24 July 2019.

7. APPRAISAL

The main matters to be considered are:

- Principle of development
- Design considerations and effect on the Listed Building
- Impact on residential amenity
- Design and the public realm
- Transport
- Ground conditions
- Community infrastructure levy
- Equalities impact

Principle of development

- 7.1 The site is located within the Reading Central Area, where the use of the church is an established community facility. As such, the continued use of the building and improvements to it and the community use is welcomed and acceptable in principle, subject to the considerations below.

- 7.2 The properties at 2 & 4 Sackville Street have been in use as Sui Generis (Counselling services offices) as approved under application reference: 77TP962, and as such there are no policy concerns for the loss of residential dwellings in this case. The key consideration for these premises is therefore the change of use from a Sui Generis (Counselling services offices), to D1 (non-residential institution - public worship or religious instruction) is considered as part of this application.
- 7.3 In this instance, it is noted that the adjoining church site is constrained by its size and shape, parking requirements and necessary landscaping, which limit opportunities for the expansion of the services offered for the community on site. The inclusion/merging of the 2 and 4 Sackville Street properties into the church planning unit is considered to be acceptable in principle, as the existing and proposed uses are considered to be very similar in terms of their impact and intensity (disturbance, noise, etc.).
- 7.4 Policy CS31 (Additional and Existing Community) states that proposals for new, extended or improved community facilities will be acceptable, particularly where this will involve co-location of facilities on a single site and that community facilities should be located where there is a choice of means of travel (including walking and cycling), and in existing centres where possible. Other policies, such as CS4, seek to locate such uses at areas of suitable accessibility. The provision of extended and improved community facilities on this edge of town centre site is therefore supported subject to review of the detailed elements of facilities that would be offered and other material planning considerations discussed below.

Design Considerations and effect on the Listed Building

- 7.5 Greyfriars Church is a Grade I Listed Building and therefore of great heritage significance. Works to the existing Listed Building, both internal and external, fall under the provisions of the Ecclesiastical Exemption (Listed Buildings and Conservation Areas) (England) Order 2010. Therefore, works that would have normally required Listed Building Consent from the Local Planning Authority would instead be subject to the internal procedures of the Church of England, administered by the Diocese of Oxford (DoO). As such, the proposed development will only be assessed accordingly.
- 7.6 Section 66(1), in the determination of applications affecting the setting of a Listed Building, states that:
- ‘in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority, or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.’*
- 7.7 Under the Planning (Listed Buildings and Conservation Areas) Act 1990, fixtures and curtilage buildings, that is any object or structure which is fixed to the building or is within the curtilage and forms part of the land and has done so since before July 1948, are also treated as part of the building for the purposes of listed building control.
- 7.8 The National Planning Policy Framework and Policy CS33 (Protection and Enhancement of the Historic Environment) of the RBC Core Strategy set out that

works affecting the historic environment should seek to preserve and enhance the setting of heritage assets, including listed buildings.

- 7.9 To the north of the site is the 1981-83 Greyfriars centre (Church Centre), a brick-built structure with a sports hall, a café, a bookshop, meeting rooms and offices with toilets. Attached to the west end of the church is the West End, built in 1972/3, with a meeting room and small entrance foyer with male and female toilets but no disabled toilets. The building is built in flint and stone and is of a generally sympathetic style to the historic building. Between the West End and the Church Centre is a car park, and a raised embankment with a line of mobile units which serve as part of the church office provision.
- 7.10 It is proposed to demolish the modern West End foyer building and construct a new West End foyer attached to the West End of the church. The proposed new West End Foyer would link directly into the west end of the church, through new glazed doors with glazed panels. The structure would be built in glass with limestone, for the solid panels with glass in between. The flat roof is proposed to be covered in dark Grey Sarnafil membrane with skylights. The new main entrance to the church would be through the entrance on the west side of the New Foyer Extension. As noted above, the proposal includes works internal of the church, which would be covered by the Ecclesiastical Exemption, and as such are not specifically considered under this application.
- 7.11 It is proposed to remove the ancillary office mobile units and to re-provide this office accommodation in Nos. 2 and 4 Sackville Street. This would be joined via weatherproof link by roofing over the rear garden of No 2 Sackville Street and by rebuilding the existing rear extensions and attaching to the current access to the basement boiler room, the vestry, with access both to the adjacent 1902 Memorial Hall used as a Nursery School.
- 7.12 The full width single storey rear extension at 2-4 Sackville Street would measure 5.18m in total from the original wall of nos 2 and 4 Sackville Street. The extension is generally longer than that which would be acceptable for a house extension but in this case it is extending a property not in residential use and therefore should be assessed in its context with the neighbouring property. The building height and flat roof design is considered the most appropriate response to the situation.
- 7.13 Overall, the elements of the setting that are of high significance are the 14th century west window, which is well preserved and the south (Friar Street) elevation which is clear of development. Of moderate significance is the boundary line on the south side, as it is likely this preserves close to the original boundaries of the Friary despite the loss of all Medieval walling material. As such, it is considered appropriate to attach appropriately worded conditions which:
- Ensure all new external works of making good the retained fabric, and shall match the existing original works;
 - Due to the potential impact of the works, a schedule of works for attaching the proposed development to the existing heritage asset is required; to ensure all works are undertaken with care commensurate of the Grade I listed building; including methodology for the protection and support (structurally) of the listed building during the works;
 - Details and elevations of new glazed panels, new doors, and new rooflights and lantern windows

- 7.14 The proposed works have been subject to extensive pre-application discussions and refinement, including consultation with Historic England see above. Overall, the removal of the 1970's addition, the mobile units, and construction of the link, to use the Sackville Street buildings ancillary to the main use of the church are considered to reveal more of the original Western aspect of the Grade I listed building, and restore a more sympathetic setting to the western end through the incorporation of landscaping. As such, the design would contribute positively to the appearance of the listed building, and the site in general from the public realm, and would provide additional built form where it would be least visible, as such, the proposal is considered acceptable in terms of CS7, CS33, and RC5.

Impact on residential amenity

- 7.15 The nearest residential building is no.6 Sackville Street, which is in use as 2 flats. The ground floor flat contains a kitchen window which faces no.4, and a living room window which faces toward the rear, and a door to the garden which also faces no.4. Currently, the first floor flat is served by an external staircase, and landing (above the living room window), for access to the rear garden. The window currently does not experience a great level of outlook, and would also be subject to poor levels of privacy from neighbours using the external staircase.
- 7.16 RBC's Policies CS7 and DM4 aim to protect residential amenity of existing and future residents. Proposals therefore should not cause a significant detrimental impact on the living environments of existing residential properties, by loss of privacy and overlooking, access to sunlight and daylight, visual dominance, and overbearing effects of a development.
- 7.17 The proposed development would result in a 5.18m long extension, with a total height of 2.8m from ground level (at no.2 & 4 Sackville Street). The ground level is slightly higher at the proposal site, meaning the height of the extension as viewed from 6 Sackville Street may be slightly more than 2.8m. The tunnelling effect of the development, and the impacts on outlook would not normally be acceptable due to the location of the windows. However, in this instance, the outlook is already poor, and therefore, on balance, the impact of the proposed development would not cause a significant detrimental impact on the living environment of existing residents and therefore would be acceptable.

Transport

- 7.18 In transport terms, the development proposals are unlikely to generate a significant increase in vehicular trips to the site particularly during peak hours. However, the applicant intends to instigate and manage a Travel Plan to encourage the use of non-car travel by promoting sustainable travel, with the emphasis on reducing the reliance on single car occupancy car travel. The level of parking is acceptable and complies with Council's standards. The car park will be re-configured the south west part of the car park to accommodate the new foyer and entrance. The existing car park has 13 officially marked parking bays, with no disabled spaces. The re-configured layout provides 15 parking spaces (including 2 disabled spaces), therefore, there will be no loss of parking as a result of the proposals. The Highway Authority has no objection subject to the above mentioned conditions, and to provide a car park management plan, the proposal is considered to comply with, policies CS4, CS24 and DM12.

Ground conditions

- 7.19 The site is near an Area of Archaeological Potential, the proposed development will result in groundworks within this area. The applicant submitted an archaeological desk-based assessment and this concluded that the below ground impacts have the potential to disturb important buried remains. Berkshire Archaeology agrees with the desk-based assessment and advise that a programme of archaeological work is required, and should be secured by a suitably worded condition.

Community Infrastructure Levy

- 7.20 The proposal constitutes a chargeable development however Reading Borough Council charges CIL in respect of development for “All other chargeable developments Borough wide at £0”. This also applies to proposed developments run by, or for a charitable purposes, or for a charitable institution, as identified by the applicant. As such, it is likely that if CIL were chargeable the exemption would result in a charge of £0.

Equalities Impact

- 7.21 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. There is no indication or evidence (including from consultation on the application) that the protected groups have or will have different needs, experiences, issues and priorities in relation to the particular planning application.
- 7.22 In terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

8. CONCLUSION

- 8.1 This proposal has been carefully considered in the context of the Reading Borough Council LDF, and supplementary planning documents. As the proposed development will improve the appearance, and setting of a listed building, and provide an improved community use, the proposed development is considered appropriate and it is recommended that approval be granted subject to the above mentioned conditions and informatives.

9. RECOMMENDATION

GRANT subject conditions

Case Officer: Anthony Scholes

Existing Floor Plans:

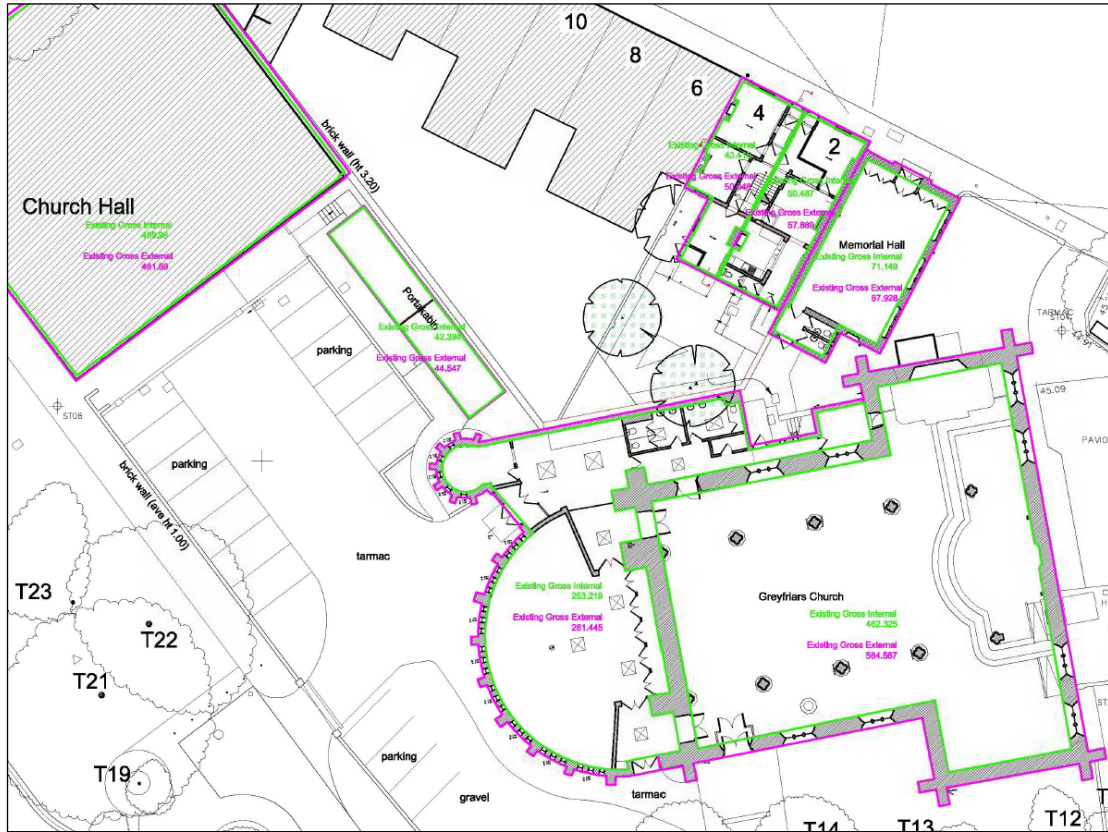


Figure 3 - Existing Ground floor plans (Greyfriars Church and Sackville Street)

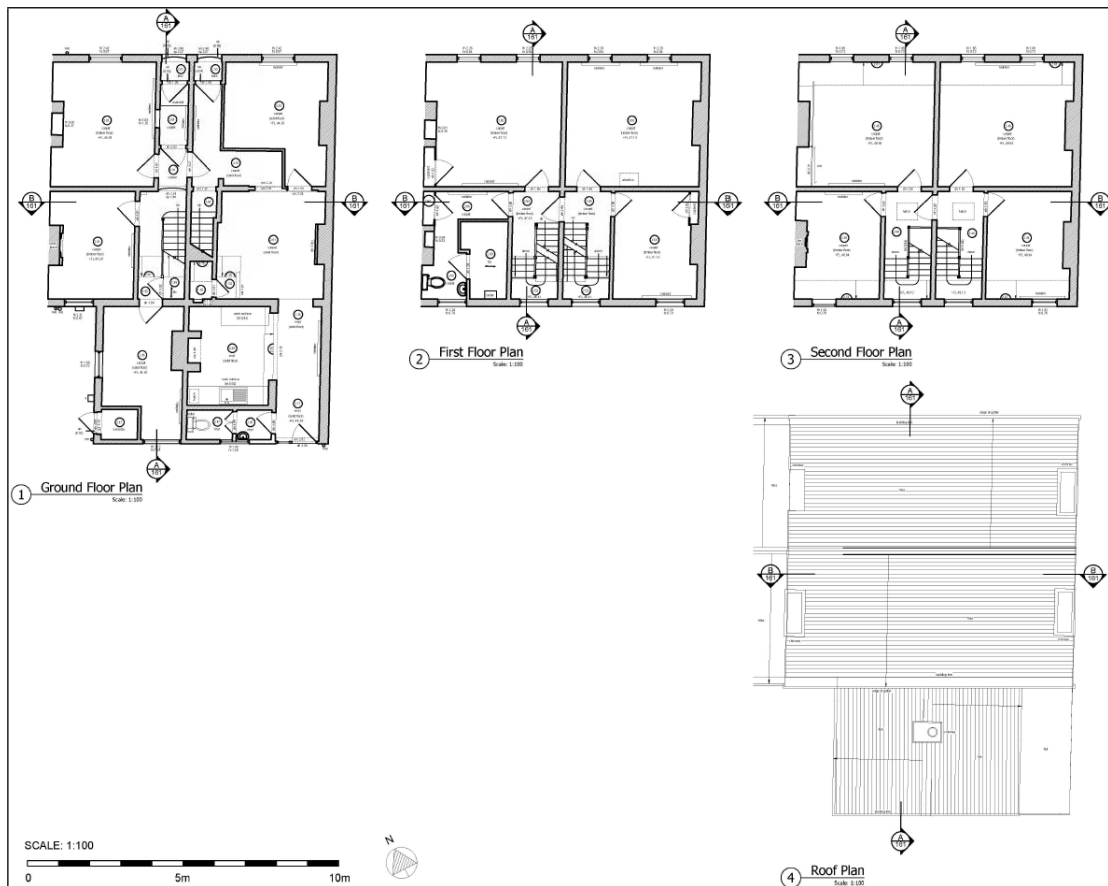


Figure 4 - Existing floor plans (Sackville Street - all floors)

Proposed Floor Plans:

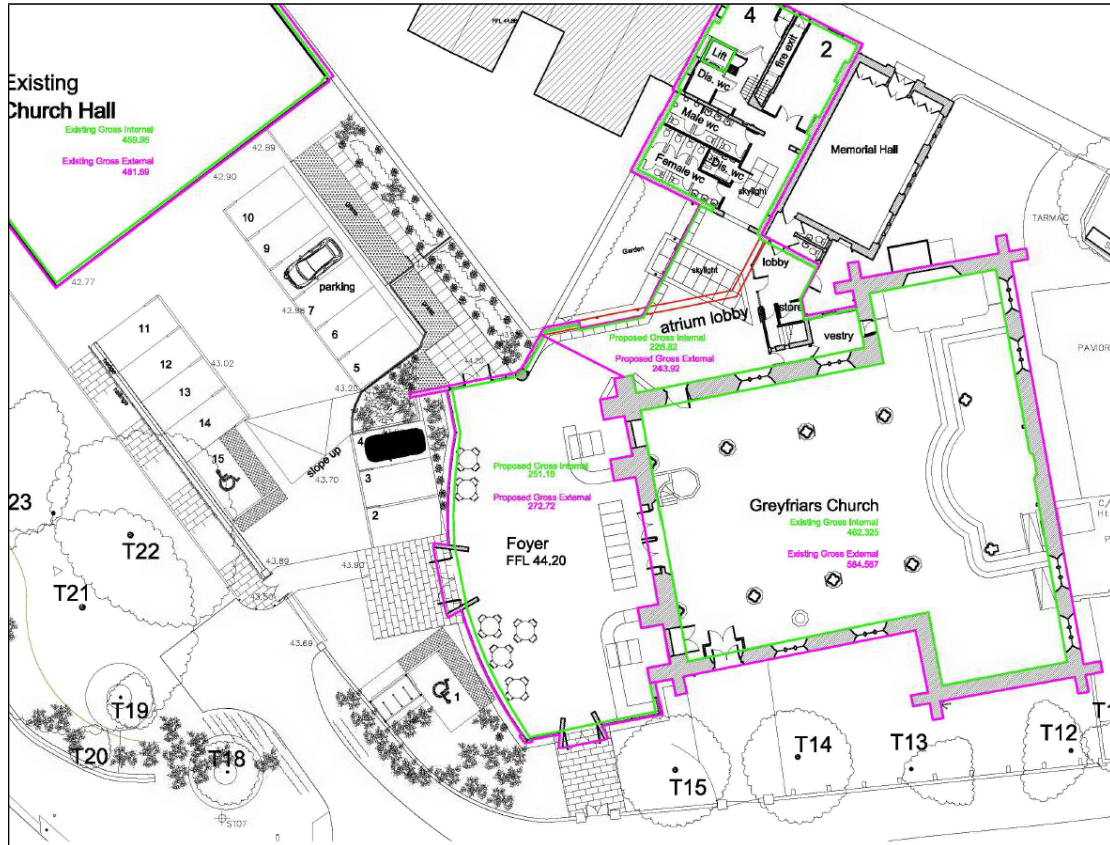


Figure 5 - Proposed floor plans (ground floor all)

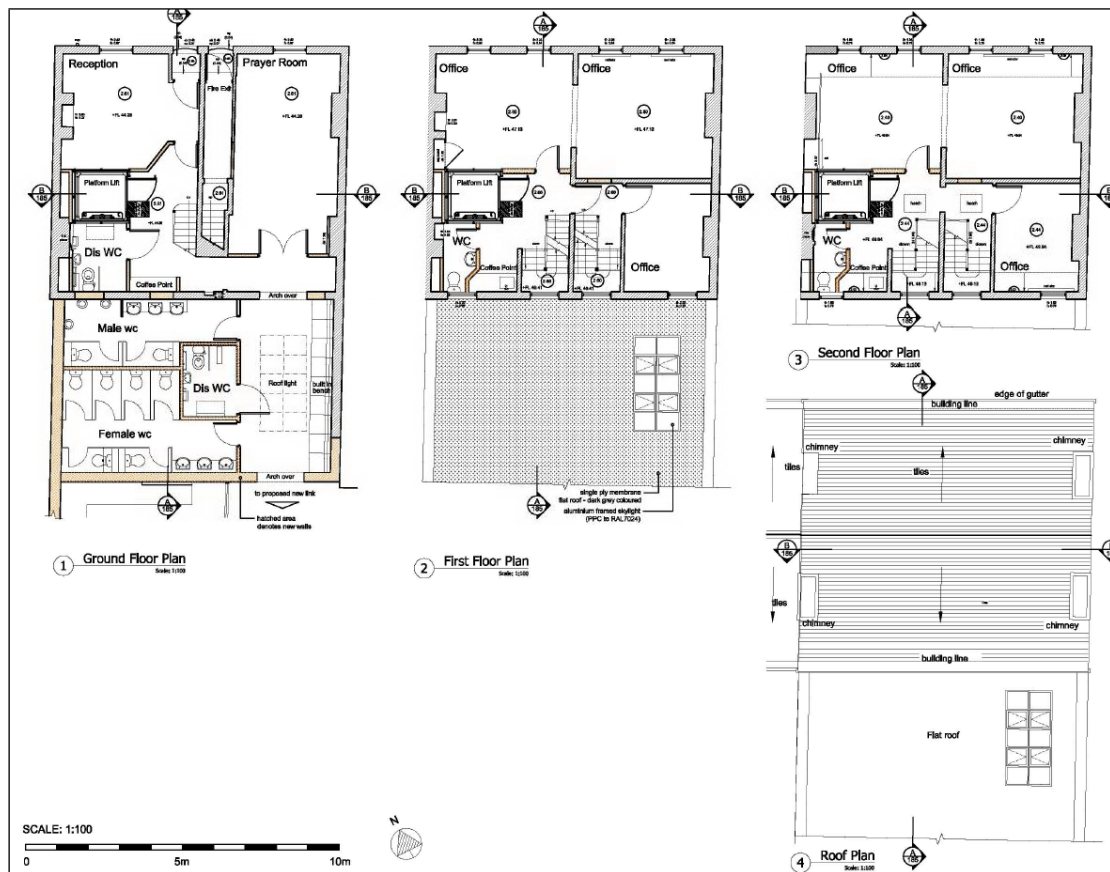


Figure 6 - Proposed floor plans (Sackville Street, all)

Existing Elevations:



Figure 7 - Existing Elevations (Greyfriars Church North & South)

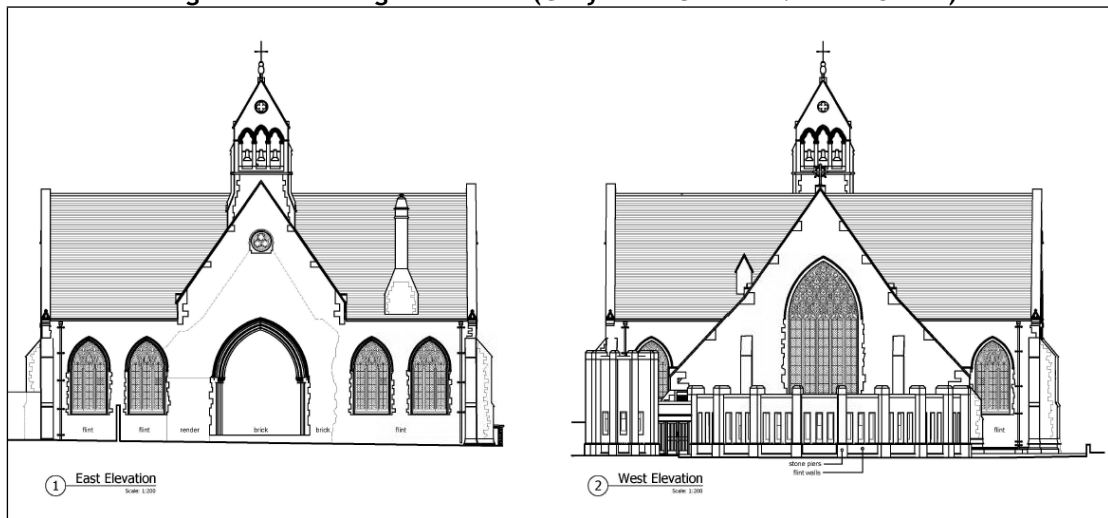


Figure 8 - Existing elevations (Greyfriars Church, East 7 West)

Existing Section

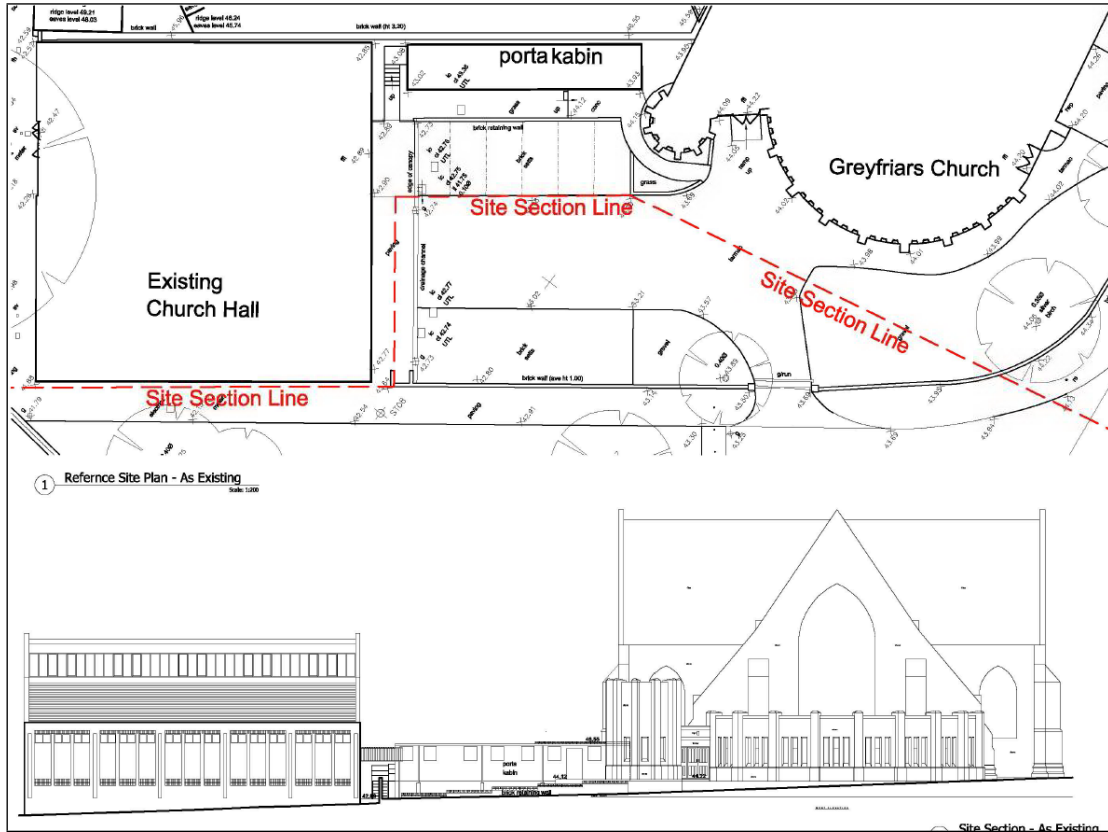


Figure 10 - Existing section (Greyfriars Church, Church Hall, and portacabins)

Proposed Section

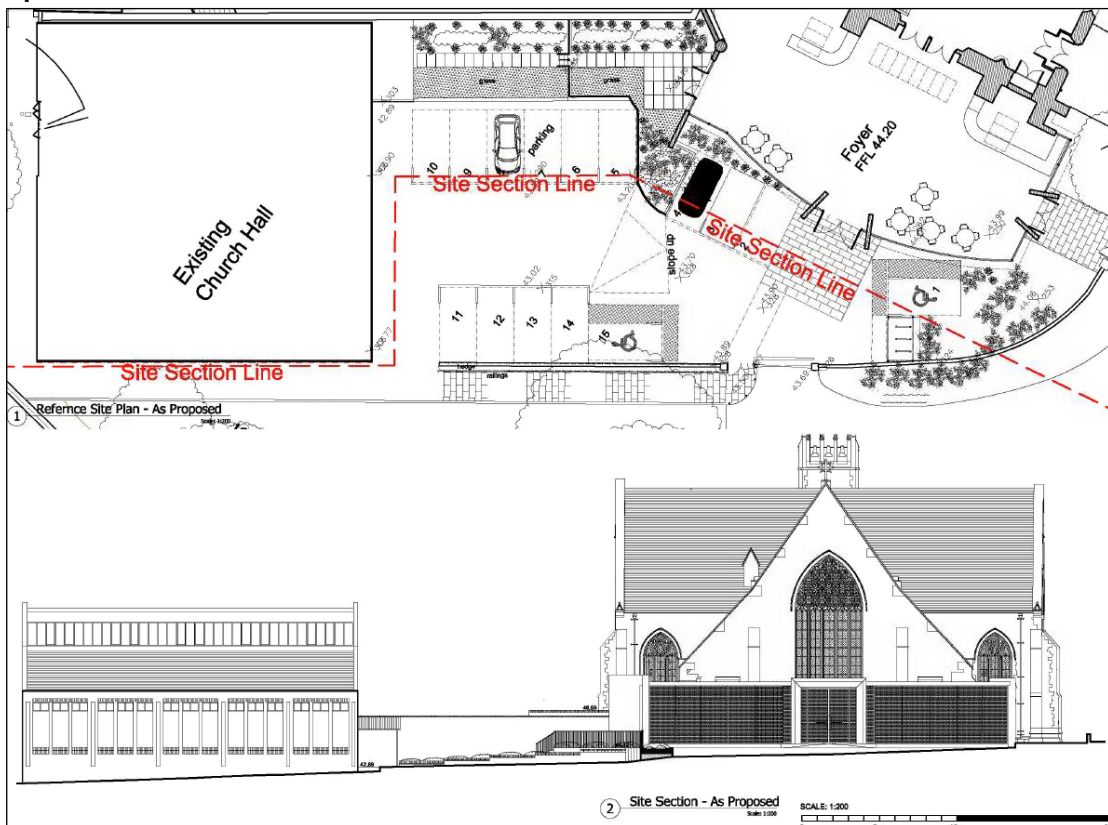


Figure 11 - Proposed section (Greyfriars Church, Church Hall, landscaping)

Proposed Elevations:

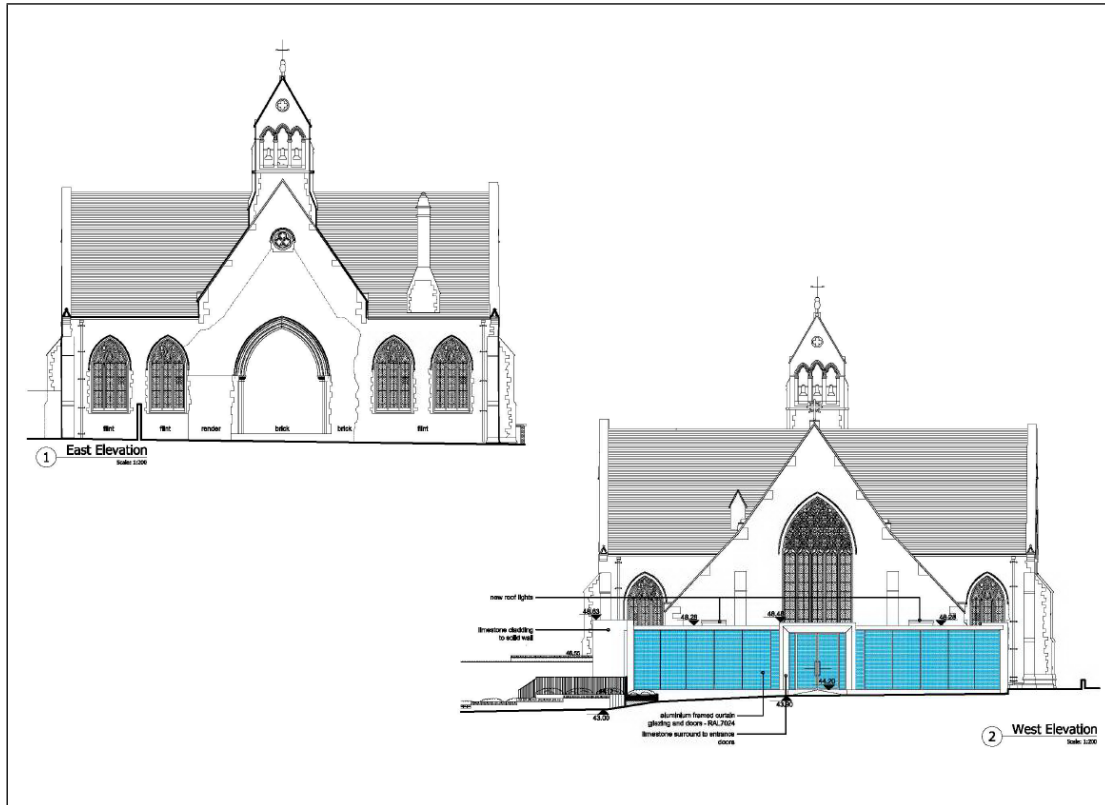


Figure 12 - Proposed elevations (Greyfriars Church, East & West)

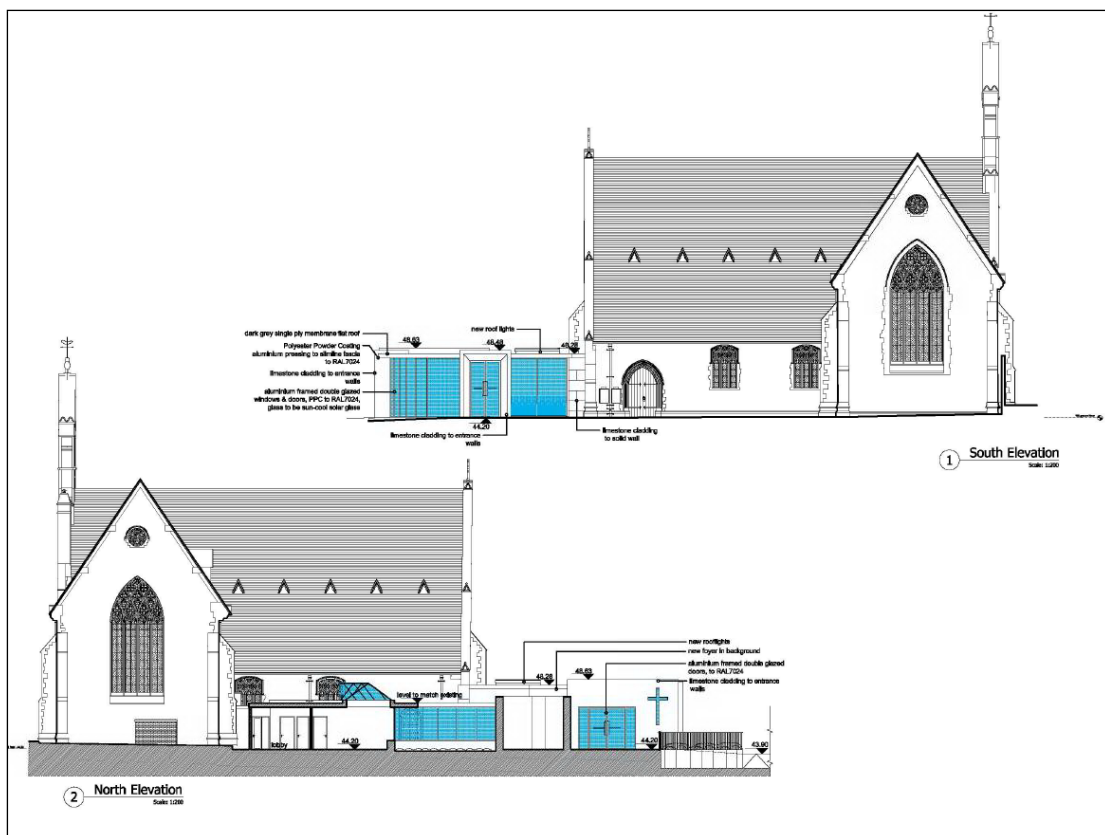


Figure 13 - Proposed Elevations (Greyfriars Church, North & South)

Proposed Perspective views:



Figure 14 - Entrance and foyer perspective



Figure 15 - Perspective view of carpark and foyer



Figure 16 - 3D Aerial View



Figure 17 - Perspective view of Sackville Street garden and link



Figure 18 - Perspective view from Friar Street

COMMITTEE REPORT

BY THE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 17th July 2019

Ward: Abbey

Application Nos.: 190441/VAR, 190442/VAR, 190465/REM, 190466/REM

Address: Station Hill, Reading

Proposals:

190441/VAR:

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/VAR:

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.

190465/REM:

Application for the approval of reserved matters (access, scale, appearance, layout and landscaping) for Plot E within the development site known as Station Hill submitted pursuant to Outline Planning Permission ref. 190442, and submission of details for approval pursuant to Conditions attached to that permission. The proposals comprise the construction of a 12 storey building (plus basement storey) containing 370 Build to Rent residential units (Use Class C3), 1,151sqm (GEA) of flexible retail floorspace (Use Classes A1, A2, A3, A4, A5), cycle storage, car parking, servicing, plant areas, landscaping, new public realm and other associated works (amended description).

190466/REM:

Application for approval of reserved matters (access, scale, appearance, layout and landscaping) for Plot F within the development site known as Station Hill submitted pursuant to Outline Planning Permission ref. 190441, and submission of details for approval pursuant to Conditions attached to that permission. The proposals comprise construction of a 12 storey (plus basement storey) building containing 168 Build to Rent residential units (Use Class C3), 390sqm (GEA) of flexible retail floorspace (Use Classes A1, A2, A3, A4, A5, D2), 656sqm (GEA) of leisure floorspace (Use Class D1 or D2), cycle storage, car parking, servicing, plant areas, landscaping, new public realm and other associated works (amended description).

Applicant: SH Reading Master LLP

Dates received (valid): 20 March 2019

13 Week target decision dates: 19 June 2019

26 Week dates: 18 September 2019

PPA: Agreed target: 2 August 2019 (agreed EOT)

RECOMMENDATIONS:

Subject to satisfactory Wind and Microclimate testing outcomes (BRE advice awaited, to be reported in an Update Report):

Recommendation 1) 190441/VAR (PLOT F & Northern Site):

Delegate to the Head of Planning, Development and Regulatory Services (HPDRS) to i) **GRANT** outline planning permission, subject to the satisfactory completion of the Section 106 agreement and subject to outstanding wind and microclimate matters being satisfactory resolved with these matters being delegated to Officers to further assess and determine or ii) Refuse Outline planning permission if the S106 agreement is not completed and wind and microclimate matters resolved by 1 August 2019 (unless a later date is agreed by the HPDRS).

The S106 to include the following heads of terms:

S106 - Heads of Terms

Affordable housing (on-site) _____

- Provision of 27 affordable housing units (5% of the total across Plot F and/or Plot E/Telecom House (168 [Plot F] +370 [Plot E] x 0.05)) on site.
- Tenure to be Affordable Private Rented, with rents to be no greater than the Local Housing Allowance (LHA).
- No more than 50% of the open market units within **Plot E** to be first occupied until all Affordable units in Plot E have been completed and made available for letting.
- No more than 50% of the open market units within **Plot F** to be first occupied until all Affordable units in Plot F have been completed and made available for letting.
- Mix of affordable units on site: 70% 2-bed units (19 no.); 30% 1 bed (8 no.)
- All Affordable units to be identified on plan to be attached to S106 agreement [prior to permission]. No future changes other than as agreed in writing by the LPA .
- Affordable Housing Covenant period - in perpetuity. In the event of a change from Build to Rent tenure all affected Affordable units revert to Affordable Rent tenure with rents set no higher than LHA. The affected units to be offered for sale to a Registered Provider and the Council. In the event that an RP or the Council do not take control of the units an equivalent financial contribution shall be made to the Council to enable AH provision elsewhere in the Borough to be determined by a mutually agreed valuation, or arbitration.
- Service charges - All rents to be inclusive of service charge but exclusive of utility bills and council tax and 'pay for' services - hire of function room etc.
- Assured Shorthold Tenancies offered at 3 years in length. Tenants may opt for shorter tenancy. Include 6 month tenant-only, no fee, break clause (2 month notice)
- Rental growth limited to LHA.
- Affordable Housing On site contribution as per 2016 s106 agreement.

Nominations and Lettings - Affordable Private Rent (LHA)

First Lets:

- Either a typical unit, show apartment or the marketing suite will be made available for

viewings

- Three months before Practical Completion, the Council will be notified of expected date units will be available.
- The “Marketing Period” will start two months before Practical completion and the Landlord will provide information on rents, specification, floor plans and management details.
- For the first 4 weeks of the Marketing Period the affordable homes will be exclusively marketed to Council nominees, and the following will apply:
 - The Council has 10 working days to advertise the properties. This includes arranging viewing days for Applicants;
 - The Council then has 5 working days to confirm eligibility of the Applicants against the ‘Qualifying Criteria’ and then nominate those Applicants to the Landlord;
 - Subject to appropriate checks by the Landlord that the Qualifying Criteria has been met, Applicants will have then have 2 working days to confirm if they wish to take the property.
 - If the Landlord considers that the Qualifying Criteria has not been met, they will notify the Council who will be granted an additional 2 working days to nominate an alternative Applicant for this particular property.
- Where more than one Applicant wants the same property, priority will be as per the Prior-ity Hierarchy:
 1. Households on the Council’s Housing Waiting List
 2. Households where at least one person both lives and works in the Borough
 3. Households where at least one person either lives or works in the Borough
 4. Households where at least one person lives or works in a neighbouring local authority
- After the initial 4-week period, any remaining available affordable homes can be marketed by both the Council and the Landlord.
- Within this period the Council may still nominate Applicants, however priority will be determined on a first come first served basis, subject to the Qualifying Criteria being met.

Subsequent Lets:

- Existing residents will provide 2 months’ notice of their intention to activate a break clause, at which point the property can be marketed.
- As above, for the first 4 weeks of any marketing period for subsequent lets of the affordable homes will be ring fenced to Council nominees.

Qualifying Criteria for all tenants

1. Can afford the rents proposed [affordability to include money provided through the benefits system]
2. Are an appropriate household size for the available property (to be defined in the agreement)
3. Suitable references & credit checks (to be defined in the agreement)

4. Have no rent arrears or history of rent arrears
5. No history of anti-social behaviour (to be defined in the agreement)
6. Satisfactory face-to-face interview with the Landlord's representative (to be defined in the agreement)

Priority Hierarchy:

1. Households on the Council's Housing Waiting List
2. Households where at least one person both lives and works in the Borough (to be defined in the agreement)
3. Households where at least one person either lives or works in the Borough
4. Households where at least one person lives or works in a neighbouring local authority

Management Strategy:

3 months before Practical Completion the Landlord to submit a Management Strategy to the Council for approval to include the following:

- Details of the individual weekly rent and service charge (noting that all rents are inclusive of service charges)
- Management, maintenance and servicing arrangements for the affordable units/ occupiers (e.g. on-site presence hours, bin disposal, visitor parking etc)
- Details as to how the affordable homes will be marketed to prospective occupiers (for both first and subsequent lettings) and the different forms of media proposed to be used.
- No dwelling to be occupied in any part of the development until the Strategy has been approved in writing by the Council. No dwelling to be occupied other than in accordance with the approved Strategy.

Affordable housing (off-site) _____

- An off-site commuted sum of £4,240,000 [four million two hundred and forty thousand pounds], towards provision of affordable housing elsewhere within the administrative area of the Council. Index-linked from the date of permission 130436/OUT and payable 50% on commencement and 50% on practical completion of Plot E or Plot F, (whichever is the earlier).
- An off-site commuted sum of £1,706,830 [one million seven hundred and six thousand eight hundred and thirty pounds] towards provision of affordable housing elsewhere within the administrative area of the Council. Index-linked from the date of permission and payable 50% on commencement and 50% on practical completion of Plot E or Plot F, (whichever is the earlier).

In accordance with Policy CS16/Affordable Housing SPD.

Affordable Housing (Employment Related) (NORTH SITE) _____

- £505,000 [five hundred and five thousand pounds] payable prior to first occupation of a total of 30,000 sqm gross external floorspace of Class B1 office.
- An additional £1,010,000 [one million and ten thousand pounds] payable prior to first

occupation of a total of 60,000 sqm gross external floorspace of Class B1 office.

- Index linked from the date of 151426/ 151427

In accordance with Policy CS16

Family Leisure

- Provide Family Leisure unit Use Classes D1 or D2 in Lower Ground Floor of Plot F as per submitted drawings.
- Shall not be subdivided without prior written approval of the Council.
- 'Family' ie. (No amusement arcades, bingo, snooker, pool, gym, club, place of worship, education or any use falling within Classes D1 or D2 which might require an age-restricted licence to operate - unless children are expressly allowed under the terms of the licence.)
- Retain Family Leisure unit for lifetime of the development except with prior written agreement of the Council.
- Provision and marketing prior to first occupation of 50th dwelling in Plot F.
- Commuted sum up to a maximum of £1,000,000 [one million pounds] in the event that the Family Leisure unit is not provided based on pro-rata floorspace not provided. *£1,000,000 less (F x £454.55) [where F is Family Leisure floorspace (sqm) provided]*

In accordance with RSAF and Development Brief, RCAAP etc.

Open Space - Residential

£283,000 [Two hundred and eighty three thousand pounds] as mitigation for constrained site layout and to ensure improved capacity at local parks within Abbey Ward, reflective of the substantial increase in residential population. Payable 50% on commencement of Plot F and 50% prior to first occupation of Plot F and index linked from the date of permission 130436.

In accordance with Policy CS29 and Draft Policy EN9

Transport/Highways

The RUAP contribution - Replaced by CIL to some extent but would have included improvements which would have directly benefited the site.

Omit RUAP obligations for SOUTH SITE ONLY.

Retain existing RUAP obligations index linked from date of 130436 permission for northern site [on the basis that alternative site-specific highway works are not yet finalised/costed and to omit as this would 'confuse' viability.]

- Site-specific highway improvements to be secured against SOUTH site permission as set out in Transport Assessment, including minor works to Garrard St (Pavement/kerb) and Friar Street (new pavement build out, parking bays, crossing)
- Travel Plan - as per existing S106 adjusted to fit with separate South Site as appropriate.

- To allow unrestricted public pedestrian and cycle access to all areas of public realm as defined on an attached plan (subject to reasonable restrictions relating to short-term maintenance works).
- Provision and maintenance/retention of lift linking the ground floor plan (Friars Walk level) and Garrard Street level
- The residential units provided within applications 190465 and 190466 shall have equal access to the parking and cycle parking areas.
- £5,000 TTRO contribution towards Highway Improvements
- S278 / 38 Agreement to secure the Highway works as defined in agreement and public access to public realm (to be defined in the agreement).

Employment, Skills and Training

- The production, implementation and monitoring of an Employment and Skills Plan (ESP) for the Construction and End User phases of the development:

Applicant's ESP to have prior written agreement by the Council/Reading UK CIC no later than three months prior to the commencement of the development and thereafter be implemented; or

In the event that the developer chooses not to provide the ESP themselves then the following will be sought in lieu of the related plan:

Construction Phase

- A commuted sum of £133,318 [one hundred and thirty three thousand three hundred and eighteen pounds] payable at least 3 months prior to commencement of any development (excepting demolition) within the South Site
- A commuted sum for each phase within the North Site, calculated using the SPD formula: $\text{£2,500} \times \text{Gross internal floor area of scheme (m}^2\text{)} / 1000\text{m}^2$, payable 3 months prior to the commencement of the phase to which it relates and the formula sum payable to be increased by indexation from the date of the permission.

End User Phase

- At least three months prior to first occupation of any non-residential floorspace within the South Site a commuted sum shall be paid to the Council, calculated using the following SPD formula, (to be agreed with the Council using on predicted employee numbers where necessary): "Gross internal floor area of development (m²)/ average employee density for development type x target percentage of jobs filled by Reading residents (50%) x percentage without level 2 skills (30%) x £1500". Employment figures to include those involved in the day-to-day operation of the Build to Rent premises. The formula sum payable to be increased by indexation from the date of permission.
- Same terms to be applied to separate End user contribution for each phase within North Site.

In accordance with policies CS9, CS13 and DM3.

Police Office

- NORTH SITE - retain as per existing s106 agreement with added flexibility for alternative community use (for future consideration under northern site pre-app).

General Build to Rent Provisions

- 20 year minimum as BTR.
- Assured Shorthold Tenancies offered at 3 years in length. Tenants may opt for shorter tenancy. Include 6 month tenant-only, no fee, break clause (2 month notice). [as per NPPG guidance]. Unless otherwise agreed in writing by the LPA.
- Annual statement to RBC, confirming the approach to letting the affordable units, their ongoing status, and clearly identifying how the scheme is meeting the overall affordable housing level required in the planning permission. [as per NPPG Paragraph: 006 Reference ID: 60-006-20180913]
- To provide, and subsequently allow unrestricted access to, all communal facilities and areas within Plots E and F for all residents of Plots E and F at all times (subject to pay-to-use restrictions which shall be the same for all residents).
- Not to occupy Plot F unless and until Plot E is practically complete and available for occupation (Plot E contains the majority of amenities referred to above).
- Definition and demarcation of all communal facilities on plan. Clarification of nature/function of each to be included in the s106 agreement.

Commercial Use Restrictions

- Clarification that A1/A5 unit on plans means uses within Classes A1, A2, A3, A4, A5. And, changes between 'flexible' uses limited to the provisions of Class V, Part 3, Schedule 2, Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- Commercial waste - collection direct from internal bin store only - no bins etc to be left on street for collection.

Public Art

- Provision of an arts strategy to deliver public art to the value of £1,612,500 (as secured under 2015 s106 agreement). To include a timetable for its provision. Index-linked from date of 130436 permission. The Public Art Scheme to be submitted for approval within 6 months following implementation of any part of the SOUTH site. Unless otherwise agreed between the Owner and the Council in writing, at least 20% of the Public Art value to be provided within the public realm in the south site.
- In accordance with policies CS7, RC14.

CCTV

- South Site: Detailed CCTV Scheme to be submitted to the Council for the provision of a comprehensive CCTV system to reasonable Police and Council requirements covering the Friar Street frontage of the site; Friars Walk public realm; Merchants Place; and Garrard Street street frontage. To be submitted for approval prior to Practical Completion of Plot E and or Plot F, whichever is the sooner. The CCTV scheme to include detailed provision for connection to and control by the existing town centre CCTV system (accessible to the Council and TV Police). No dwelling or commercial unit within Plot E or Plot F to be first occupied until the approved scheme has been implemented and connected to the town centre CCTV system.

- Separate provision for whole North Site:

Detailed scheme to be submitted for the provision of a comprehensive CCTV system to reasonable Police and Council requirements covering all areas of Public Realm within the North Site to be submitted to the Council for approval prior to Practical Completion of any Plot within the North Site. To include a phased timetable for provision of the whole scheme. The CCTV scheme to include detailed provision for connection to the existing town centre CCTV system (accessible to the Council and TV Police). The approved scheme to be implemented and connected to the town centre CCTV system in accordance with the approved scheme.

In accordance with policies CS7, RC14.

Car Club

- Submission of car club strategy for the new Plot E/Telecom House site and Plot F within 6 months of implementation. To include Electric Vehicles and rapid EV charging and timetable for provision.
In accordance with policies CS20, DM12.

Monitoring/ legal

- Contribution towards monitoring costs of £21,500 (adjusted total SH3 plus the current applications) (index-linked from date of permission 130436/OUT) plus a separate commitment to pay the Council's reasonable legal costs in connection with the proposed S106 Agreements will be payable whether or not the Agreement is completed.

In accordance with Policy CS9.

Repayment of unpaid monies

- Any unexpended contributions to be repaid within ten years beginning with the start of the Financial Year after the final (including phased contributions) obligation payment for each obligation is received. In accordance with policies CS9, DM3.

Delegate to the Head of Legal Services and Head of Planning Development and Regulatory

Services to make such changes to the terms of the agreement(s) as may be reasonably required to secure the intended obligations, having regard to the obligations secured in respect of the extant permissions 130436/151426/151427.

And subject to the following conditions:

[Numbering and ordering as per 151427, Conditions are repeated from the extant permission, amended to reflect current policy, standards and practice. New conditions are included after, as appropriate. Wording is summarised for conciseness within this recommendation. Full draft wording is attached at Appendix 1]

1. *Development in accordance with Reserved Matters to be submitted for approval*
2. *All applications for the approval of Reserved to be made not later than 9 January 2022.*
3. *(i) All applications for approval of Reserved Matters for Plot F shall be in accordance with the 2019 design codes, parameter plans and design and access statement.*
(ii) All applications for approval of Reserved Matters for Plots A, B, C, D and G shall be in accordance with 2013 design codes, parameter plans and design and access statement
4. *Development to be commenced by 9 January 2022 or three years from approval of last reserved matter (whichever is the later).*
5. *(i) Plot F approved details [List]*
(ii) Plots A, B, C, D, and G approved details - [List]
6. *Maximum floorspace parameters*
7. *Active frontage parameters*
8. *Phasing Strategy*
9. *Landscaping Masterplan for the whole site*
10. *Car parking spaces approved pursuant to Condition 1 to be provided and retained*
11. *i) Submission of details of cycle parking for Plot F .*
ii) Submission of details of cycle parking (a cycle parking masterplan) for Plots A, B, C, D, and G
12. *Television and radio reception interference.*
13. *Details of building maintenance and cleaning systems in respect of each Plot*
14. *[DELETED] (minimum retail floor areas).*
15. *Details of the residential numbers, mix, size of units and tenure.*
16. *Details of Lifetime Homes compliance.*
17. *Compliance with daylight requirements of British Standard, BS8206 Part 2*
18. *Wind tunnel testing and mitigation*
19. *BREEAM / SAP Energy requirements.*
20. *Photovoltaics feasibility study.*
21. *Sustainable Urban Drainage System (SuDS) proposal*
22. *Details of habitat mitigation works for that Plot. Implementation in accordance.*
23. *Concurrently with the submission of any Reserved Matters relating to the Car Park plot (Plot G), details of green wall to southern elevation of Plot G. Implementation in accordance.*
24. *Plot A - set-back to upper floors within the principal façade on Greyfriars Road.*
25. *Site-wide Written Archaeological Scheme of Investigation (WSI),*
26. *Site-specific Written Archaeological Scheme of Investigation (WSI)*
27. *Land contamination scheme.*
28. *Ground gas scheme.*
29. *Foundation design (groundwater)*
30. *Updated bat survey*
31. *No demolition or site clearance within a Plot shall take place within the bird nesting season*
32. *Demolition Management Statement (DMS) for each Plot*
33. *Construction Management Statement (CMS) for each Plot.*
34. *Temporary parking area and turning space shall be provided within each Plot, during*

construction and demolition.

- 35. Environmental Management Plan (EMP) for each Plot.*
- 36. Security/Anti-Crime Management Plan for each Plot in accordance with the 'Secured By Design' standard.*
- 37. Provision of accesses prior to occupation of each Plot.*
- 38. Connection and improvements to water supply, sewerage and drainage for each Plot.*
- 39. Parking permits - addresses.*
- 40. Parking permits - information.*
- 41. Provision of private amenity areas (including balconies) and approved communal amenity areas,*
- 42. Sound attenuation scheme for each building*
- 43. Details of service vehicle hours/waste management to be submitted for approval prior to first occupation.*
- 44. Commercial deliveries/waste management operations to Plots D, E, F or G - hours restriction.*
- 45. Plots D, E, F or G details of proposed hours of use of all units falling under Use Classes A1, A2, A3, A4, A5, D1 and D2.*
- 46. BREEAM /SAP post-construction review for each Plot*
- 47. Details of external lighting for the visual enhancement and safe functioning, of each Plot.*
- 48. Noise assessment of all proposed mechanical plant prior to installation.*
- 49. Odour Risk Assessment for all flues, extraction and ventilation equipment.*
- 50. No materials or green waste from demolition or construction to be burnt on site.*
- 51. Development of each plot in accordance with the approved Flood Risk Assessment (FRA)*
- 52. No uncontrolled infiltration of surface water drainage into the ground.*
- 53. No telecommunications equipment to be installed or otherwise provided on any building within the development.*
- 54. Minimum (A1, A2, A3, A4, A5 use) floorspaces per plot.*
- 55. At least one unit to be within class A4 (Drinking Establishments) (replacement for Jolly Porter pub).*
- 56. Notwithstanding the approved Design Codes (Condition 3), the design codes shall not prohibit the use of coloured cladding on any Plot.*
- 57. [Deleted]*
- 58. No openings (doors, windows, etc.) within the end flank south elevation on Plot F (return onto Merchants Place)*
- 59. Implementation of hard and soft landscaping works relating to each Plot*
- 60. Landscaping management plan for each Plot prior to occupation*
- 61. Details of refuse and recycling bin store(s) for each plot prior to occupation.*
- 62. All planted materials shall be maintained for five years*
- 63. Noise assessment prior to any gym (D2) use.*
- 64. Hours of construction and demolition.*
- 65. Signage Strategy for each Plot.*
- 66. Submission of as built SAP assessment demonstrating energy compliance*
- 67. i) Details and samples of the types of materials for approval concurrently with Reserved Matters*
ii) Full details of the materials to be submitted prior to commencement.
- 68. Air quality mitigation measures*
- 69. Air Quality Assessment to determine the impact of the development on local air quality including Mitigation Plan.*
- 70. Provision of vehicle access prior to occupation*
- 71. Allocation of car parking spaces Plot F.*
- 72. Electric Vehicle Charging Points.*

Recommendation 2) 190442/VAR (PLOT E):

Delegate to the Head of Planning, Development and Regulatory Services (HPDRS) to i) GRANT outline planning permission, subject to the satisfactory completion of the Section 106 agreement and subject to outstanding wind and microclimate matters being satisfactory resolved with these matters being delegated to Officers to further assess and determine or ii) Refuse Outline planning permission if the S106 agreement is not completed and wind and microclimate matters resolved by 1 August 2019 (unless a later date is agreed by the HPDRS).

The S106 to include the following heads of terms:

S106 - Heads of Terms

The same as those set out under 190441 above.

And subject to the following conditions: *[Numbering and ordering as per 151426, Conditions are repeated from the extant permission, amended to reflect current policy, standards and practice. New conditions. Wording is summarised for conciseness within this recommendation. Full draft wording is attached at Appendix 1.]*

1. Development in accordance with Reserved Matters to be submitted for approval
2. Applications for Approval of Reserved Matters to be made not later than 9 January 2022.
3. All applications for approval of Reserved Matters for Plot E shall be in accordance with the 2019 design codes, parameter plans and design and access statement.
4. Development to be commenced by 9 January 2022 or three years from approval of last reserved matter (whichever is the later).
5. Plot E approved details [List]
6. Maximum floorspace parameters
7. Active frontage parameters
8. Phasing Strategy
9. No telecoms equipment
10. SuDS Strategy
11. Not less than 1,000 sq.m. (gross external area) retail (A1, A2, A3, A4, A5 use) floorspace to be provided.
12. TV and radio interference
13. Details of building maintenance and cleaning systems in respect of each Plot
14. ~~[DELETED] Not less than 20% of the A1, A2, A3, A4 and A5 retail units hereby approved shall be 100sqm (GEA) or less.~~
15. Details of the residential numbers, mix, size of units and tenure.
16. Minimum 20 metres face-to-face building separation distance (not including balconies).
17. Compliance with daylight requirements of British Standard, BS8206 Part 2
18. Wind tunnel testing and mitigation
19. BREEAM / SAP Energy requirements (design stage).
20. Submission of Final BREEAM Certificate, demonstrating compliance with Interim BREEAM Certificate.
21. ~~[DELETED - courtyard gates - related to previous parameter plan layout]~~
22. Habitat mitigation and enhancement works for all buildings

23. Provision of car and cycle parking spaces.
24. ~~DELETED Windows to western edge of site~~
25. Submission of archaeological Written Scheme of Investigation (WSI).
26. No uncontrolled infiltration of surface water drainage
27. Land contamination scheme.
28. Ground gas monitoring scheme.
29. Foundation design (groundwater)
30. SuDS Scheme
31. Site clearance (bird nesting)
32. Demolition Management Statement
33. Construction Management Statement.
34. Location and floorspace of Back of House facilities to be detailed in Reserved Matters.
35. Environmental Management Plan (EMP) for Plot E.
36. Security/Anti-Crime Management Plan for each Plot in accordance with the 'Secured By Design' standard.
37. Accessibility details between Garrard St and Friars Walk.
38. Connection and improvements to water supply, sewerage and drainage for each Plot.
39. Parking permits - addresses
40. Parking permits - information
41. Provision of private amenity areas (including balconies) and approved communal amenity areas,
42. Sound attenuation scheme to be submitted.
43. Service vehicle hours/waste management.
44. Commercial deliveries/waste management operations - hours restriction.
45. Hours of use of all units falling under Use Classes A1, A2, A3, A4, A5.
46. ~~[DELETED for Plot E only] A4 drinking establishment requirement~~
47. Details of external lighting for the visual enhancement and safe functioning of plot.
48. Noise assessment of all proposed mechanical plant prior to installation.
49. Odour Risk Assessment for all flues, extraction and ventilation equipment.
50. Provision of accesses prior to occupation.
51. All hard and soft landscaping works to be carried out.
52. Provision of cycle ramp to steps between Friars Walk and Garrard Street.
53. Integrated Cycling Strategy for cycling routes and other facilities, within and surrounding the wider Station Hill site, to be submitted.
54. SAP Energy requirements (as built) (19% improvement on 2013 Building Regs).
55. Hours of construction/demolition
56. The design codes shall not prohibit the use of coloured cladding on any building.
57. Landscaping management plan prior to occupation
58. All planted materials shall be maintained for five years
59. Details of refuse and recycling bin stores to be submitted
60. Noise assessment prior to any gym (D2) use.
61. Hours of construction/demolition
62. Signage Strategy
- 63 i) Details and samples of the types of materials for approval concurrently with Reserved Matters
- ii) Full details of the materials to be submitted prior to commencement.
64. Air quality mitigation measures
65. Air Quality Assessment to determine the impact of the development on local air quality including Mitigation Plan.
66. Provision of vehicle access prior to occupation
67. Notwithstanding the plans hereby approved no vehicle access shall be permitted into the site from Friar Street at any time (excepting emergency vehicles).
68. All car parking spaces approved pursuant to Condition 1 shall be provided prior to first occupation and retained as approved for each plot at all times thereafter.

69. Allocation of car parking spaces Plot E.
70. Electric Vehicle Charging Points.

Recommendation 3) 190465/REM PLOT E:

Subject to Planning Applications Committee resolving to GRANT s73 outline planning permission (subject to the s106 legal agreement) for applications 190441/VAR and 190442/VAR above, GRANT Reserved Matters approval. Subject to the following conditions:

Conditions:

1. *Approved detailed plans/sections, elevations and other relevant supporting material pursuant to permission 190442:*
2. *Accessible Lift linking Friars Walk to Garrard Street to be provided prior to occupation.*
3. *SuDS Strategy and Maintenance details to be submitted.*
4. *Confirmation of Secured By Design accreditation to be submitted.*

Recommendation 4) 190466/REM - PLOT F:

Subject to Planning Applications Committee resolving to GRANT s73 outline planning permission (subject to the s106 legal agreement) for applications 190441/VAR and 190442/VAR above, GRANT Reserved Matters approval subject to the following conditions.

1. *The following detailed plans/sections, elevations and other relevant supporting material are approved pursuant to permission 190441*
2. *SuDS Strategy and Maintenance details to be submitted.*
3. *Confirmation of Secured By Design accreditation to be submitted.*

Delegate to the Head of Legal Services and Head of Planning Development and Regulatory Services to make such changes to the conditions and obligations, as may reasonably be required in order to complete/issue these permissions/approvals.

Informatives (all applications):

To include:

Positive and Proactive
Parking Permits
Building Control

1. INTRODUCTION

Site description

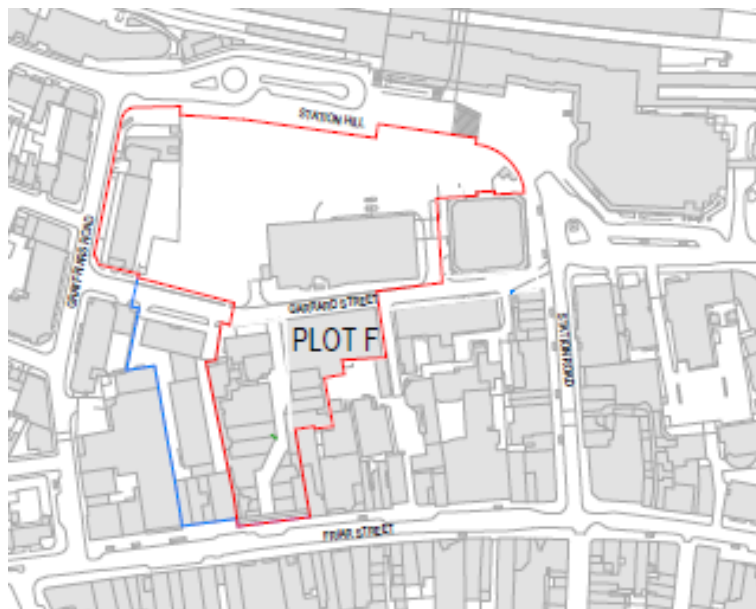
- 1.1 The entire Station Hill site is approximately 2.56 hectares and lies between the railway station in the north and Friar Street to the south. The wider site has been the subject of a number of applications and two of these have progressed to secure outline permission for different mixed-use approaches to developing the site. Most

recently a suite of permissions known collectively as 'Station Hill 3' have been approved involving large scale development containing a mix of uses across the site. The current outline permissions 130436, (as amended by 151427) and 151426 in respect of Plot E set out the broad limits of scale and layout for the development.

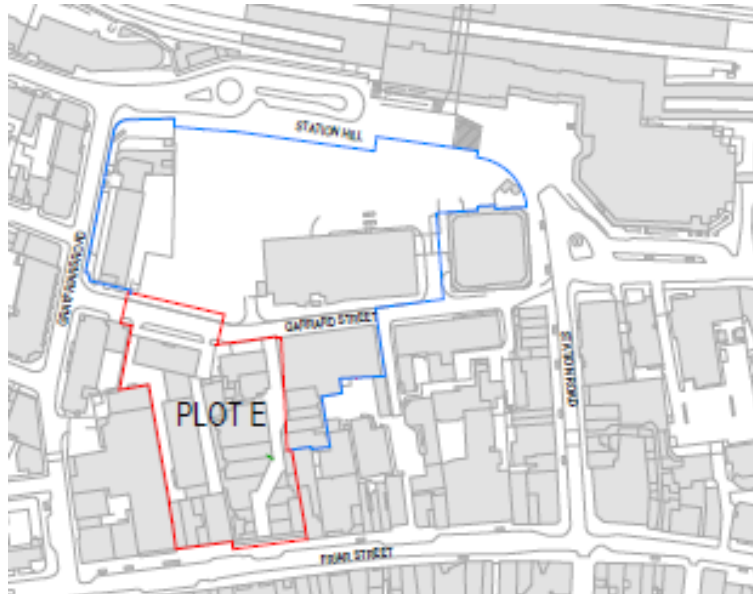
- 1.2 The site contains a number of buildings, all of which are now vacant, with the exception of the Xafinity House office building on Greyfriars Road and the multi-storey car park (Garrard Street NCP). The former Friars Walk Shopping Centre and Telecom House are currently undergoing demolition. The former long-distance coach station, the Mecca bingo hall; offices at Western Tower; and the walkway links to Friars Walk and Thames Tower have previously been demolished under extant permission 130436/OUT.
- 1.3 There are several Grade II listed structures surrounding the site: the former station ticket office (the Three Guineas pub, recently refurbished), the statue of Edward VII on the Station Approach roundabout and Great Western House on Station Road (the Malmaison hotel/restaurant). 39 Friar Street has recently been removed from the statutory list ("delisted"). The site is not within or adjacent to a conservation area, the nearest being the Market Place/London Street Conservation Area, to the south-east.
- 1.4 The natural topography of the site involves a general fall in levels downwards from southeast to northwest, towards the Thames.
- 1.5 The site is entirely in Flood Zone 1 (lowest risk classification), Flood Zone 2 extends close to the site at the junction of Greyfriars Road and Garrard Street.
- 1.6 The site as a whole is covered by development plan policies including a specific site allocation policy in the Reading Central Area Action Plan. This is expanded upon in Supplementary Planning documents including the 'Station Hill South Planning and Urban Design Brief' (2007), and the 'Reading Station Area Framework' (2010). The emerging Local Plan is at an advanced stage and continues to support redevelopment of the site in a similar manner.



View west along Friar Street towards Friars Walk and Telecom House (Plot E)



Location plan 190441 (Plot F and Plots A, B, C, D, and G)



Location plan 190442 (“Plot E”)

2. PROPOSALS

- 2.1 The proposed scheme is presented as a ‘variation’ to the permissions secured as SH3 to allow the development of the South Site (Plots E and F) to be developed in a different form to that currently permitted under 151426 (Plot E) and 151427 (Plot F and the remainder of the Station Hill site).
- 2.2 The applicant has chosen to vary the existing Outline permissions under s.73 and to submit Reserved Matters applications pursuant to these (at the same time). This report therefore involves four separate applications. In terms of process this will require the s.73 applications to be determined first.
- 2.3 The proposals and recommendation for 190441/VAR must also re-include works on the North Site, i.e. application land north of Garrard Street, as the application site remains unchanged under the proposed variations to the existing outline permissions. The proposals for this part of the site are a copy of that approved under 151427 (and 130436 before that). It is Plots E and F which differ.
- 2.4 All conditions for all development covered by the permissions must be repeated for completeness. This is notwithstanding the applicant’s indication that they intend to take a different approach to the Northern Site (north of Garrard Street) under a fresh application which is intended to be submitted later in 2019.
- 2.5 For clarity, and in an attempt to avoid an overly-complicated examination of the proposals, this report will attempt to appraise the four applications as one development proposal and only separate them where necessary.
- 2.6 In this particular instance conditions have been set out fully in draft form and appended to this report. This is for the sake of clarity due to the complex and non-standard nature of the overall scheme.

Environmental Impact Assessment

2.7 The development is EIA Development as defined under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. A new Environmental Statement was also previously necessary in support of applications 151426/OUT and 151427/VAR. Changes to the design, recently approved development on surrounding sites, changes in the environmental 'baseline' conditions and the new 2017 Regulations have all contributed to the need for a re-assessment. The scope of these changes was agreed and a Scoping Opinion issued in November 2018. The applicant has produced an 'ES Addendum' to address these changes. The former 2015 ES is appended to the Addendum for completeness and together these documents form the Environmental Impact Assessment for the current application.

- **Community Infrastructure Levy (CIL)**

2.8 The development would be liable for CIL due to the amount of new floorspace proposed.

2.9 The Council's CIL Charging Schedule sets a base rate of £120 per square metre for residential floorspace, including student accommodation. The rate is index linked from the date of adoption of Schedule in and the current rate for 2019 is £148.24 per square metre.

2.10 The figures below are based on the supplied CIL forms supplied by the Applicant. Offset for demolition will depend on existing building use and if the building still stands on day of granting the application. Assuming that the buildings are occupied (in CIL terms) and have not been demolished when permission is granted the following liabilities would exist:

- *Outline (s.73) Plot E/Telecom House 41,750sqm = £6,189,020: Total £4,482,258 Residential/Office Central Core*
- *RMA Plot E/Telecom House 39,283 sqm = £5,823,312: Total £4,057,846 Residential/Office Central Core*
- *Plot F + Wider Site 155,700sqm = £23,080,968: Total £ 6,248,297 Residential/Office Central Core*
- *Plot F 14,044 sqm = £2,081,883: No CIL charge as no net floor area increase after demolition.*

2.11 These figures are based solely on the CIL information forms supplied. No cross checking of floor area calculation methodology has been conducted to validate the figures supplied. This cross check will need to be conducted post-decision to ensure that all areas have been assigned to the relevant charging schedule.

2.12 The usual caveats apply, the buildings must have been in lawful use and exist on the day that planning permission first allows development.

2.13 Any relief for Social Housing will need to have annotated plans and supplementary floor areas calculations to validate the amount.

2.14 This gives an indication of the likely CIL outcomes but is provided without prejudice to further examination of the CIL application by the Council.

3. RELEVANT PLANNING HISTORY

3.1 The most relevant planning history in relation to Station Hill is detailed below.

Application no.	Proposal	Decision
130436	Outline application for mixed use redevelopment of the site through the demolition and alteration of existing buildings and erection of new buildings & structures to provide Offices (Use Class B1), a range of town centre uses including retail and related uses (Use Class A1-A5)leisure (Use Class D2) and residential units, associated infrastructure, public realm works and ancillary development (all matters reserved).	Permission with S.106 15/1/2015. Implemented
130440	Demolition of Station Hill Retail Parade (including 26 to 58 Station Hill) to create a multipurpose area to be used for holding temporary events. Works of hard and soft landscaping and other incidental works.	Temporary permission 20/1/2014. Implemented.
151426	Outline application with all matters reserved for mixed use redevelopment of Plot E of the Station Hill site and neighbouring Telecom House site (48 to 51 Friar Street & 4 to 20 Garrard Street) to comprise the demolition of existing buildings and erection of new buildings/ structures to provide residential units, a range of town centre uses including retail and related uses (Use Class A1 - A5), associated infrastructure, public realm works and ancillary development.	Permission granted 26/7/16. This is the permission which current application 190442/VAR seeks to vary.
151427	Section 73 application to vary conditions 2,5,6,54 and 57 of outline permission 130436 to remove reference to Plot E.	Permission granted 26/7/16. This is the permission which current application 190441/VAR seeks to vary.
151543	Application for approval of reserved matters following outline approval (130436), matters of Access, Appearance, Landscaping, Layout and Scale.	Permission granted 2/8/2016 (Plot B Station Hill for a 19-storey B1 office building). Not implemented.
151544	Public realm works associated with outline planning permission reference 130436.	Public realm application for additional small area of land on Station Hill. Approved 21/9/16 Implemented.
Various	Various approvals pursuant to conditions attached to 130436/OUT	

181820	Request for an EIA Scoping Opinion for s.73 Minor Material Amendment (Outline) and Reserved Matters applications pursuant to permissions 151426/OUT and 151427/VAR, involving demolition of existing buildings and construction of a mixed use development comprising residential development (C3), office development (B1A), retail (etc) uses (A1, A2, A3, A4, A5), leisure development (D2) and associated car parking and public realm works.	Opinion provided 14/11/18
182168 (Garrard St Car Park)	Application for prior notification of proposed demolition of the existing car park.	Prior Approval Given 11/2/19 Not implemented.
182171 (Telecom House and Friars Walk Shopping Centre)	Application for prior notification of proposed demolition of the Telecom House and Friars Walk Shopping Centre.	Prior Approval Given 11/2/19 Demolition underway.

4. CONSULTATIONS

4.1 Consultation responses are summarised where necessary due to the large scale nature of the proposal and the often lengthy discussions with consultees.

(i) **Statutory:**

4.2 **Environment Agency:**

Confirmed no consultation necessary and refers LPA to standing advice.

(ii) **Non-statutory:**

RBC Transport (Highways Authority)

4.3 Applications have been submitted separately for the reserved matters for Blocks E and F however the submitted Transport Note only looks at assessing a combined Reserved Matters application comprising a development for 538 units, 1,541 sqm of retail floorspace and 390 sqm of community floorspace.

4.4 Transport have reviewed the Technical Note dated May 2019, amended plans received on 2nd July 2019 along with the Transport Statement and comment as follows:

4.5 The overall number of car parking spaces has been deemed acceptable, given that the site is in a sustainable location and parking restrictions are in place so that overspill parking does not take place. This provision is consistent with other planning applications within the town centre area.

4.6 There are two separate sites plot E and plot F (and it has been stated as being built together (with a shared car park) accommodating 168 car parking spaces. The applicant has assessed the transport aspects as a combined entity since their understanding is that the RMAs for Plot E and Plot F of the Station Hill development would be determined together. In principle this is acceptable however this must be secured through a S106 Clause specifying that any unit within either Plot would be able to make use of the parking provided within this application. Transport

Strategy also suggests the provision of a car park management plan which can be secured through condition.

- 4.7 It is stated that it is not the intention to allocate the car parking or the cycle parking by plot. The car parking will be leased by residents of Plot E and F based on resident demand. The cycle parking will be available to all residents since it is located within the communal areas.
- 4.8 The disabled parking provision is acceptable to Transport and although these spaces are spread throughout the car park these have now been relocated so that they are located close to access doors / lift cores.
- 4.9 Motorcycle parking is provided and is in excess of the Council's standards.
- 4.10 It has been confirmed that the car park has been designed in consideration of the document, 'Design recommendations for multi-storey and underground car parks', and Transport Strategy confirms that this and the configurations proposed are suitable.
- 4.11 Cycle parking has been proposed and is split between two locations which in principle is deemed acceptable. One area of cycle parking is located within the car park and revised drawings have been submitted locating these cycle spaces at the ground floor level and has been deemed acceptable. To comply with standards 96 cycle spaces have been provided at lower ground floor level.
- 4.12 The second cycle parking area is located at the Ground floor level and it is confirmed that the intention is to provide space to park/store 176 bicycles through a mixture of cycle lockers and stands. This is acceptable to RBC Transport.
- 4.13 Additional cycle parking has been proposed at the mezzanine level and has been deemed acceptable given that a compliant provision has been proposed at the ground and lower ground floor levels.
- 4.14 The route to and from the ground floor cycle store has also been revised to include a dedicated entrance to the external areas and is therefore acceptable.
- 4.15 It is noted that external doors have been illustrated as opening outwards but as this is likely to cause a hazard to pedestrians these doors must open inwards so as not to obstruct the Highway. This however can be dealt with by way of a condition.
- 4.16 It is noted that access doors are provided on the eastern elevation along Merchants Place, however the southern door would appear to be provided mid-level. The applicant has stated that the internal floor level to the rooms off Merchants Place is level with the external ground level and that they are raised to match and provide a flush threshold. Further information has been submitted that states that the floor level is provided to match Merchants Place floor level however Merchants Place does rise from Garrard Street towards Friar Street. Transport would therefore anticipate that some form of steps would be required. It is also noted that updated elevations have not been submitted to address the relocated doors along this frontage. This is not necessarily a transport issue and was only highlighted as a point that may be addressed and Transport still believe that this requires reviewing however this would not be for transport to address.
- 4.17 A set of before and after plans in relation to the Highways works (including off-site works) have been provided so that it is clear what Highway changes are being proposed. Transport have reviewed the proposals and Transport would comment as follows:

Friar Street Proposals

- Permission will be required from the operator of the ATM / phone box prior to it being relocated.
- The bin adjacent to the CCTV Camera will need to be relocated.

In principle the changes are acceptable and will be subject to a S278 Agreement.

Garrard Street Proposals

- Tactile paving would be required on the service entrance, but Transport would be happy for this to be dealt with at the detailed design / S278 Agreement stage.
- The proposals include the reduction in the kerb radii to the Merchants Place junction with Garrard Street, indicative tracking diagrams have been provided confirming that service vehicles will still be able to enter and exit Merchants Place however full tracking diagrams will be required at the detailed design / S278 stage.

4.18 In principle the changes are acceptable and will be subject to a S278 Agreement.

Delivery Service Technical Note

- 4.19 It is proposed that all servicing and delivery for the residential element of the development is to be accessed from Garrard Street. A service yard is proposed to accommodate for medium scale deliveries with the ability for a panel van to turn internally. Larger vehicles will either need to reverse into the service yard or load from Garrard Street within a proposed on-street loading bay.
- 4.20 The loading bay is proposed on Garrard Street adjacent to Block F to facilitate servicing and delivery for the community space and Block E & F residents. Submitted drawing 44470/5501/004 outlines the principles of the proposed highway alterations.
- 4.21 It is proposed that servicing and delivery for the retail element will be undertaken from a combination of Friar Street and Garrard Street via the proposed on-street loading bays.
- 4.22 A service lift from Garrard Street would facilitate access to the retail units and Friars Walk as shown on the submitted drawings.
- 4.23 However, as previously requested an assessment has been undertaken to establish what impact the proposed on street servicing would have when compared against the existing use.
- 4.24 When comparing the historic retail floor area serviced from the highway, with the retail/community floor area proposed, the proposed Plot E and Plot F servicing strategy is not anticipated to increase the level of service trips serving the site from the highway and is therefore deemed acceptable.
- 4.25 In the circumstances there are no transport objections to the proposal subject to the following conditions.
- DC1 Vehicle parking space provided in accordance with approved plans
 - DC2 Vehicle access provided in accordance with approved plans
 - DC6 Bin storage
 - Car Parking Management Plan

- Prior to occupation of the development details of how the allocation / mechanism for obtaining the car parking spaces for residents located within Plot E shall be submitted to and approved in writing by the local planning authority, unless otherwise agreed in writing by the local planning authority.
- Electric Vehicle (EV) charging points parking space provided in accordance with approved plans
- The dwelling(s)/building(s) hereby permitted shall not be occupied until a provision of 10% active and 10% 'passive' electric vehicle (EV) charging points have been provided in accordance with a layout to be submitted to and approved by the local planning authority. The space(s) shall be kept available for parking and charging at all times thereafter.

RBC Licensing

- 4.26 Concerns that plans indicate shops and various dwellings adjacent to taxi ranks on Garrard Street. Past experience has shown that residents and taxi ranks do not mix well when residents want to keep their windows open.

Lead Flood Authority (RBC Highways)

- 4.27 The proposed scheme proposes three attenuation tanks, two of which are located underneath the basement car park and the other is beneath the retail unit facing Friar Street.
- 4.28 The proposed drainage strategy is based on the discharge rates agreed in the Storm Water Drainage Strategy produced by Hoare Lea, dated 13 July 2015; Block E 42.47 l/s and Block F 20.16 l/s. It is proposed that the surface water run-off is attenuated in below ground cellular storage tanks prior to discharging into the existing Thames Water sewerage network. The discharge from the attenuation structures will be restricted prior to discharge.
- 4.29 The submitted details / drawings do not identify what would be discharged from each of the attenuation tanks to ensure that the layout complies with the proposed strategy. In addition having reviewed the scheme there appears to be numerous yard gullies and rain water pipes surrounding the development but none of these are connected to any drainage network that leads to the attenuation tanks. The rainwater pipes illustrated also travel through the building i.e. kitchens, bathrooms bedrooms the community building and retail units clarity is therefore required as to how the proposed drainage network will operate. However the LFA are happy for this to be dealt with by way of a condition.
- 4.30 Both of the applications listed above will therefore need to be included with the following conditions.

“No building / dwelling hereby permitted shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with the submitted and approved details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.”

“No development shall take place until a full detailed design of the sustainable drainage scheme including details implementation, maintenance and management plan have been submitted to and approved by the Local Planning Authority. The

scheme shall be implemented and thereafter managed and maintained in accordance with the approved plan. The plan shall include:

- i. a timetable for its implementation, and*
- ii. a management and annual maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.”*

RBC Waste Operations

4.31 No objection received

RBC Environmental Protection (EP):

4.32 No objection in principle.

4.33 Request new conditions controlling vermin access to bin stores and additional noise assessment for gym uses.

4.44 Request re-imposition of conditions relating to noise insulation for residents, plant noise mitigation odour control, hours of working, delivery hours, land contamination, and ground gas and air quality.

RBC Valuers

4.45 The proposals have been assessed by BPS Surveyors on behalf of the Council's Valuer. Their findings are addressed in the S106 and Affordable Housing sections of this report.

RBC Leisure

4.46 Request contributions towards off-site open space provision consistent with the extant permissions.

RBC Planning (Natural Environment) (Tree Officer)

4.47 Overall and following submission of revised plans provided on 18/6/19, the proposals are acceptable for the Landscaping submitted under the REM applications.

4.48 In relation to the Friar Street planting and planters, this is subject to Highways agreement in order for the relevant plans to be referred to in the S278 agreement.

4.49 NE note that the suggested linear planter has been dismissed, which is a pity as that would have increased the soil volume per tree.

4.50 Condition 18 (wind testing) - landscaping previously accepted as providing mitigation where required

4.51 Condition 22 (habitat) - for Ecology to comment.

4.52 Condition 52 (drainage strategy) it is understood that drainage/SUDs are still under discussion.

RBC Ecologist

- 4.53 Some landscaping notes have been included within the Design and Access Statement and the general planting layout is shown in the Ecological Management Plan Appendices.
- 4.54 An Ecological Management Plan (Waterman Infrastructure & Environment Limited, February 2019) for Plots E & F has been submitted. The management plan includes the specifications and maintenance details of multiple bird boxes that will be installed, with their locations shown in accompanying elevation plans. It is noted that nesting opportunities for peregrine falcons will not be offered within Plot E, but the report confirms that a peregrine falcon nest box will be provided on a building in Plot B instead.
- 4.55 It is not clear whether any bat boxes / bricks will be provided within the development. Bats have been recorded roosting in Reading town centre and would benefit from enhanced roosting opportunities in the area.
- 4.56 Condition 22 of the extant permission requires that 25% of the roof space comprises green and brown roofs. Section 5.3 states that in total, 25.42% of the roof space of Plot E will be covered by sedum green roof, shrub and tree planting. The ground floor courtyard has been included within this calculation, making up approximately 20% of the estimated 'green roof' coverage. Although the ground floor courtyard cannot be considered to constitute a green roof, the green roof coverage is sufficient in this case since (a) a number of other biodiversity enhancements have been proposed and (b) there is an opportunity to create more green roofs on other plots. For example, Plot F will include sedum green roofs on floors 11 and 12.

BBO Wildlife Trust

- 4.57 No response received

RBC Sustainability Team

- 4.58 Object due to the failure to integrate decentralised energy generation into the scheme.
- 4.59 Advise that the proposals would need to meet current policy requirements in respect of BREEAM and energy standards (19% improvement over the 2013 Building Regulations (measured using SAP 2012 methodology)).

Berkshire Archaeology:

- 4.60 There is a need to establish and agree one overarching archaeological strategy for the whole Station Hill development that provides clarity to all concerned on what archaeological response is required in each part or plot of the site and at what stage within the overall development programme.
- 4.61 The assessment should therefore draw together the results of all these investigations to provide an overview of the archaeological potential of areas of the site. This overview is likely to need to be tested by exploratory archaeological trial trenching, which will become possible now that the existing structures between Garrard Street and Friar Street are being demolished. The applicant should therefore be aware that post-demolition and pre-commencement of

construction, there will a need to provide for an appropriate period of archaeological investigation. This proposal is for a major development within central Reading that includes a significant portion of the regionally important medieval town of Reading along and to the rear of Friar Street.

Historic England

- 4.62 Do not wish to offer any comments. Suggest that the LPA seeks the views of the Council's specialist conservation and archaeological advisers, as relevant.

RBC Emergency Planning Manager

- 4.63 No objection to the principle of the development.
- 4.64 Request details of blast resistant glazing to lower storeys, Hostile Vehicle Mitigation measures to the public realm and details of CCTV provision.

Royal Berkshire Fire and Rescue Service

- 4.65 No response received.

Civil Aviation Authority

- 4.66 No response received

Wokingham Borough Council

- 4.67 No response received

South Oxfordshire District Council

- 4.68 No response received

Reading Civic Society

- 4.69 No response received

Crime Prevention Design Advisor (Thames Valley Police):

- 4.70 Confirmed no objection to the proposals. However TVP considers some aspects of the design and layout to be problematic in crime prevention design terms.

- 4.71 The Design and Access Statement (DAS) contains a fairly comprehensive Security Summary, which TVP commend the applicants for supplying. This states that 'Physical protection of assets within the development will be as identified through the SRA (Security Risk Assessment) or in accordance with SBD (Secured by Design) principles and Building Regulations Approved Document Q.'

- 4.72 To ensure that SBD principles and standards are incorporated within the proposals, and that the opportunity to design out crime is not missed ,TVP request that the following (or a similarly worded) condition be placed upon any approval for this application;

"Prior to commencement of development, an application shall be made for Secured by Design accreditation on the development hereby approved. The development shall be carried out in accordance with the approved details, and shall not be occupied or used until confirmation of SBD accreditation has been received by the authority."

- 4.73 TVP also refer the authority and applicant to the content of the previously approved condition for outline planning application ref; 190465, which remains applicable.

- 4.74 TVP also provide further guidance on the need to compartmentalise the building horizontally and vertically between floors and wings with a number of additional doors and access controls, together with suitable lighting recommended.
- 4.75 There is a need to ensure that landscaping and lighting does not affect natural and CCTV surveillance.
- 4.76 Recommend controls preventing vehicles accessing the site from Friar Street and controls on gates and shutters to the car park.

Network Rail

- 4.77 No response received

Crossrail

- 4.78 No response received

Caversham GLOBE

- 4.79 No response received

Reading UK CIC

- 4.80 No response received

Thames Water

- 4.81 No response received

Scottish and Southern Energy

- 4.82 No response received

Southern Gas Networks

- 4.83 No response received

BT (Openreach)

- 4.84 Telecoms apparatus exists near to the area of proposed works. Guidance notes on BT's special requirements when working near Openreach apparatus have been provided. [Officer note: These have been forwarded to the developer for action as appropriate].

Clinical Commissioning Group (CCG) (NHS)

- 4.85 Having reviewed the latest notices and the original applications, the CCG do not have any specific comments to make. It is apparent though that the proposed development will create a significant increase in the number of residents seeking to access health services in the central Reading area. Taking this into account, The CCG would ask that Reading BC give due consideration to how health providers can be supported to deliver health care for the new residents.

Public consultation

- 4.86 Site notices were displayed for each application on Friar Street, Station Road, Garrard Street and Merchants Place, adjacent to the site.
- 4.87 One letter of objection has been received, raising the following issues:
"I'm objecting to this development as there is construction on a similar development of Napier road. The additional building will put more pressure on the already poor infrastructure in the Reading station area, namely traffic and

schools. Moreover, this is a build to let building alike with the Napier Road construction. Mass letting does not support people trying to buy in Reading. Mass letting also ruins the communities surrounding these areas as there will be an influx of ever-changing tenants. The only reasonable location for another mass rental building would be closer to the university.”

5. RELEVANT POLICY AND GUIDANCE

- 5.1 Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in the exercise of its functions to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.
- 5.2 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that the Local Planning Authority shall have ‘special regard’ to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 5.3 In terms of impact of development on the setting of a scheduled monument, securing the preservation of the monument ‘within an appropriate setting’ as required by national policy is solely a matter for the planning system. Whether any particular development within the setting of a scheduled monument will have an adverse impact on its significance is a matter of professional judgement. It will depend upon such variables as the nature, extent and design of the development proposed, the characteristics of the monument in question, its relationship to other monuments in the vicinity, its current landscape setting and its contribution to our understanding and appreciation of the monument.
- 5.4 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’.

EIA Regulations

- 5.5 The application proposals are subject to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 and are supported by an Environmental Statement issued pursuant to these Regulations. Much of the supporting technical information for the applications is contained in the Environmental Statement which consists of the original 2013 version as amended by an updated addendum issued in 2019.
- 5.6 **National Planning Policy Framework (NPPF) (2019)**

The following NPPF chapters are the most relevant (others apply to a lesser extent):

- 2. Achieving sustainable development
- 4. Decision-making
- 5. Delivering a sufficient supply of homes
- 8. Promoting healthy and safe communities
- 11. Making effective use of land
- 12. Achieving well-designed places
- 16. Conserving and enhancing the historic environment.

Planning Practice Guidance (NPPG)

The Government's Planning Portal advises that local planning authorities should take account of the following practice guidance. This adoption of this suite of guidance notes also led to the cancellation of various former guidance documents.

The most relevant topics are:

- Assessment of housing and economic development needs
- Conserving and enhancing the historic environment
- Design
- Natural Environment
- Planning Obligations
- Viability
- Build to Rent (13/9/18)

Other Government Guidance which is a material consideration

HM Government: Crowded Places: The Planning System and Counter-Terrorism (2012)

Historic England: Advice Note 4 "Tall Buildings" (2015).

DCLG: Accelerating Housing Supply and Increasing Tenant Choice in the Private Rented Sector: A Build to Rent Guide for Local Authorities (2015)

5.7 The following local policies and guidance are relevant: **Reading Borough Local Development Framework: Core Strategy (January 2008) (as amended 2015)**

- CS1 (Sustainable Construction and Design)
- CS2 (Waste Minimisation)
- CS3 (Social Inclusion and Diversity)
- CS4 (Accessibility and the Intensity of Development)
- CS5 (Inclusive Access)
- CS7 (Design and the Public Realm)
- CS8 (Waterspaces)
- CS9 (Infrastructure, Services, Resources and Amenities)
- CS10 (Location of Employment Development)
- CS13 (Impact of Employment Development)
- CS15 (Location, Accessibility, Density and Housing Mix)
- CS16 (Affordable Housing)
- CS20 (Implementation of The Reading Transport Strategy (Local Transport Plan 2006-2011))
- CS21 (Major Transport Projects)
- CS22 (Transport Assessments)
- CS23 (Sustainable Travel and Travel Plans)
- CS24 (Car/Cycle Parking)
- CS25 (Scale and Location of Retail, Leisure and Culture Development)
- CS26 (Network and Hierarchy of Centres)
- CS29 (Provision of Open Space)
- CS31 (Additional and Existing Community Facilities)
- CS32 (Impacts on Community Facilities)
- CS33 (Protection and Enhancement of the Historic Environment)
- CS34 (Pollution and Water Resources)
- CS35

CS36 (Biodiversity and Geology)
CS37 (Major Landscape Features and Strategic Open Space)
CS38 (Trees, Hedges and Woodlands)

Reading Borough Local Development Framework: Reading Central Area Action Plan (RCAAP) (2009)

RC1 (Development in the Station/River Major Opportunity Area). RC1b and RC1c.
RC5 (Design in the Centre)
RC6 (Definition of the Centre)
RC7 (Leisure, Culture and Tourism in the Centre)
RC8 (Drinking Establishments)
RC9 (Living in the Centre)
RC10 (Active Frontages)
RC11 (Small Shop Units)
RC12 (Terraced Housing in the Centre)
RC13 (Tall Buildings)
RC14 (Public Realm)

Reading Borough Local Development Framework: Sites and Detailed Policies Document (2012) (as amended 2015)

SD1 (Presumption in Favour of Sustainable Development)
DM1 (Adaptation to Climate Change)
DM2 (Decentralised Energy)
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)
DM16 (Provision of Open Space)
DM18 (Tree Planting)
DM19 (Air Quality)
DM23 (Shopfronts and Cash Machines)

Supplementary Planning Documents

Station Hill South Planning and Urban Design Brief (March 2007)
Reading Station Area Framework (December 2010)
Sustainable Design and Construction (July 2011)
Parking Standards and Design (October 2011)
Employment, Skills and Training (April 2013)
Affordable Housing (July 2013)
Planning Obligations under S.106 (2015)

Other Reading Borough Council corporate documents

Reading 2020 Partnership: Sustainable Community Strategy (2010/11)
Central Reading Parking Strategy (2004) and Interim Parking Strategy (2011)
Reading Borough Council's Cultural Strategy: A Life Worth Living
Reading Biodiversity Action Plan (2006)
Local Transport Plan 3: Strategy 2011-2026 (2011)
Artists in the City: A Public Art Strategy for Reading

Tall Buildings Strategy 2008

Tall Buildings Strategy Update Note 2018

Reading Open Space Strategy (2007)

Reading Tree Strategy 2010

Reading Borough Submission Draft Local Plan 2018

The examination process included a set of public hearings. These hearings took place between 25th September and 5th October at the Town Hall, Blagrove Street.

The Inspector has provided a Post Hearing Advice Note in respect of a number of issues arising during the examination which is available to view at <http://www.reading.gov.uk/localplanexamination> (document ref EI 014). Needs to refer to the Mods. See Suki's Hosier St report.

CC1 Presumption in Favour of Sustainable Development

CC2: Sustainable Design And Construction

CC3: Adaptation To Climate Change

CC4: Decentralised Energy

CC5: Waste Minimisation And Storage

CC6: Accessibility And The Intensity Of Development

CC7: Design And The Public Realm

CC8: Safeguarding Amenity

CC9: Securing Infrastructure

EN1: Protection And Enhancement Of The Historic Environment

EN2: Areas Of Archaeological Significance

EN3: Enhancement Of Conservation Areas

EN5: Protection Of Significant Views With Heritage Interest

EN6: New Development In A Historic Context

EN7: Local Green Space And Public Open Space

EN9: Provision Of Open Space

EN10: Access To Open Space

EN12: Biodiversity And The Green Network

EN13: Major Landscape Features And Areas Of Outstanding Natural Beauty

EN14: Trees, Hedges And Woodland

EN15: Air Quality

EN16: Pollution And Water Resources

EN17: Noise Generating Equipment

EN18: Flooding And Drainage

EM1: Provision Of Employment

H1: Provision Of Housing

H2: Density And Mix

H3: Affordable Housing

H4: Build To Rent Schemes

H5: Standards For New Housing

H10: Private And Communal Outdoor Space

TR1: Achieving The Transport Strategy

TR2: Major Transport Projects

TR3: Access, Traffic And Highway-Related Matters

TR4: Cycle Routes And Facilities

TR5: Car And Cycle Parking And Electric Vehicle Charging

CR1: Definition Of Central Reading

CR2: Design In Central Reading

CR3: Public Realm In Central Reading
CR6: Living In Central Reading
CR10: Tall Buildings
CR11: Station/River Major Opportunity Area

6. APPRAISAL

(i) Principle of Development *Procedure*

6.1 The procedural approach taken by the applicant means that granting 190441 would also include approval for development of the 'North Site' (Plots A, B, C, D and G - all land north of Garrard Street). The current s.73 applications do not propose any changes to the North Site development as currently approved. Furthermore the proposed reserved matters applications do not relate to any Plots within the North Site. There have been no significant changes in the policy context since the extant permissions 151427 or 130436 were granted. Therefore whilst granting permission under the current application 190441 would include these works, they are considered to be acceptable for the reasons already expressed in the previous reports to the Planning Applications Committee. Relevant conditions relating to the North Site Outline permissions are recommended to be repeated as set out in the recommendation above.

6.2 Government guidance on s.73 applications explains that procedurally "where an application under section 73 is granted, the effect is the issue of a new planning permission, sitting alongside the original permission, which remains intact and un-amended. A decision notice describing the new permission should be issued, setting out all of the conditions related to it. To assist with clarity decision notices for the grant of planning permission under section 73 should also repeat the relevant conditions from the original planning permission, unless they have already been discharged. A section 73 application cannot be used to vary the time limit for implementation, this condition must remain unchanged from the original permission. If the original permission was subject to a planning obligation then this may need to be the subject of a deed of variation." (NPPG Paragraph: 015 Reference ID: 17a-015-20140306)

6.3 A proposal qualifies for consideration under s.73 if it does not constitute a 'fundamental alteration' to the original permission. Although approaching the limits of what might be reasonably accommodated under s.73, officers are satisfied that the proposed changes to the approved parameters under the current proposals can be dealt with under this approach.

Proposed Build to Rent Approach

6.4 Government Policy is set out in the National Planning Practice Guidance (NPPG accompanies the NPPF) at: <https://www.gov.uk/guidance/build-to-rent>. Build to Rent is defined in the NPPF Glossary as "**Build to Rent: Purpose built housing that is typically 100% rented out. It can form part of a wider multi-tenure development comprising either flats or houses, but should be on the same site and/or contiguous with the main development. Schemes will usually offer longer tenancy agreements of three years or more, and will typically be professionally managed stock in single ownership and management control.**"

- 6.5 The guide at national level is for 20% of the dwellings to be Affordable Housing (Affordable Private Rent tenure) on site unless a commuted payment or other form of provision is agreed with the LPA.
- 6.6 The process for managing affordable private rent units should also be set out in the section 106 agreement. This should set out the parameters of the lettings agreement, the rent levels, apportionment of the homes across the development, a management and service agreement, and a marketing agreement setting out how their availability is to be publicised. The national guidance addresses the question of eligibility criteria for occupants and recommends a 3 year minimum tenancy.
- 6.7 Policy H4 in the emerging Draft Local Plan specifically deals with and allows for Build to Rent Schemes. It is considered that this policy can be given some weight in decision-making at this time. The latest version of the emerging policy is set out in the Main Modifications consultation June 2019 and sets a 20 year minimum period over which Build to Rent tenure requirement (together with other standards).

(ii) **Design**

- 6.8 The pre-application design was appraised by the Berkshire Panel of Design South East in January 2019. The Panel was generally positive about the overall design and provided some guidance on further improvements. These are referred to in the relevant paragraphs below.

Changes to approved parameters

- 6.9 A key reason for the current s.73 (Outline) applications is the prescriptive nature of the current permissions with tightly-defined parameters relating to height, massing and layout, and the associated Design Codes. The new applications seek to continue this tightly-defined approach but require a new set of parameters and design codes to be agreed. This is because the design now involves a change to the form of the building on Plot E (now proposed as an 'E' shape) and changes to the Friars Walk public realm, which is now proposed to continue as a level surface from Friar Street ending with steps down to Garrard Street (previously the route sloped downwards following the natural topography).
- 6.10 The acceptability of the proposed changes is dependent on the design outcomes of this approach, discussed further below.

Layout, Routes and Integration with the North Site.

- 6.11 A north-south route through the scheme is a key requirement of specific policies relating to the Station Hill site. *Policy RC1b of the RCAAP states "FRIARS WALK & GREYFRIARS ROAD: Development in this area will be of a mixed use with a significant leisure element. Active retail and leisure uses will be on the ground floor, particularly along Friar Street, with a mix of uses on higher floors. Development should enhance linkages in a north-south direction at a single level into the Station Hill area and through to the station..."*
- 6.12 The proposals maintain the 'Friars Walk' route which introduces an open air route for pedestrians and cycles linking Friar Street and Garrard Street in place of the redundant Friars Walk Shopping Centre.

- 6.13 The levelling-off of Friars Walk has both advantages and disadvantages compared with the extant permission. It is considered that maintaining the main route at the same level as Friar Street, Station Road and Station Approach is more desirable than the extant permission which drops down to the level of 'secondary' routes and requires users of the site to climb back up steps to the level of the railway station entrance (the main destination and focus of activity in that part of the site). The level surface within Friars Walk will also be more pleasant to negotiate than the series of ramps and landings envisaged previously and will allow a wider range of uses spilling out onto the street (pavement cafes, kiosks etc). Less positive would be the sheer drop to Garrard Street which will require a flight of steps and accessible lift. Also, the current proposals are not in accordance with Policy RC1b as this requires a "single level" which will not be the approved scheme unless and until a revised design is secured on the 'North Site' (the public realm north of Garrard Street is currently approved at the same level as the lowest point on Garrard Street). Design South East also focussed on this issue and were keen to ensure effective integration of north-south routes through the scheme and beyond. The Applicant has indicated informally that they intend to provide an alternative design for the entire North Site and a bridge across Garrard Street meeting with a public realm at a podium level continuing onwards to the Station. Procedurally this is not a formal part of the current proposals and therefore cannot be required to be provided at this stage. In terms of actual approvals, if the current proposals are permitted, the new layout south of Garrard Street would sit adjacent to the extant approval for the North Site which continues northwards level with Garrard Street below. This would provide a passable route but not one which would exhibit a particularly high standard of design, nor would it readily meet the original objectives of the 2007 planning brief, such as legibility and permeability.
- 6.14 The design of the steps has been subject to extensive pre-application discussion in an attempt to improve the way in which they are experienced in the context of the less-than-ideal separation of levels. The current splayed design is considered to provide a more welcoming, less enclosed, staircase. This would be further improved by the use of lighting integrated within the walls alongside the steps.
- 6.15 The width of the Friars Walk route was subject of some discussion with Design South East, who felt that a narrower route more akin to Union Street and Chain Street might reflect local character. However, officers support the Applicant's approach of a wider route (buildings would not extend to fill the maximum footprint on the extant or proposed Parameter Plans) as this would ensure a more pleasant, better-lit space and provide sufficient room for the higher level of footfall that is predicted.
- 6.16 Overall it is considered that the proposed design would provide a convenient and relatively pleasant route between Friar Street and Garrard Street. The steps down to Garrard Street and 're-approval' of the 'old' layout north of Garrard Street is, however, a weak point in the design produced by the old-meets-new scheme designs.
- 6.17 The new layout to Friars Walk would be secured by revised Parameter Plans under the Outline 190442 and in accordance with detailed drawings submitted for approval under Reserved Matters 190465. The original Parameter Plans for the north site approved under 151427 would be repeated under 190441.

Height and massing

- 6.18 The upper heights of buildings proposed are consistent with those approved under 151426 and 151427. The stepping up in building height from Friar Street to Garrard Street is also repeated and does not exceed the previous limits. The main changes to the Parameter Plans involve increasing the height limit within centre of Plot E to allow for the central spur of the 'E' shape. The proposed changes are minor in the context of this large redevelopment proposal and are not considered to have significant impacts beyond the site in excess of those already approved under 151426/7.
- 6.19 **Friar Street:**
The detailed proposals submitted under 190465/6 show a well-considered approach to building height and massing with a fairly consistent building height to Friar Street which fits well with the existing character of the street. The slight increase in height at the corner with Friars Walk would serve to identify the entrance to the new street (currently named 'Friars Walk').
- 6.20 **Friars Walk:**
The previous approval 151426 provided a continuous retail façade running the length of Friars Walk. The current proposals by comparison provide a more articulated ground floor with the entrance to the residential part of Block E featuring prominently in views north from Friar Street. The E-shape of Block E would result in even stronger articulation of the upper storeys and it is considered that this would improve the way in which the public realm is experienced by reducing the oppressiveness of the tall buildings, opening up views of the sky and providing greater visual interest in terms of the massing of the development.
- 6.21 **Garrard Street:**
The proposal rises to 13 storeys across both Plots fronting Garrard Street. This continuous height and mass complies with and makes full use of the maximum parameters already agreed under 151426/7. There is very little large-scale articulation in this façade, the only relief being the gap occupied by Friars Walk. Notwithstanding, the scale of buildings on Garrard Street is considered to be acceptable on the basis of the extant permissions and the more functional nature of this street. The proposals would offer a marked improvement compared with the existing situation. The design of future proposals on the north side of the street, and the quality of landscaping within Garrard Street will be critical to the overall success of this part of the Station Hill regeneration

Architectural Detailing

- 6.22 The overall approach seeks to integrate the scheme with the existing streetscape of Friar Street whilst creating a new character within the confines of the site. The general approach seeks to use a relatively restrained materials palette of brick, stone-effect fibre-cement panels, render and metal and to present warmer tones to Friar Street with lighter, cooler tones at the Garrard Street end.
- 6.23 The proposals seek to add visual interest with 'lantern' buildings which occur through the site and act as visual waymarkers. These are highlighted with a different architectural approach involving greater use of sheet metalwork and an enhanced lighting scheme.
- 6.24 Full details of the types of materials proposed are listed on the submitted drawings (applications 190465/190466). Sample panels have been submitted which are considered to demonstrate that good quality materials are proposed. A condition

securing materials to be in accordance with these, (with flexibility built in to allow for changes in manufacturer for example), is recommended.

- 6.25 The way in which the facing materials, windows and other façade elements are to be arranged relative to one another is shown in the submitted 'Bay Elevation' and 'Strip Section' drawings. It is considered that these demonstrate that the overall approach would be to provide a good deal of 'depth' and therefore visual interest, within the facades. Sample panels showing the proposed types of materials will be presented at the Committee meeting.
- 6.26 **Friar Street:**
The proposed detailed design takes a rectilinear approach to the facades which reflects both the traditional, and also the more modern architecture surrounding the site. Materials include a red multi brick with a creased texture, fibre-cement stone effect cladding and areas of metalwork. It is considered that this, combined with the form and proportions proposed, would result in a somewhat restrained but visually pleasing composition fronting the main street.
- 6.27 **Friars Walk:**
The general form of the buildings continues into Friars Walk with simple, contemporary geometry and large well-proportioned window openings. The buildings relate well to the street with glazed, 'active', ground floor frontages to commercial and residential uses fronting the public realm. The detailing in this section changes to a less traditional style with greater use of stone effect cladding and grey/chrome colour brickwork.
- 6.28 **Courtyards:**
The facades which enclose the courtyards on three sides are proposed to be predominantly finished in a light coloured render. This is not considered to be the ideal material due to concerns regarding potential staining and discolouration over time. However the courtyards are visually recessive within the scheme and the light colour would bring some benefit in terms of reflected daylight and perceived brightness. The negative aspects are not considered to warrant refusal of the application in this context.
- 6.29 **Garrard Street:**
Garrard Street requires a balance to be struck between the potentially competing requirements of providing a welcoming, attractive and active frontage to the street and the need to service and access the buildings. Pre-application discussions focussed on this issue and it is considered that the outcome is a reasonable balance of active frontage, car park access and service functions. Attempts have been made to secure active uses which are fundamental elements in the operation of the residential parts of the building such as a second reception, a parcel delivery area and a residents' amenity area in Plot E as these would be more likely to remain active compared with a separate commercial use which may not be so successful in this location.
- 6.30 Plot F provides an active frontage to Garrard Street in the form of the proposed D1/D2 leisure facility.
- 6.31 Overall it is considered that Garrard Street would undergo a significant improvement over its existing condition and the architecture of the buildings, combined with landscaping and careful streetworks upgrades would support this.

Public Realm and Landscaping

- 6.32 Friars Walk is an opportunity to provide a high quality public realm linking through to the larger, northern part of the site to the north of Garrard Street. (The extant permission which would be carried forward under 190441 allows for the central public square to the Station Hill regeneration on the north site).
- 6.33 The proposals for Friars Walk allow for a good quality planting scheme including an informal 'woodland' row of 'upright Silver Birch' trees (*Betula Pendula Fastigiata*) in a long linear planter to the eastern edge adjacent to 34 Friar Street, a larger feature tree in a tree pit at approximately the mid-point between Friar St and Garrard St and a series of smaller multi-stem trees in planters towards the northern end of Friars Walk.
- 6.34 A small public square is proposed adjacent to the reception entrance to Plot E on Garrard Street and it is proposed to site a tree in a suitable tree pit and benches at this point. Three additional trees in planters are proposed outside Plot F on Garrard Street.
- 6.35 Replacement tree planting is proposed in planters to the front of Plot E on Friar Street.
- 6.36 Private courtyards are also proposed to be landscaped with suitable tree and shrub planting to provide pleasant spaces for future occupiers of the building and to enhance outlooks from the flats.
- 6.37 Green roofs are proposed and suitable plant species are shown.
- 6.38 It is considered that overall the landscaping would be appropriate and makes reasonable use of opportunities to deliver planting within this densely urban location, in accordance with policies CS38, DM18, CS7, RC1 and RC5.

Design Codes

- 6.39 The Design Codes secured previously sought to provide rules for high quality design at Outline stage by constraining the subsequent Reserved Matters applications. The Applicant has carried this approach forward and this is welcome. The Design and Access Statement contains a review of the Design Codes and explains where changes are required to accommodate the amendments sought under the current s.73 applications. These new Design Codes are considered to be acceptable in respect of Plots E and F. The Design Codes for the 'North Site' (Plots A, B, C, D, and G) are repeated under 190441 in the same form as originally approved under 151427.

iii) Land Use

- 6.40 The proposed uses are in keeping with the extant permissions in terms of residential density, efficient use of land and the types of uses adjacent to one another. The proposed increase in the number of dwellings from 471 to 538 (an increase of 67) fits within the overall envelope of the maximum parameters permitted and represents a further increase in the efficient use of land; supported by the detailed floorplans which were not available previously under 151426 and 151427. However, officers acknowledge that the retail situation is now more challenging for retail uses since 2015 and that additional flexibility may be necessary to allow a viable, active street-level urban environment.

- 6.41 The proposals seek to maintain flexibility in the types of uses permitted at ground floor and lower ground floor, within a range of A1 (retail), A2 (professional and financial services), A3 (restaurant/café), A4 (drinking establishment) and A5 (hot food takeaway). This is considered to be acceptable as these are ‘town centre uses’ and the effects of any changes between uses will largely be contained within the site itself. Relevant conditions controlling noise, odour etc. are recommended to control any residual harm that may arise.
- 6.42 The Family Leisure unit in Plot F secured at Ground Floor previously under 151427 is now proposed at Lower Ground Floor fronting Garrard Street (ground level relative to Garrard Street). The floorspace has reduced compared with the extant permission and the Applicant wishes to secure additional flexibility to include the option of a D1 (non-residential institutions) or a D2 (Assembly and Leisure) use. Class D1 can include medical or health services, children’s day nurseries or day centres, education uses, non-commercial art galleries, museums and places of worship. It is considered reasonable to allow this use as being consistent with the community nature of the proposed unit, however places of worship and educational uses can result in excessive vehicle movements and noise and disturbance and should be restricted by condition and/or through the S106 legal agreement (further legal advice will be sought on this). This would allow due consideration of the impacts on a case-by-case basis through a planning application, should such a use be offered.
- 6.43 Similarly the proposed Class D2 option is considered to be an acceptable, as approved previously under the extant permissions, but should be limited to ‘family’ leisure uses, i.e. those suitable for children consistent with previous permissions and the aims of the Station Area Framework. A restriction on uses that could give rise to disturbance, or be unsuitable for ‘family’ use such as amusement arcades, bingo, snooker, pool, club, gym or meeting halls (and other similar uses) will be required.

iv) **Affordable Housing and Housing Need**

- 6.44 The proposals seek a variation from standard ‘open market’ housing to Build-to-Rent housing as defined within the NPPF. Although this is not a separate use class (it remains Class C3), national guidance and emerging Policy H4 (Submission Draft Local Plan as modified by proposed Main Modifications) treat it as a distinct housing model due to its institutional, long-term rent nature. These policies require Affordable Housing at 30% of the total provision (as per CS16 and draft Policy H3) but allow for onsite affordable housing to be provided as ‘Affordable Private Rent’. However, the supporting text at 4.4.31 of the Submission Draft Local Plan explains that in the Reading context, *“The Council will expect rental levels for the affordable housing or Affordable Private Rent housing to be related to Local Housing Allowance (LHA) rate levels (including service charges) and be affordable for those identified as in need of affordable housing in the Borough. The Council will expect such housing to remain affordable in perpetuity”*.
- 6.45 It is relevant that the current applications seek to vary extant permissions which secure Affordable Housing. As noted elsewhere in this report s.73 applications should not fundamentally differ from the original permissions. It is on this basis that officers consider that Affordable Housing should be equivalent to that secured previously under 151426 and 151427.

- 6.46 In summary, the extant permissions secured 5% Affordable Rent (rent at LHA level) on site, 5% Shared Ownership on site, a contribution of £4.2 million (equivalent to 10% provision) for off-site provision and a deferred payments mechanism for the remaining 10% subject to viability and realised sales values and costs, in order to capture any increase in profit.
- 6.47 The current proposals originally offered the 5% on site as Affordable Private Rent (equivalent to Affordable Rent limited to LHA rents) and the remaining 5% at 'Intermediate Private Rent' (IPR) which national policy defines as being rents up to 80% of market rent for an equivalent housing product. The Council's Housing Officer has made it very clear that even 80% of the rent for a premium BTR product would be well in excess of affordability thresholds and is therefore worthless as a form of Affordable Housing to meet the Borough's housing needs. For this reason it has been agreed that the equivalent value should be commuted off-site. The Council's specialist viability surveyors have considered this and advise the Council that this would be equivalent to £1,706,830 which added to the existing £4.24m off-site contribution would result in a total of £5,946,830m for off-site provision. The Council's Housing Officer is supportive of this approach as in contrast to the situation in 2016; the Council currently has a house building programme and the commuted sum would enable the Council to build out homes that better meet housing need. As an estimate, the contribution would allow the Council to build twenty nine 3-bed houses within the Borough or to subsidise around eighty four houses using established sources of funding available to the Council. It is considered that this approach would result in a useful contribution towards meeting local housing need and is preferable to securing Intermediate Private Rent on site in this instance.
- 6.48 The deferred payments mechanism as currently worded under the extant permissions has already been discharged by the site owner. Accordingly, this is not currently proposed to be carried forward under the s.73 procedure into the new S106 agreement under 190441 and 190442. This leaves an overall provision of 5% on site and 15% off-site, total of 20% Affordable Housing within the scheme as currently proposed.
- 6.49 The Surveyors, acting for the Council's Valuer, have assessed the current proposals and confirm that the on-site and off-site Affordable Housing proposals are considered to be equivalent to that secured under the extant permissions.
- 6.50 It is apparent that the current proposals (190441/2) would not secure the full 30% on-site as required by policy and the shortfall in numbers must be considered to be harmful to meeting housing need; as the 30% requirement is based on detailed assessment of this need. The NPPF and the Council's policies allow for viability considerations to reduce the provision and the current proposals are a continuation of this exercise carried on from the 2016 permissions. Nevertheless, the harm in terms of housing need will need to be weighed against other material considerations, including the wider benefits of the scheme if the proposals are to be considered acceptable.
- 6.51 The Recommendation above includes a detailed list of S106 requirements intended to comply with national guidance on Build to Rent and to ensure that similar protections are afforded future occupiers of Affordable Housing as would be the case if they rented from a Registered Provider are recommended and to ensure that the Council has appropriate rights to nominate future occupiers in housing need. This includes a 3 year minimum tenancy (with a 6 month tenant-only break

clause), a nominations agreement, qualifying criteria (to include those in receipt of benefits) details of marketing, and details of rent levels.

v) **Heritage**

- 6.52 The Council's Historic Buildings Consultant has assessed the proposals and advises that the most sensitive part of the scheme is the proposed southern elevation fronting Friar Street (Plot E), which has the potential to affect views towards the Grade I Listed Greyfriars Church and associated Grade II Listed quadrant walls, 39 Friar Street adjacent to the site has now been removed from the statutory list, 'delisted').
- 6.53 The elevations of the existing buildings along Friar Street which would be demolished and re-developed within Plot E are unexceptional and currently extend from between 5 and 6 storeys. The Novotal/Ibis hotel, further to the east along Friar Street, at 14 storeys high is considered to be generally out-of-scale with the prevalent storey heights in the surrounding townscape.
- 6.54 The design for the development northwards, towards the Garrard Street, (the north of Plot E and Plot F) is considered to be less sensitive as this area has less potential to visually affect the settings of Listed Buildings, although Nos. 13 and 15 Station Road and the Pearl Assurance building could potentially be affected by large-scale developments within longer distance views.
- 6.55 The creation of the separate 'Friars Walk' would allow the historic (now unlisted building of townscape importance) No. 39 Friar Street to be viewed in the round and increase its prominence in the streetscene whilst increasing the separation of the historic building from the modern buildings.
- 6.56 In view of the existing consent for this development and the proposed limiting of development along Friars Street to 6-storeys in height, there are no objections from the Historic Buildings Consultant to the principle of these proposals. However, it is recommended that, in order to ensure the quality of materials for development, further details of the proposed facing materials for the development are agreed as conditions of consent, in advance of development, including the type of brick, its texture and colour, and the stone coloured panels. Officers agree with this conclusion. It is noted that details of the types of materials and samples of these have already been submitted with a view to securing precise manufacturer and final specifications prior to construction. Conditions are recommended to this effect.
- 6.57 The proposals would not result in harm to the setting of heritage assets and are considered to comply with Policies CS33 and RC1 on this basis.

vi) **Amenity (Neighbouring Occupiers, Future Occupiers).**

- 6.58 In general the nature of the proposal as an urban, large scale, high density, residential scheme has been established under the parameters approved under the extant outline permissions. The key change proposed is the shift from a ring-shaped building on Plot E, to an E-shaped building on Plot E. The outward facing elevations would remain within the original parameters, with the main change being towards the centre of the South Site - with the 'prongs' of the E and intervening courtyards neighbouring proposed Block F. This has the effect of minimising any additional impacts on neighbouring uses beyond the site boundary when compared with the extant permission.

Daylight and Sunlight

- 6.59 The extant permission included a condition requiring living rooms and bedrooms to meet the average daylight factor recommendations in the British Standard, BS8206 Part 2. In addition, 70% of all living rooms within a relevant Plot were required to meet the annual probable sunlight hours recommendations in BS8206 Part 2.
- 6.60 This requirement was included at Outline stage when the layout of the building was not known and the ring-shaped development on Plot E (as later enlarged via the inclusion of the Telecom House land) was a very crude design solution offered within the overall outline massing parameters approved. It is considered that there is an inherent tension between the scale and density of the building, the numbers of dwellings allowed for under the Outline and the potential for access to daylight and sunlight.
- 6.61 Officers have commissioned an independent assessment of the daylight and sunlight characteristics of the current proposals from Malcolm Hollis LLP. The advice received is that the applicant's proposals show generally reasonable levels of daylight amenity for the development.
- 6.62 The proposals would achieve 79 % compliance with the Average Daylight Factor (the accepted method of assessing the general adequacy of daylight) across Plots E and F combined with 54% compliance with the "No Sky Line" requirements (a measure of rooms where more than 20% of the floor area 0.7m above floor level would not have direct line of sight of the sky).
- 6.63 Malcolm Hollis advise that their analysis of the applicant's assessment is that it shows generally reasonable levels of *daylight* amenity for future occupiers of the proposed development.
- 6.64 In respect of the *sunlight* standard, over half of the proposed units will not meet the criteria, however, it is harder to achieve compliance with in a dense urban location, and it is therefore unrealistic to expect full sunlight compliance for this scheme in this location.
- 6.65 The daylight and sunlight characteristics of the proposal are not ideal in terms of the amount of light which would be received by the residential units produced. However this should be considered within the context of the dense urban environment and high density nature of the proposal. It is considered that a significant improvement in daylighting would likely require substantial changes to the scheme and a much lower density and a less 'urban' character. Further mitigating factors also exist because of the Build to Rent model proposed. Residents would have access to additional internal amenity areas including residents' lounges, gym, function room, cinema room and library together with external amenity areas, including balconies, roof terraces and communal courtyard gardens. These would provide greater 'breathing space' and reduce negative implications of inadequate daylight in some areas of the scheme. It is important that access to these should be maintained under the BTR model in order to retain this as mitigation for inadequacies that exist in terms of daylight and sunlight. This does require the BTR model to be secured for the maximum time possible (20 years), as per the recommended S106 heads of terms above.
- 6.66 The impact on surrounding properties beyond the site boundary is largely dictated by the parameters already approved under the extant outline permissions 151426

and 151427. The current proposals do not exceed these parameters at the external boundaries of the site, the main change being the change to an E-shape for Plot E. The advice received from the Council's daylight advisors on this issue is that:

"As a whole all of results for the properties requiring assessment, will remain in keeping/unchanged or seen improvement when compared with the consented scheme.

The impact on some of the neighbouring properties will remain moderately adverse, which is inevitable for a site of this nature. For other neighbouring properties the retained levels of daylight will actually be relatively good for an urban location."

- 6.67 The proposals are considered to be acceptable in daylight and sunlight terms on this basis. In accordance with Policy CS7 and DM4.

Privacy

- 6.68 The current outline permission 151426 includes parameter plans and a corresponding condition requiring privacy separation distances of 21 metres for blocks of up to 6 storeys and 25 metres for taller blocks within Plot E. The current scheme achieves a minimum of 20 metres between facades largely due to the introduction of the central wing of the 'E' shape. Although this is a reduction in amenity, it does fit with the basic 20 metre back-to-back guideline distance advised in Policy DM4. On the one hand this standard is better suited to lower suburban layouts rather than the greater overlooking potential inherent in taller buildings. However, this should be balanced against the dense urban characteristics of the location and further weight in favour of this particular proposal is provided by the Build-to-Rent tenure where lower standards of amenity within individual dwellings is outweighed to a degree by the wider range of indoor and outdoor amenity spaces. Again, this does require the BTR model to be secured for the maximum time possible, as per the recommended S106 heads of terms above.
- 6.69 Beyond the site, extant permission 162210 relating to 52-55 Friar Street (redevelopment of the Sainsbury's site, not implemented) permits a large 10 storey building adjacent to the boundary with Plot E but does not include any windows or other openings in its eastern façade. The extant Station Hill permissions included a condition restricting windows in the west façade of Plot E (facing the Sainsbury's land) unless they were obscure glazed, due to concerns that these might prejudice the development of this neighbouring plot. This is considered to be less relevant now that the neighbouring proposals are known and permission for the adjacent plot has been granted without windows in the flank (eastern) elevation. Daylight received by windows proposed in the western flank of Plot E would be severely limited by the extant Sainsbury's site permission if it were to be implemented. However these windows would largely serve (non-habitable) corridors in Plot E and this arrangement is therefore considered acceptable.
- 6.70 Where west and south facing balconies and windows to habitable rooms are proposed towards northern end of Plot E, these would largely overlook the service yard of Plot E itself with views onto the blank north and east facades of the approved Sainsbury's site building or towards the rear of the existing office building at 20-30 Greyfriars Road. 20-30 Greyfriars is also within the Station Hill site allocation RC1b (CR11c in draft Local Plan). It currently has Prior Approval for conversion to 43 flats which would use the existing building and window arrangement. The proposed Plot E would allow oblique, limited, views from windows and balconies towards the windows of 20 Greyfriars with the majority of

direct views (west façade Plot E to east façade of 20 Greyfriars) at a minimum of 23 metres separation. Furthermore it is considered that the 20 Greyfriars element of the Station Hill RCAAP allocation site could be adequately re-developed in the future without harm to amenity of occupiers of proposed Plot E, or the future proposal on this neighbouring site and as such the proposals are not prejudicial to the development of the wider site allocation.

- 6.71 Privacy in other areas of the Plot E and Plot F is as expected based on the parameter plans approved under 151426/7. The proposed adjustments to form an E-shape on Plot E would have little effect. Views north would be towards the remainder of the Station Hill site, views east from Plot F are recommended to be restricted with a blank façade to Merchant's Place, consistent with the extant permission. Views south from Plot E would be across the Friar Street public realm and area: a typical town centre arrangement. Views south from Plot F would be across the rear of the café at 8 Merchants Place and the private car park and service yard accessed to the rear of nos. 30 to 38 Friar Street.

Outlook

- 6.72 The proposals for Plots E and F are dominated by single aspect flats, a design which immediately limits the quality of outlook. However it is considered that the outlook would generally be acceptable across the scheme with the best examples being across Garrard Street to the northern edge and Friar Street to the south.
- 6.73 Outlook within the Plot E elevated courtyards would be reasonable given the 20 metre or greater separation distances. The good quality detailing of the buildings and the planted courtyard gardens would also benefit outlook, particularly on the lower levels.
- 6.74 The west elevation of Plot E would have a reduced outlook in the event that extant permission 162210 52-55 Friar Street (Sainsbury's) were to be implemented. The studio flats midway along the western flank of the building would have an outlook partially obscured by the northern end of the building permitted on the adjacent site. However this would be mitigated to a degree by a clear view North West across the rear of Plot E which would be maintained. It is also considered that further mitigation would be provided in the form of access to the amenities of the wider Build to Rent complex (indoor and outdoor spaces etc). Another relatively poor outlook would be from single-aspect south facing flats at Ground Floor level on Plot F due to the heavy enclosure from the surrounding Plot F building and the boundary treatment opposite across the small courtyard garden, again the wider amenities available would provide some mitigation. Although not a full justification for a somewhat substandard arrangement, it is nevertheless relevant to note that this tight relationship between buildings is repeated elsewhere in the town centre and forms part of the character of the immediate area. For instance parts of Projection East, Projection West and Icon House located east of Merchants Place and south of Garrard Street. These cramped arrangements are clearly a weak point of the scheme, but it is not considered sufficiently harmful to warrant refusal in isolation given the mitigating factors described above.

Overbearing Effects

- 6.75 In terms of the wider effects beyond the site boundaries, the proposals are within the parameters defined by 151426/7 with a stepped approach to the scale of the building increasing with distance from Friar Street. The revised parameter plans repeat these height and massing limits at the site boundaries and it is considered

that these, together with the proposed reserved matters for Plots E and F would not worsen the overbearing effects of the proposal beyond that already permitted.

Noise and Disturbance

- 6.76 The Council's Environmental Protection Team has considered the various studies included in the ES regarding noise affecting residential uses within the scheme. Significant noise insulation will be required due to traffic noise and night-time noise within the town centre, particularly in terms of the design of window glazing. This will only work with windows closed and therefore a suitable ventilation system will also be required to ensure reasonable living conditions during noisy periods. Noise between uses is also a concern due to the mixed-use nature of the proposals. Gym uses can be particularly problematic with structure-borne noise and vibration affecting occupiers of the building and a condition is recommended to secure further noise assessment and insulation relating to these uses.

Outdoor Amenity Space

- 6.77 The site provides two good quality (albeit somewhat overshadowed) courtyard gardens one at ground floor level and one at first floor level on a podium deck. These are complimented by roof gardens (one on Plot E and one on Plot F). A number of balconies are also proposed across the scheme. It is considered that the overall provision is good for a town centre site and that this would be further improved by the good indoor amenity spaces and the quality public realm to Friars Walk. It is apparent that there is an imbalance of communal amenity spaces between Plots E and F and that it will be necessary to ensure that Plot F is not constructed without Plot E and that residents of Plot F have unrestricted access to the amenity spaces within Plot E.
- 6.78 It is considered that the outdoor amenity provision would be acceptable on this basis in accordance with Policies DM4 and DM10.

Indoor Amenities

- 6.79 Good quality indoor amenities are a defining characteristic of the Build-to-rent model. The proposals include a range of indoor amenity areas including residents' lounges, gym, function room, cinema room and library. To some extent it is in the operator's interests to ensure that these are provided in order to retain tenants. Nevertheless it is considered necessary to define and secure provision and retention of the indoor amenity floorspace and uses within the S106 agreement (with some flexibility for changes to the types of amenities built in to the agreement to allow for changing needs and wants over time). These amenities must be made available for all occupiers of the building across all tenures to ensure that the harm identified above is suitable mitigated and to ensure equitable access to the benefits of the Build to Rent model of housing. This is to be secured in the S106 legal agreement.
- 6.80 Overall it is considered that the 'amenity' aspects of the scheme comply with Policies DM4, CS15 and CS34 in respect of and also the amenity intentions of emerging policy H4 'Build to Rent Schemes'

vii) Sustainable Transport *Walking*

- 6.81 The proposals for the South Site are designed to provide a pleasant experience for pedestrians within Friars Walk and it is considered that the widened Friars Walk would provide a good quality direct route for pedestrians which would offer a traffic-free alternative to the often overcrowded Station Road. It is noted that the

route would be less successful at the junction with Garrard Street due to the drop in levels if an appropriate revised design for the North Site is not forthcoming in the future. This is a weakness of the current approach, which seeks to vary the South Site design without a corresponding revised design for the North Site having been secured. The level change could represent a particular barrier to disabled persons or those with pushchairs, etc. although it is considered that the proposed accessible lift will provide acceptable, if not particularly convenient, mitigation. A condition is required to secure the provision and retention of the lift. It is anticipated by the applicant that this abrupt change in levels would be temporary arrangement.

Cycling

- 6.82 Policy RC1 and The Station Area Framework (SPD), as well as emerging policy in the Draft Local Plan seek to improve North-south routes through the town centre Policy RC1 requires development around the Station to, “...*facilitate greater pedestrian and cycle permeability, particularly on the key movement corridors. North-south links through the centre and across the railway line, IDR and River Thames centred on the new station are of particular importance;*” - within this context it is considered that links north to Christchurch Bridge and southwards to the town centre (West Street, St Mary’s Butts, Kennet Cycleway) should be fully integrated and facilitated by the Station Hill proposal given its size, location and strategic importance.
- 6.83 The only direct link north-south across the railway is via the existing Station Underpass. Cycling is not currently permitted through this tunnel. However it is considered an essential cycle route if a practical north-south link is to be established. RBC Transport have established that the height of the tunnel complies with national (Sustrans) guidance with a minimum headroom of 2.3 metres and further work is being undertaken with a view to securing this change to allow a through cycling link.
- 6.84 It is accepted that the South Site (Plots E and F) have a limited contribution to make in terms of establishing improved cycle routes with the current scope realistically limited to ensuring cycling through Friars Walk. The changes in levels at the northern end will then probably limit its attractiveness as a route, unless and until the North site comes forward. The North Site has a much wider role to play in establishing improvement. The Applicant has submitted a Cycling Strategy (TN009 V3, recd. 2/7/19) which confirms that cautious and considerate cycling will be permitted through Friars Walk but that cyclists will be encouraged to use cycle routes around the edge of the site. This is considered to be a reasonable approach and would allow cycles to access dwellings and commercial uses within and leisure cycling through the scheme whilst encouraging fast commuter cycling around the edge of the site. The success of this strategy will be heavily dependent on the Applicant proposing high quality, direct, convenient and safe cycle routes that link with existing routes beyond the site boundary as part of any future proposals of the North Site. This will need to include new, suitably designed cycleways on Greyfriars Road, Garrard Street, Station Road and through the Station Underpass. These would need to link seamlessly with ongoing routes west via Stanshawe Road, north from the underpass towards Christchurch Bridge, and east via Station Road, Station Approach and Forbury Road. Failure to secure this would inevitably result in unnecessary conflict between different modes of transport.
- 6.85 The cycling strategy currently submitted states that the overall scheme would:

- *“facilitate RBC’s aspiration of allowing cyclists to use the railway underpass (subject to it being deemed feasible and viable);*
 - *assume shared pedestrian and cycle principles;*
 - *provide cyclists using the subway and Station Hill with a wheeling ramp adjacent to the stairs to be able to reach the Station Square.*
 - *The proposed north-south connection from Reading Station through the development is to be designed as a pedestrianised environment with cyclists encouraged to use cycle routes around the edge of the site and along Garrard Street;*
 - *Cycle access through the proposed north-south connection to Friars Walk (Plots E and F) will not be prohibited, with the landscape strategy developed to encourage cautious and considerate cycling through the scheme;*
 - *A suitable cycling wayfinding strategy will be developed to encourage cyclists to use designated cycle routes such as Garrard Street, Station Hill, Greyfriars Road and Friar Street;*
 - *Visitor cycle parking stands will be provided at the entrances of the development within the public realm;*
 - *Emerging development proposals to the public realm within the Station Square and South West Interchange areas will:*
 - *Cycle parking for residents and employees working within the development will be secure, covered and provided adjacent to the designated cycle routes;*
 - *The emerging scheme, traffic levels and public realm could provide suitable environments for cyclists on RBC’s designated cycle network surrounding the development (Greyfriars Road, Garrard Street and Station Hill) but will require some enhancements to improve legibility and priority;*
 - *As part of the North Scheme, the Applicant is considering how these neighbouring cycle routes could be improved and enhanced for cyclists. These routes include, Greyfriars Road, Garrard Street, Station Hill and the junction where Garrard Street meets Station Road. The enhancements will be discussed with officers as part of future dialogue and contributions made (as appropriate).”*
- 6.86 This submitted strategy is not considered to be suitably ambitious, especially in terms of the level of improvements that will be required to the surrounding highway network. However it is accepted that these changes are largely beyond the scope of the South Site and it would not be reasonable to secure these within the historic extant office-based permission for the North Site granted under 151427 and to be reiterated for completeness under 190441. However any new proposal for the North Site will be a ‘new chapter’ in Planning terms and significant improvements will be expected at that point. It is accepted that the cycling strategy is a work in progress and Officers fully expect improvement and further refinement as part of ongoing discussions in respect of the North Site.

Public Transport

- 6.87 The proposals have been assessed by the Highways Authority and the revised proposals for the South Site and the re-iterated proposals for the North Site would not conflict with policy aims for public transport, including routes reserved for future MRT links.
- 6.88 It is understood that there are pre-existing proposals to prohibit taxis from exiting onto Station Road from Garrard Street (they currently do so across the footway under a temporary arrangement). The South Site proposals and the re-iterated North Site proposals would not prevent this restriction from being carried out. Concerns regarding the proximity of taxis to new dwellings fronting Garrard Street are noted however it is considered that this would be suitably mitigated through the use of acoustic glazing and ventilation systems and such situations are sometimes unavoidable in urban environments. The overall strategy for managing taxis within the town centre is a wider issue for the Highways Authority to resolve and is beyond the scope of this application. The main consideration with these applications is that it would be unduly harmed due to the presence of taxis, and equally would not prejudice changes to the existing highway, or other taxi management measures, should these be required by the Highways Authority. It is expected that future proposals for the North Site may require more detailed consideration of the effect on taxis if these include changes to the South West Interchange on Station Hill.

Private Vehicles

- 6.89 The parking, access and circulation aspects of the proposal are addressed in the Transport consultee comments section of this report and are considered to be acceptable on this basis.
- 6.90 The detailed comments of the Highways Authority are set out in the consultation section above and officers agree with this assessment.
- 6.91 Overall the Transport aspects of the current proposals are considered to be in accordance with Policies CS20, CS21, CS22, CS23, CS24.

viii) Ecology

- 6.92 As with extant permissions 151426/7, the proposed area of green roof is suitable (at 25% of the total) and the roof area should also include opportunities for Peregrines and Swifts and conditions are recommended to this effect. The submitted bat survey confirms that bats would not be affected. This will need to be updated if works do not start within a year of the survey and a condition is recommended.
- 6.93 The applications are considered to comply with Policy CS36 on this basis.

ix) Wind and Microclimate

- 6.94 BRE have been commissioned by the Council to appraise the wind and microclimate characteristics of the proposal, within the context of the general scale and massing allowed under the extant outline that is to be varied.
- 6.95 Their findings are awaited and will be reported to Committee in an Update. Failing that, officers request delegated authority to finalise assessment and issue permission once the wind and microclimate matter is resolved. Such an approach would be consistent with the approach approved under 170326/FUL at Land between Weldale Street and Chatham Street.

x) **Environmental Sustainability**

Carbon Emissions

- 6.96 Station Hill is a key regeneration site in the Borough and will need to demonstrate exemplary sustainability compliance. Policy CS1 when translated into the latest equivalent standards, requires half of the dwellings to achieve a 19% improvement in the Dwelling Emission Rate over and above the Target Emission Rate as set out under the 2013 Building Regulations. These are based on the SAP 2012 assessment methodology.
- 6.97 The Applicant's Energy Strategy is based on an 'all-electric approach' using electric powered underfloor heating. The strategy is predicated on the reductions in carbon dioxide emissions which are currently being achieved through the national grid and because of this the Applicant argues that the carbon figures in a draft version of SAP known as SAP10 should be used instead of SAP 2012 as it is suggested that these better-reflect the decarbonisation of the National grid.
- 6.98 The Council's Sustainability Manager objects to the use of SAP10 calculations in the context of Reading Borough as these would not result in a comparable energy improvement for the proposed buildings under current policy requirements. It is understood that the draft SAP10 carbon emission figures are now being applied in Greater London but within the context of more stringent Zero Carbon policy targets. Emerging policy CC2 in the Reading Borough Draft Local Plan will also require a residential scheme of the scale of Station Hill to meet Zero Carbon standards, but this is not yet adopted and the Applicant and Officers are working to the less stringent requirements of Policy CS1. As things stand currently the Council's standard approach requiring 19% improvement DER/TER on the SAP 2012 (Building Regulations, 2013) is recommended to be secured by condition in order to secure the minimum policy requirement and make an otherwise unacceptable development acceptable. Officers will continue to work with the applicant on this point and any alternative (but equivalent) option that may be agreed will be reported to Committee in an Update Report.
- 6.99 The non-residential floorspace will be required to meet BREEAM Very Good standard (with a minimum achievement of 62.5 points). The energy strategy confirms that this will be achieved in compliance with the policy.
- 6.100 Policy DM2 also requires a CHP plant, or biomass-fuelled heating scheme, or other form of decentralised energy provision, within the site, unless it can be demonstrated that the scheme is not suitable or feasible for this form of energy provision. The applicant has submitted a report which demonstrates that a Ground Source Heat Pump (GSHP) system (which is a form of decentralised energy provision) would outperform the proposed All-electric solution in terms of carbon dioxide emission reduction. However the report also seeks to explain why they do not believe the GSHP to be feasible. The Council's Sustainability Manager objects to the lack of decentralised provision on the site especially given its size and strategic importance and the apparent space available within the site as a whole for this type of technology. It would appear that much of the resistance to the GSHP on the part of the Applicant is due to the configuration of the building which may require redesigning to accommodate a GSHP system. There is also the question of overheating due to hot water pipes running through the building (although it is possible that GSHP could in fact be used to provide cooling to the building).

- 6.101 Officers are not convinced that a GSHP or other decentralised energy solution could not be accommodated; especially given the opportunity afforded by a more strategic approach to the development of the wider Station Hill site as a whole. It would appear that many of the problems cited by the Applicant result from this type of system not being designed into the scheme at a sufficiently early stage (despite pre-application advice to do so).
- 6.102 This is clearly a negative aspect of the current proposals and it is considered these applications fail to demonstrate compliance with Policy DM2 in respect of decentralised energy.
- 6.103 It should be noted that any future proposals are likely to come under the requirements of the new Local Plan which will require dwellings to meet Zero Carbon standards and reiterates and clarifies the Council's requirement for decentralised energy. If approved, the absence of a decentralised energy system in these current proposals should not be taken as justification for a similar approach in the future.

Surface Water Drainage and Flood Risk

- 6.104 The site is required under national and local Planning policy to provide a sustainable urban drainage system to deal with surface water and ensure that the rate and amount of surface water discharge suitably managed. The Applicant has submitted a SUDS strategy which proposes three attenuation tanks, two of which are located underneath the basement car park and the other is beneath the retail unit facing Friar Street.
- 6.105 The proposed drainage strategy is based on the discharge rates agreed in the Storm Water Drainage Strategy produced by Hoare Lea, dated 13 July 2015; Block E 42.47 l/s and Block F 20.16 l/s. It is proposed that the surface water run-off is attenuated in below ground cellular storage tanks prior to discharging into the existing Thames Water sewerage network. The discharge from the attenuation structures will be restricted prior to discharge. This general approach is considered acceptable however the submitted details / drawings do not identify what would be discharged from each of the attenuation tanks to ensure that the layout complies with the proposed strategy. In addition having reviewed the scheme the Lead Flood Authority is not satisfied that sufficient detail has been provided demonstrating that all surface water will be diverted to these tanks before discharge. Standard conditions requiring full details of the scheme and its future maintenance are therefore recommended.
- 6.106 Whilst the underground attenuation tank approach is acceptable purely in terms of flow rates and discharge amounts, its environmental credentials are relatively low compared with the benefits of a more 'natural' system. The applications therefore include additional measures, including green roofs, to be secured by condition. The proposed landscaping condition also requires SUDS to be integrated within the planting and hard landscaping scheme where possible. It is considered that this is a reasonable combined approach given the dense, urban, character of the proposals and would comply with the general aims of Policy DM1 in this context.

xi) Air Quality

- 6.107 The proposals involve a large increase in dwellings within the Air Quality Management Area (AQMA) and an assessment of the suitability of proposed mitigation both in terms of protecting future residents (ventilation, etc.) and mitigation of the wider impacts on the surrounding area needs to be provided.

These matters are recommended to be addressed by condition. It is considered that, subject to these conditions, the proposals would comply with Policies DM19, RC9 and CS34 in respect of Air Quality.

xii) Contaminated Land

6.108 The Contaminated Land conditions are carried forward from the extant permissions as these were partially discharged previously but further investigation, further remediation and final verification are required. The proposals are in accordance with Policy CS34 on this basis.

xiii) Security

6.109 The design of the buildings, with long corridors and a limited number of stair cores does not lend itself to effective compartmentation and is at risk of a large number of residents per floor which can increase anonymity and the associated risk of intruders. It is acknowledged that the Build-To-Rent model, which is more actively managed with staff on site, offers some mitigation for these concerns. On the advice of Thames Valley Police CPDA and the Council's Emergency Planning Manager, conditions are recommended, similar to that imposed previously, to require a security strategy, including full details of access control and additional compartmentation where necessary. This should also include 'Hostile Vehicle Mitigation' to prevent unauthorised access to the public realm areas of Friars Walk and the public realm areas of the re-iterated proposals for the North Site. A condition requiring proof of Secured by Design accreditation is also recommended to ensure that the Police and LPA can be confident that the building offers a robust, holistic, approach to security and safety. In accordance with Policies RC9, RC14 and CS7

xiv) Archaeology

6.110 As advised by Berkshire Archaeology, the sites include a significant portion of the regionally important Medieval town of Reading along and to the rear of Friar Street. The sites have archaeological potential and a further Written Scheme of Investigation should be provided, site-wide. Various investigations have already taken place and the assessment should therefore draw together the results of all these investigations to provide an overview of the archaeological potential of areas of the site. This overview is likely to need to be tested by exploratory archaeological trial trenching, which will become possible now that the existing structures between Garrard Street and Friar Street are being demolished. Post-demolition and pre-commencement of construction, there will a need to provide for an appropriate period of archaeological investigation. Conditions are recommended to secure this. In accordance with Policy CS33 and emerging Policy CR11.

xv) Building Maintenance Arrangements

6.111 The application includes a building management framework report which indicates that upper floors will be cleaned via abseil and not building maintenance units (BMUs). This will ensure that there will be no unsightly cleaning apparatus on the roof of the building.

xvi) Fire Safety

6.112 the Applicant has submitted a fire strategy to demonstrate that this matter has been considered at an early stage in the design process and will be dealt with further at Building Regulations stage.

xvii) Broadcast Signal Interference

- 6.113 Despite new transmitting technology, tall and bulky buildings can still interrupt TV, radio and other similar signals. The submitted Television and Radio Signal Survey & Television and Radio Reception Impact Assessment report concludes that:
- Interference to analogue television service reception would not be possible
 - Interference to DTT service reception is not expected
 - The proposed development could cause interference to digital satellite reception within 89m to the immediate northwest of the site. However, as there are no dishes located in this theoretical signal shadow area, no interference will occur to digital satellite television reception
 - The proposed development is not expected to affect VHF(FM) radio Reception.
- No mitigation measures are proposed on this basis which is considered to be acceptable. The submitted details comply with recommended condition 12 and should therefore be approved under the Reserved Matters applications.

xviii) S106 Matters

- 6.114 The extant SH3 Section106 agreements (130436, 151426, 151427) have been used as the starting point for the revised Section 106 obligations. Consistent with the s.73 procedural approach, existing obligations are largely carried forward, index-linked from the original permissions and increased pro-rata to reflect the increase in floorspace/dwellings. Some have been adjusted where obligations are wholly replaced by CIL (the Education Contribution for instance). Additional obligations relating to the Build to Rent model are proposed to secure the buildings (Plots E and F) as Build to Rent and the benefits associated with this type of building management. As can be seen from the Recommendation above, these issues are complex between the various applications and permissions and the Update Report may need to provide further discussion of these matters.

xix) Equality

- 6.115 In determining this application, the LPA 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. There is no indication or evidence (including from consultation on the application) that the protected groups have or will have different needs, experiences, issues and priorities in relation to the particular planning application. In terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

xx) Conclusion and Planning Balance

- 6.116 The Station Hill site occupies a key strategic location in the town centre. Its current dilapidated condition is clearly harmful to the vitality of the town centre and fails to make effective use of the site. The regeneration of this site is therefore understandably a focus of Development Plan policy for the Borough. Previous schemes have not been realised and only a limited development (generally restricted to demolition) has been undertaken on the Station Hill 3 scheme.
- 6.117 The proposed scheme, comprising a mix of retail, leisure and high-density residential uses will serve to regenerate the site. Whilst it is appreciated that the developer has indicated their intention to pursue a different design north of Garrard Street, nevertheless the current applications when taken together, encompass the whole Station Hill site. It is considered that the regeneration benefits of the proposal would be considerable; especially in socioeconomic and

townscape terms, and that these benefits should be afforded substantial weight when considering the current proposals.

- 6.118 This report makes reference to a number of negative aspects of the scheme. The environmental credentials of the energy strategy fall short of expectations for a site of this scale and importance and the Affordable Housing proposals also fall short of the policy requirements (albeit this is consistent with the extant permission). There are also concerns regarding the abrupt change in levels at the junction of Friars Walk and Garrard Street in the event that a revised design for the north site is not forthcoming.
- 6.119 It is recognised that a balanced approach is required when determining planning applications - particularly when large-scale regeneration proposals are involved - and that partial compliance with development plan policy can be acceptable where other material considerations indicate a different approach. In this particular case it is considered that the considerable benefits of the scheme outweigh the less favourable aspects and it is recommended that Planning Permissions 190441 and 190442, followed by Reserved Matters approvals 190465 and 190466, be granted on this basis.

Case Officer: Steve Vigar

APPENDIX 1: DRAFT CONDITIONS IN FULL

1) 190441/VAR (PLOT F & North Site):

1. No development (except demolition) on any Plot (Plots defined as per the approved Parameter Plans) shall be commenced until detailed plans/sections, elevations and other relevant supporting material have been submitted to and approved in writing by the Local Planning Authority for that part of the development in respect of:

A. Means of Access for vehicles, cycles and pedestrians including details of the positioning and treatment of access and circulation routes and the position and layout of vehicle and cycle parking and servicing areas

B. The Scale of buildings

C. The Layout of buildings, routes and open spaces

D. The Appearance of buildings including details in respect of architecture, materials, decoration, lighting, colour and texture, and

E. Landscaping;: to include:

i) details of hard and soft landscaping works, boundary treatment and or means of enclosure;

ii) details of planting in respect of trees, shrubs, ground area (including grasses) and climbers

iii) details (including colours) of materials to be used on paved areas and other hard surfaces and details of all external flooring materials and drainage;

iv) street furniture, signage, lighting;

v) any features of artwork

F. The internal layout of all buildings.

The development shall not be carried out except in accordance with the detailed plans/sections, elevations and other relevant supporting material approved pursuant to this condition.

2. All applications for the approval of Reserved Matters in respect of all or part of any one or more Plot(s) shall be made not later than 9 January 2022.

3. (i) All applications for approval of Reserved Matters for Plot F shall be in accordance with the following documents (insofar as they apply to the relevant Plot):

Application for Approval of Reserved Matters to be in accordance with: (a) Plot E and Telecom House Design Codes updated March 2019 by CRTKL Architects (Chapter 8, DAS, March 2019); (b) Parameter Plans as listed in Condition 5; and (c) Generally in accordance with the submitted document "Station Hill Reading Plots E & F Design and Access Statement (March 2019).

(ii) All applications for approval of Reserved Matters for Plots A, B, C, D and G shall be in accordance with the following documents (insofar as they apply to the relevant Plot):

(a). "Station Hill, Reading Design Codes", dated November 2013, by Allies and Morrison Architects

(b). the Parameter Plans (as listed in Condition 5); and

(c). shall be in general accordance with the document, "Station Hill, Reading Design and Access Statement".

Reference to Plot or Plots within this permission shall be defined as per the approved Parameter Plans.

4. The development hereby permitted shall be commenced before either (a) 9 January 2022 or (b) the expiration of three years from the date of approval of the last reserved matter (whichever is the later).

5. (i) The development permitted within Plot F shall be carried out in accordance with the following approved plans and the Reserved Matters approved under Condition 1, and any other details as may be approved under these conditions, and conditions pursuant to the approval of the Reserved Matters:

SHR-CRL-SB-ZZ-PL-A-100-003-P10 - Plot F Location Plan

SHR-CRL-SB-ZZ-PL-A-100-007-P10 - Plot F Proposed Site Plan

SHR-CRL-SB-ZZ-PL-A-100-009-P10 - Plot F Topography

SHR-CRL-SB-ZZ-PL-A-100-100-P10 - Building Parameters - Indicative Sequence

SHR-CRL-SB-ZZ-PL-A-100-101-P10 - Building Parameters - Application Boundary

SHR-CRL-SB-ZZ-PL-A-100-102-P10 - Demolition and Retained Buildings

SHR-CRL-SB-ZZ-PL-A-100-102-P11 - Building Parameters - Building Plots

SHR-CRL-SB-ZZ-PL-A-100-103-P10 - Building Parameters - Public Realm

SHR-CRL-SB-ZZ-PL-A-100-104-P11 - Building Parameters - Access Routes

SHR-CRL-SB-ZZ-PL-A-100-105-P10 - Building Parameters - Ground Floor Uses

SHR-CRL-SB-ZZ-PL-A-100-106-P10 - Building Parameters - Upper Floor Uses

[--- Final drawing revision numbers to reported in Update Report ---]

(ii) The development permitted within Plots A, B, C, D and G shall be carried out in accordance with the following approved plans and the Reserved Matters approved under Condition 1, and any other details as may be approved under these conditions, and conditions pursuant to the approval of the Reserved Matters:

698_PP_07_001 Rev. P3: PARAMETER PLAN 1, PLANNING APPLICATION BOUNDARY;

698_PP_07_002 Rev. P4: PARAMETER PLAN 2, DEMOLITION AND RETAINED BUILDINGS;

698_PP_07_003 Rev. P4: PARAMETER PLAN 3, BUILDING PLOT PARAMETERS 698_PP_07_004 Rev. P3: PARAMETER PLAN 4, PUBLIC REALM;

698_PP_07_005 Rev. P5: PARAMETER PLAN 5, VEHICLE AND PEDESTRIAN ACCESS ROUTES;

698_PP_07_006 Rev. P4: PARAMETER PLAN 6, GROUND FLOOR USES; 698_PP_07_007 Rev. P4: PARAMETER PLAN 7, UPPER FLOOR USES.

As originally received by the Local Planning Authority on 2 April 2013.

6. The total amount of development hereby permitted in this planning permission and expressed as Gross External Areas (GEA) across the different plots shall not exceed:

(a) Retail (Classes A1, A2, A3, A4, A5): 10,000 sqm (GEA)

(b) Leisure (Classes D1 and/or D2) (Plot F): 2,200 sqm (GEA)

(c) Residential (Class C3): 19,500 (GEA), 168 no. dwellings

(d) Offices (Class B1a): 122,000 sqm (GEA)

(e) Car Parking: 1,000 spaces

(f) Back of House facilities: 2,000 sqm (GEA)

And the following shall apply to the interpretation of this Condition:

i) Floorspace figures exclude rooftop and basement plant (including the energy centre)

ii) The public realm may additionally include small retail kiosks (Use Classes A1, A2, A3, A4, A5) which in total will not exceed 10% of the approved retail floorspace.

iii) The leisure floorspace area excludes the rooftop pitches on the roof of Plot G.

7. The ground floors of each Plot shall have active frontages as shown on the approved Parameter Plans (see Condition 5 above). For the purpose of this condition, an 'active frontage' means that a minimum of 75% of the defined frontage length shall comprise

either shopfronts, office lobby areas or residential lobby areas and be predominantly glazed.

8. No development (excluding demolition) shall commence until a detailed phasing Strategy has been submitted to and approved in writing by the Local Planning Authority. The Strategy shall accord with the phasing detailed in the submitted Environmental Statement Addendum dated February 2019. The development shall not be carried out except in accordance with approved Strategy unless otherwise agreed in writing by the Local Planning Authority.

9. No part of the development hereby approved shall be commenced (excepting demolition and groundworks) until a Landscaping Masterplan for the whole site has been submitted to and approved in writing by the Local Planning Authority. The Masterplan shall include the following elements:

A. an overall strategy for soft landscaping within the development, integrating this with elements of a SUDs scheme where appropriate and providing commitment within landscaping submission to respond to climate change;

B. details of service runs and planting areas to demonstrate clearance for emergency access;

C. a range plant species including native species which are likely to survive in a predominantly hard urban environment, with particular emphasis on suitable 'street tree' species

D. details of management responsibilities

E. the location of hard landscaping, street furniture and how paving and lighting will be positioned; and

F. how soft and hard landscaping features may provide a suitable wind/ microclimate environment.

Unless otherwise agreed in writing by the local planning authority.

10. Car parking spaces approved pursuant to Condition 1 shall be provided prior to first occupation and retained as approved for each plot at all times thereafter.

11. i) Prior to the submission of the first application for Reserved Matters in respect of Access and Layout within Plot F (see Condition 1), details of the provision for cycle parking for Plot F (a cycle parking masterplan) shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the numbers of cycle parking spaces within each relevant Plot (secure longer-term parking for residential/ commercial uses and short-term surface cycle parking for shoppers/ visitors). For residential occupiers, this will include secure, covered and lockable bicycle storage spaces with Sheffield cycle stands. For commercial uses, this will also include changing/shower/locker provision. For public areas, this will include Sheffield stands with covers in well-surveyed areas. The cycle parking and related facilities shall thereafter be installed as approved no later than the first Occupation of the relevant building within the Plot/ first use of the public realm within the Plot and retained for their approved purposes in relation to cycle parking/ cyclists' usage only.

ii) Prior to the submission of the first application for Reserved Matters in respect of Access and Layout within Plots A, B, C, D, and G (see Condition 1), details of the provision for cycle parking for those plots (a cycle parking masterplan) shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the numbers of cycle parking spaces within each relevant Plot (secure longer-term parking for residential/ commercial uses and short-term surface cycle parking for shoppers/ visitors). For residential occupiers, this will include secure, covered and lockable bicycle storage

spaces with Sheffield cycle stands. For commercial uses, this will also include changing/shower/locker provision. For public areas, this will include Sheffield stands with covers in well-surveyed areas. The cycle parking and related facilities shall thereafter be installed as approved no later than the first Occupation of the relevant building within the Plot/first use of the public realm within the Plot and retained for their approved purposes in relation to cycle parking/ cyclists' usage only.

12. (a) Concurrently with the submission of Reserved Matters for any buildings, a report demonstrating that those buildings will not cause undue interference to television and radio (and other broadcasting services) reception shall be submitted to and approved in writing by the Local Planning Authority.

(b) If such a scheme does indicate undue interference, the report shall also set out the mitigation measures required.

(c) The development of the relevant Plot(s) shall thereafter be carried out and retained in accordance with the approved mitigation measures save to the extent that the Local Planning Authority approves any variation(s) to the approved details.

13. In respect of each Plot, concurrently with the submission of Reserved Matters for any buildings, plans and details of building maintenance and cleaning systems in respect of the relevant Plot shall be submitted to and approved by the Local Planning Authority (to the extent relevant to the subject matter of that Reserved Matters application). The plans and details shall include all related plant, screens, rails, cradles, building maintenance units, etc. and how these aspects, where applicable, will be integrated within the relevant building(s). The development of the relevant building(s) shall thereafter only be undertaken in accordance with the approved details.

14. ~~[DELETED] Not less than 20% of the A1, A2, A3, A4 and A5 retail units hereby approved shall be 100sqm (GEA) or less.~~

15. Concurrently with the submission of Reserved Matters for each Plot which includes residential dwellings, details of the residential numbers, mix, size of units and tenure (both for open market and affordable dwellings) in respect of the relevant Plot shall be submitted and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details.

16. Concurrently with the submission of Reserved Matters for each Plot which includes residential dwellings, plans showing the internal layouts and fittings, to Lifetime Homes standards where feasible (including room configurations, circulation spaces and doorways and the location of any obscure glazing) in respect of the relevant Plot shall be submitted to the LPA for approval. The development shall thereafter be carried out in accordance with the approved details.

17. Concurrently with the submission of Reserved Matters for each Plot in respect of Layout for each Plot containing residential dwellings as required by condition 1, plans showing room layouts and window dimensions/positions for all rooms within that Plot and a report demonstrating the degree of compliance with the Average Daylight Factor and Annual Probable Daylight Hours recommendations in the British Standard, BS8206 Part 2, together with any mitigation measures required shall be submitted to and approved in writing by the Local Planning Authority. No development shall be constructed within the relevant Plot except in accordance with the approved details.

18. Concurrently with the submission of Reserved Matters for each Plot in respect of Access, Scale, Layout, Appearance or Landscaping, wind tunnel testing shall be undertaken for the Plot and a report recommending mitigation shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, there shall be no first

public use of the public realm within the Plot, or first Occupation of any building within the Plot until the relevant wind/microclimate mitigation (in the form of landscaping, canopies or other structures, as may be required) has been planted/installed in accordance with the mitigation report. The wind/microclimate mitigation measures shall be retained and maintained as approved thereafter.

19. Notwithstanding the submitted Energy Strategy dated 14 March 2019 no development shall be commenced on any Plot (excepting demolition) until details of the sustainability/environmental performance measures for that Plot have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall demonstrate that: i) for the residential element of the Plot (through a Design Stage Standard Assessment Procedure (SAP) Assessment), 50% of all approved dwellings within the Plot shall achieve a minimum of a 19% improvement in the dwelling emission rate over the target emission rate, as defined in The Building Regulations for England Approved Document L1A: Conservation of Fuel and Power in New Dwellings (2013 edition) (or any subsequent Approved Document); and ii) all non-residential floorspace within each Plot shall achieve a BREEAM Very Good rating with a minimum of 62.5 points. Where feasible, the office use within each Plot shall achieve a BREEAM Excellent rating. ii) The development of each Plot shall thereafter be carried out and retained in accordance with the approved details of the sustainability/environmental performance.

20. In respect of each Plot, each application for the approval of Reserved Matters shall be accompanied by an assessment report in respect of the feasibility of use of electricity-generating photo-voltaic (PV) panels within the relevant Plot which shall be submitted to and approved by the Local Planning Authority. The assessment report shall examine the amount of roof space available for PV panels after plant areas, building maintenance equipment, 'green'/'brown' roof and amenity spaces have been taken into account. ii) Where a PV installation is shown to be feasible, no Plot shall be first occupied until a detailed PV Scheme has been submitted to and approved in writing by the LPA. The approved PV installation shall be fully provided and operational no later than first Occupation of the building to which it relates within on the Plot. The PV installation shall thereafter be retained, as approved.

21. In respect of each Plot, each application for the approval of Reserved Matters shall be accompanied by a Sustainable Urban Drainage System (SuDS) report in respect of the relevant Plot. The SuDS report shall be based on the principles of the approved Flood Risk Assessment ("Station Hill, Reading: Flood Risk Assessment", dated March 2013 by Waterman Transport and Development Limited, as appended to Environmental Statement by Waterman, February 2019) and integrated with the Landscaping Masterplan (required by Condition 9 above), where appropriate, has been submitted to and approved in writing by the Local Planning Authority. The detailed SuDS details shall include details of run-off rates (existing and proposed) and demonstrate how the detailed surface water drainage scheme shall be maintained and managed after completion of the development of that relevant Plot and calculations to demonstrate that surface water run-off will be controlled in accordance with the approved FRA. The detailed surface water drainage scheme shall subsequently be implemented in accordance with the approved details before the relevant Plot is Occupied.

22. In respect of each Plot, each application for the approval of Reserved Matters shall be accompanied by details of habitat mitigation works for that Plot. The details shall include a report detailing the following habitat mitigation works which shall be submitted to and approved in writing by the Local Planning Authority under the Reserved Matters approval:

A. locations and specification for bird nesting habitats for Black Redstarts, Swifts and Peregrine Falcons

B. specifications for green roofs and brown roofs (to be a minimum area of 25% of each Plot's roof area in the development), including their method of construction and landscaping on-going management for five years; and

C. details of the ground level planting scheme (demonstrating how it has been designed to maximise its benefit to wildlife within the context of the scheme).

The approved habitat mitigation works shall be provided prior to first occupation of the relevant building/Plot and retained thereafter.

23. Concurrently with the submission of any Reserved Matters relating to the Car Park plot (Plot G), details of the landscaping scheme of a 'green wall' on the southern elevation of Plot G shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide full details of species, irrigation, timing of implementation and management/maintenance arrangements. The landscaping scheme shall be implemented as approved and retained in accordance with the approved details at all times thereafter.

24. The Reserved Matters for Plot A (to the extent relevant to the subject matter of that Reserved Matters application) shall indicate a 'shoulder' set-back to upper floors within the principal façade on Greyfriars Road.

25. No development (including any works of demolition) shall take place until a site-wide archaeological Written Archaeological Scheme of Investigation (WSI), has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall only take place in accordance with the approved Scheme.

26. No development (including any works of demolition) shall commence on any relevant Plot until an archaeological Written Archaeological Scheme of Investigation (WSI), to update the site-wide WSI, as necessary (to be approved by the Condition above), has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development of the Plot shall only take place in accordance with the approved Scheme.

27. No development (including demolition) shall commence within a Plot until a scheme that includes the following components to deal with the risks associated with contamination of that Plot (whether or not it originates from the site/Plot) has been submitted to and approved in writing by the Local Planning Authority:

(a) A preliminary contaminated land risk assessment which has identified:

- all previous uses*
- potential contaminants associated with those uses (extent, nature and scale of the contamination)*
- a conceptual model of the site indicating sources, pathways and receptors*
- potentially unacceptable risks arising from contamination at the site*

(b) A site investigation scheme, based on the approved preliminary contaminated land risk assessment (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site, i.e.:

- human health*
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes*
- adjoining land*
- groundwaters and surface waters*
- ecological systems; and*

- *archaeological sites and ancient monuments;*

(c) The results of the site investigation and detailed risk assessment referred to in (b) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The strategy shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 and shall be suitable for its intended use after remediation.

(d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

(e) In the event that contamination not previously identified is found at any time when carrying out the approved development, development shall be halted on that part of the site and shall be reported in writing to the Local Planning Authority.

Following that an assessment of the nature and extent of contamination shall be undertaken and where remediation is necessary a remediation scheme, together with a timetable for its implementation, shall be submitted to and approved in writing by the Local Planning Authority.

The measures in the approved remediation scheme shall be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme, a validation report shall be submitted to and approved in writing by the Local Planning Authority.

The development of the relevant Plot shall thereafter only be undertaken in accordance with the approved details in (a)-(e) above, as relevant, save to the extent that the Local Planning Authority approves any variation(s) to the approved details.

28. No development (including any works of demolition) be commenced on any Plot until ground gas monitoring has been carried out within the application site by a suitably qualified person and a risk assessment and scheme showing how that Plot is to be protected against any landfill gas identified has been submitted to and approved in writing by the Local Planning Authority. No Occupation of any building within the Plot shall take place until the scheme has been fully implemented as approved (save to the extent that the Local Planning Authority approves any variation(s) to the approved scheme), and those measures shall be retained at all times thereafter.

29 . No development (except demolition) shall be commenced on any Plot until a method statement for the foundation design for all buildings within that Plot has been submitted to and approved in writing by the Local Planning Authority. Such a statement shall seek to avoid piling or any other foundation designs using penetrative methods, as far as is possible/practicable. The foundation works shall thereafter only be carried out in accordance with the agreed method statement, save to the extent that the Local Planning Authority approves any variation(s) to the approved statement. Reason: the site is potentially contaminated and is located over the chalk major aquifer. Piling at the site has the potential to mobilise contaminants into the chalk aquifer which would result in pollution of controlled waters and therefore agreement will only be given for piling in those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater quality.

30. *In the event that demolition within a Plot has not commenced by 31 March 2020, no development/demolition shall commence within that Plot until an updated bat survey has been undertaken (by an appropriately qualified ecologist, that is a member of CIEEM or an equivalent institution with experience of undertaking bat surveys), and the results submitted to and approved in writing by the Local Planning Authority. Furthermore, should bats or evidence of bats be found, no development shall commence until any relevant licence(s) have been obtained from the Statutory Nature Conservation Organisation (currently Natural England) and a copy submitted to the Local Planning Authority. Should bats or evidence of bats be found and the applicant considers that a licence for development works affecting bats is not required, the applicant must submit a report to the Local Planning Authority detailing the reasons for this assessment and this report is to be approved in writing before development shall commence.*

Design

31. *No demolition or site clearance within a Plot shall take place within the bird nesting season (mid-February to mid-September inclusive). If clearance within a Plot during the bird-breeding season cannot reasonably be avoided, a suitably qualified ecologist will resurvey the areas within and adjacent to the Plot immediately prior to clearance within the Plot and advise whether nesting birds are present. If active nests are recorded, no works that could disturb the nest shall proceed until all young have fledged the nest and if a nest of a Peregrine Falcon, Swift or Black Redstart is found on a Plot, all works of demolition within a Plot or site clearance within a Plot which could disturb the nest must cease until a method statement for undertaking the works on the Plot has been agreed with the Local Planning Authority. The works shall only be undertaken in accordance with the approved method statement, unless the Local Planning Authority approves any variation*

32. *No demolition shall take place on any Plot until a Demolition Management Statement (DMS) for the relevant Plot has been submitted to and approved in writing by the Local Planning Authority. The DMS shall include:*

A. The parking of vehicles and site operatives and visitors, to be shown on a Plan not less than 1:500 and to include the total amount of parked vehicles

B. Loading and unloading of plant and materials used in constructing the development: areas to be shown on a plan not less than 1:500

C. Storage of plant and materials used in constructing the development: areas to be shown on a plan not less than 1:500

D. The erection and maintenance of security hoarding (including decorative displays/murals/scaffolding if required

E. Wheel washing facilities

F. Measures on-site to control the deposition of dirt/mud on surrounding roads during construction

H. The method of piling (normally restricted to auger bored or hydraulic press)

I. Footpath Closures/Road Closures needed during construction

J. Traffic Management needed during construction

K. Times, routes and means of access into and from the site for construction traffic and delivery vehicles (including the removal of any associated construction waste from the site and methods of preventing deposition of materials on the public highway)

L. A commitment to regular meetings with the RBC Streetworks

Co-ordinator

M. A dust mitigation and monitoring scheme during construction phases (to accord with paragraph 10.113 of the submitted Environmental Statement by Waterman, March 2019)

N. Controls on timing of operations (to include quiet periods)

O. External lighting

P. A scheme for recycling/disposing of waste resulting from the construction works

Q. Confirmation of external treatments (cleaning, render/brick repairs, graffiti removal, window and security measures) for any building within a Relevant Site which has not been demolished within one year after the first building on site has been demolished.

R. Measures to control vermin during demolition works including capping off of redundant below ground sewers and other services.

The approved DMS for the relevant Plot shall be adhered to throughout the development hereby permitted in respect of that Plot, unless prior agreement has been received in writing from the Local Planning Authority.

33. No development (except for demolition works) shall take place on any Plot until a Construction Management Statement (CMS) for the relevant Plot has been submitted to and approved in writing by the Local Planning Authority. The CMS shall include:

A. The parking of vehicles and site operatives and visitors, to

be shown on a Plan not less than 1:500 and to include the total amount of parked vehicles

B. Loading and unloading of plant and materials used in

constructing the development: areas to be shown on a plan not less than 1:500

C. Storage of plant and materials used in constructing the development: areas to be shown on a plan not less than 1:500

D. The erection and maintenance of security hoarding (including decorative displays/murals/scaffolding if required

E. Wheel washing facilities

F. Measures on-site to control the deposition of dirt/mud on surrounding roads during construction

H. The method of piling (normally restricted to auger bored or hydraulic press)

I. Footpath Closures/Road Closures needed during construction

J. Traffic Management needed during construction

K. Times, routes and means of access into and from the site for construction traffic and delivery vehicles (including the removal of any associated construction waste from the site and methods of preventing deposition of materials on the public highway)

L. A commitment to regular meetings with the RBC Streetworks

Co-ordinator

M. A dust mitigation and monitoring scheme during construction phases (to accord with paragraph 10.113 of the submitted Environmental Statement by Waterman Energy, Environment and Design, March 2013, as appended to Environmental Statement by Waterman, February 2019)

N. Controls on timing of operations (to include quiet periods)

O. External lighting

P. A scheme for recycling/disposing of waste resulting from the construction works

Q. Confirmation of external treatments (cleaning, render/brick repairs, graffiti removal, window and security measures) for any building within a Relevant Site which has not been demolished within one year after the first building on site has been demolished.

The approved CMS for the relevant Plot shall be adhered to throughout the development hereby permitted in respect of that Plot, unless prior agreement has been received in writing from the Local Planning Authority.

R. Measures to control vermin during demolition works including capping off of redundant below ground sewers and other services.

The approved CMS for the relevant Plot shall be adhered to throughout the development hereby permitted in respect of that Plot, unless prior agreement has been received in writing from the Local Planning Authority.

34. In relation to the conditions 32 and 33 above relating to demolition and construction, a temporary parking area and turning space shall be provided within each Plot, to the satisfaction of the Local Planning Authority, and shall be maintained concurrently with

and for the duration of development of that Plot, in a position to be agreed, unless otherwise agreed in writing by the LPA.

35. No development shall commence (including works of demolition) on any Plot until an Environmental Management Plan (EMP) (based on the recommendations in Chapter 6: Development Programme Demolition and Construction of the document, "Environmental Statement Volume 1", dated March 2013 by Waterman Group) as amended by Chapter 6 of "Environmental Statement Addendum - Volume 1, Main Text" dated February 2019 for that Plot has been submitted to and approved in writing by the Local Planning Authority. The demolition and construction within the Plot shall thereafter only be undertaken in accordance with the approved EMP (which shall include noise control, hours of construction and controlling exposure to contaminated land), unless the Local Planning Authority approves any variation to the approved details.

36. No development (except demolition) shall commence within a Plot until a Security/Anti-Crime Management Plan for that Plot in accordance with the 'Secured By Design' standard has been submitted to and approved in writing by the Local Planning Authority. The Security/Anti-Crime Management Plan for the Plot shall include:

- A. Laminated external glazing, with an emphasis on proximity to public realm*
- B. Emergency vehicle access (physical barriers and management)*
- C. Hostile vehicle mitigation measures*
- D. Location, surveillance and management of ATM cash-point and public toilet provision (if relevant).*
- E. Safe movement on shared surfaces such as Garrard Street*
- F. Policy regarding provision, location and management of litter bins*
- G. Defined extent of external café seating areas and alcohol-free zone status to include areas outside of defined external café seating areas.*
- H. Management of large crowds, i.e. Reading football and pop festival events*
- I. Appropriate robustness, safety and security of public art, water features and other potential targets for anti-social behaviour*
- J. Close liaison with other stakeholders and partner agencies in the preparation of operational requirements covering the use and technical compatibility for CCTV and patrolling of public areas including the proposed retail arcade and after retail hours*
- K. Secure (including visually-verified) access control arrangements for residential entrances and car parks, including secure mail delivery*
- L. The development to secure Secured by Design and Safer Parking Scheme compliance*
- M. Preparation of a comprehensive lighting strategy*
- N. Measures within the public realm to discourage anti-social behaviour, such as street drinking and skateboarding.*
- O. Lift access control and measures to ensure appropriate compartmentation between and across floors.*

The approved measures within the Security/Anti-Crime Management Plan for the relevant Plot shall be in place before any of the buildings within a Plot are Occupied, or any public space within a Plot is brought into first use by the public (as appropriate), save to the extent that the Local Planning Authority approves any variation(s) to the approved details.

37. No building within a Plot shall be first Occupied until the relevant access(es) for that Plot has/have been constructed in accordance with details which shall have been submitted to and approved by the Local Planning Authority, in compliance with the requirements of the Local Planning Authority for work carried out within the public highway.

38. *No Plot shall be first Occupied before a scheme for the connection and potential improvements to the existing water supply, drainage and sewerage systems in respect of that Plot has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved, unless the Local Planning Authority approves any variation to the approved details. Furthermore, no Occupation of buildings or public realm approved by this permission on any Plot shall occur until the approved scheme for improvements of the existing water/sewage system has been completed, unless the Local Planning Authority approves any variation to the approved details. The development shall be retained and operated only in accordance with the approved scheme at all times thereafter*

39. *No residential units within Plot E or F (see Condition 3 above) shall be Occupied until the Council has been notified in writing of the full postal addresses of the units within the relevant Plot(s). Such notification shall be addressed to the Head of Planning, Development and Regulatory Services, Reading Borough Council, Floor 1, Civic Offices, Bridge Street, Reading, RG1 2LU, quoting the planning application reference specified in this Decision Notice.*

40. *Prior to any agreement being entered into for a new Occupation of, or transfer of any interest in, the residential units hereby approved, the prospective occupier/transferee shall be informed of the prohibition on entitlement to a car parking permit. All material utilised for advertising or marketing the residential units for letting or sale shall make it clear to prospective tenants and occupiers that no parking permit will be issued by the Council to occupiers of the residential units.*

41. *No approved building containing residential units within any Plot shall be first Occupied until all approved private amenity areas (including balconies) or approved communal amenity areas, as appropriate, for that building have been completed and made available for use. All amenity areas shall be retained as approved for the use of occupiers of the related dwellings at all times thereafter.*

42. *No development shall be commenced (excepting demolition and groundworks) within Plot F before details of a sound attenuation scheme informed by an assessment of the current noise environment, for protecting the dwellings from the external noise environment of the area has been submitted to and approved in writing by the Local Planning Authority. The scheme itself shall be designed, specified and constructed so that the sound insulation performance of the structure and the layout of the dwellings are such that the indoor ambient noise levels do not exceed the values detailed in Table 4 of BS 8233:2014 and do not exceed 45dB L_{Amax} for bedrooms within any dwelling. Where opening windows will lead to an internal noise level increase of 5 dBA or greater above BS 8233:2014 recommended internal levels, the scheme shall include provision of alternative mechanical ventilation with minimum performance equivalent to a mechanical heat recovery (MVHR) system with cool air bypass as an alternative means of cooling and ventilation. Noise from the system should not result in BS8233 internal levels being exceeded. The development shall not be carried out other than in accordance with the approved scheme which shall be completed before the building to which it relates is first occupied, unless the Local Planning Authority otherwise agrees in writing. The scheme shall be retained as approved at all times thereafter.*

43. *No commercial uses within any Plot shall be first Occupied until details of how service vehicle hours/waste arrangements to the relevant Plot are to be managed shall be submitted to and approved in writing by the local planning authority. Commercial servicing for the development shall take place in accordance with the approved details,*

save to the extent that the Local Planning Authority approves any variation(s) to the approved details.

44. Notwithstanding Condition 43 above, no commercial deliveries/waste management operations to Plots D, E, F or G shall occur outside the following hours: 0800-2200 hours Mondays-Saturdays and 1000-1800 hours on Sundays and Bank/other holidays.

45. No Occupation of Plots D, E, F or G shall commence until details of the proposed hours of use of all units falling under Use Classes A1, A2, A3, A4, A5, D1 and D2 within the Plot have been submitted to and approved in writing by the Local Planning Authority. The development shall be retained and operated only in accordance with the approved details, unless the Local Planning Authority approves any variation(s) to the approved scheme.

46. No building within any Plot shall be Occupied until a post-construction review for that Plot has been carried out by a Licensed Assessor and verified with an BREEAM As Built Certificate or Energy Performance Certificate (as appropriate) for that Plot that the relevant buildings within the Plot meet the Energy use (SAP) and BREEAM standards set out in Condition 19. The development within that Plot shall thereafter be retained in full accordance with the approved standards and specifications.

47. No building within any Plot shall be Occupied until details of all proposed external lighting for the visual enhancement, and safe functioning, of all buildings and public realm within that Plot has/have been submitted to and approved in writing by the Local Planning Authority. The details shall include details of visual effects, lamps, cowl, height, and luminance/lux levels and lighting times, together with a timetable for provision. The lighting shall be installed, maintained and operated in accordance with the approved details and timetable, unless the Local Planning Authority approves any variation(s) to the approved details

48. No mechanical plant, including kitchen extraction plant, shall be installed at any time until a noise assessment of the proposed mechanical plant has been submitted to and approved in writing by the Local Planning Authority. The assessment shall be carried out in accordance with BS4142:2014 methodology. The predicted specific sound level (LAeq,TR) (with reference to BS:4142) as measured at a point 1 metre external to the nearest noise-sensitive facade shall be at least 10dB below the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The predicted rating level, LAr,Tr (specific sound level plus any adjustment for the characteristic features of the sound) as measured at a point 1 metre external to the nearest noise-sensitive façade (habitable window of a dwelling) shall not exceed the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The plant shall thereafter only be installed in accordance with the assessment and shall thereafter be maintained so that it operates to the same standard.

49. No flues, extraction or ventilation equipment shall be installed at any time until an Odour Risk Assessment and full details the equipment have been submitted to and approved in writing by the Local Planning Authority. The details shall include height and location of all external chimneys/other plant, noise specifications, odour and smoke control equipment, and maintenance plans and schedules. The equipment shall not be installed except in accordance with the approved details and shall be retained as approved at all times thereafter.

50. No materials or green waste produced as a result of the clearance of the Plot or demolition works or construction works associated with the development of the Plot hereby approved shall be burnt on site.

51. In respect of each Plot, the development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) ("Station Hill, Reading: Flood Risk Assessment", dated March 2013 by Waterman Transport and Development Limited as appended to, and as amended by Environmental Statement Addendum by Waterman, February 2019) and the following mitigation measures detailed within the approved FRA:

A. Limiting the surface water run-off generated by the 1 in 100 year critical storm with an allowance for climate change so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site; and

B. The inclusion of green roofs and permeable paving within the detailed surface water drainage scheme.

52. No development within any Plot hereby approved shall include any uncontrolled infiltration of surface water drainage into the ground, other than as approved by this permission or by details to have been submitted before the commencement of any Plot within any subsequent Reserved Matters application, unless Local Planning Authority approves any variation(s) to the approved details.

53. Notwithstanding Schedule 2, Part 16 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), no telecommunications equipment permitted by Part 16 (masts, aerials, antennas, cabins, dishes, etc.) shall be installed or otherwise provided on any building within the development.

54. In relation to the amount of retail floorspace (gross external area), the following minimum retail (A1, A2, A3, A4, A5 use) floorspaces shall be supplied per Plot:

Plot B: not less than 250 sq.m.

Plot C: not less than 800 sq.m.

Plot D: not less than 250 sq.m.

Plot E: not less than 1,000 sq.m.

Plot F: not less than 350 sq.m.

Plot G: not less than 800 sq.m.

55. Notwithstanding the A4 uses hereby permitted and notwithstanding the provisions of Article 3 and Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), at least one retail unit within the permitted A1, A2, A3, A4, A5 Use Class floorspace hereby permitted shall not be used for any purpose other than as an A4 (Drinking Establishments) use of not less than 150 sq.m. Net Internal Area.

56. Notwithstanding the approved Design Codes (Condition 3), the design codes shall not prohibit the use of coloured cladding on any Plot.

57. [Deleted]

58. There shall be no openings (doors, windows, etc.) within the end flank south elevation on Plot F (return onto Merchants Place)

New Conditions

59. No building within an approved Plot shall be first occupied until all hard and soft landscaping works relating to that Plot have been carried out in accordance with the

details approved pursuant to this permission and the Reserved Matters approved pursuant to this permission; or in accordance with an alternative timetable that shall have been approved in writing by the Local Planning Authority prior to first occupation of the building.

60. No building within an approved Plot shall be first occupied until a landscaping management plan, including long term objectives, management responsibilities and maintenance schedules for all landscaped areas within that Plot has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved at all times thereafter.

61. No building within any Plot hereby permitted shall be first occupied until details of refuse and recycling bin store(s) for that building have been submitted to and approved in writing by the Local Planning Authority. The details shall include measures to prevent pests and vermin accessing the bin store(s). The approved bin storage, including pest and vermin control measures, shall be provided in accordance with the approved details prior to first occupation of the building and shall not be used for any purpose other than bin storage at all times thereafter.

62. All planted materials shall be maintained for five years and any trees or plants removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced with others of similar size and species to those originally required to be planted.

63. No gym use (Class D2, or ancillary to other use) shall be commenced until a detailed Scheme to control airborne and structure-borne noise resulting from the gym use, to include a floating floor and other mitigation as necessary, has been submitted to and approved in writing by the Local Planning Authority. The Scheme shall be implemented as approved before the gym use is commenced and retained as such at all times thereafter.

64. No construction, demolition or associated deliveries shall take place outside the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0900hrs to 1300hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior written approval from the Local Planning Authority.

65. No building within any Plot hereby permitted shall be first occupied until a Signage Strategy for that building has been submitted to and approved in writing by the Local Planning Authority. No signage shall be provided otherwise than in accordance with the approved Strategy, at all times thereafter, unless otherwise agreed in writing by the Local Planning Authority.

66. No residential floorspace within the development hereby permitted shall be first-occupied until written documentary evidence has been submitted to, and approved in writing by, the Local Planning Authority demonstrating that 50% of the dwellings permitted have achieved a minimum of a 19% improvement in the dwelling emission rate over the target emission rate, as defined in The Building Regulations for England Approved Document L1a: Conservation of Fuel and Power in New Dwellings (2013 edition). Such evidence shall be in the form of an As Built Standard Assessment Procedure, produced by an accredited energy assessor.

67. No non-residential floorspace within the development hereby approved shall be first-occupied until a copy of a Final BREEAM Certificate in accordance with the BREEAM Sustainability Standard following a post-construction stage review carried out by a

licensed assessor has been submitted to and approved in writing by the Local Planning Authority, demonstrating that the development has attained as a minimum the standard set out in the Interim BREEAM Certificate submitted pursuant the condition attached to this permission.

68. i) Details and samples of the types of materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted for approval concurrently with the submission of details pursuant to the Appearance Reserved Matter for each Plot.

ii) No development above ground level shall be carried out within any Plot until full details and samples of the materials to be used in the construction of the external surfaces of the development permitted within that Plot have been submitted to and approved in writing by the local planning authority and the materials shall be in accordance with those approved pursuant to the Appearance Reserved Matter pursuant to part (i) of this condition. The development shall be carried out and thereafter maintained in accordance with the details approved unless otherwise agreed in writing by the Local Planning Authority.

69. No development shall take place (excepting demolition and groundworks) until a detailed scheme demonstrating sufficient mitigation to protect the occupants of the new dwellings hereby approved from poor air quality has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved prior to occupation of any part of the development and retained as approved at all times thereafter.

70. No development shall take place (excepting demolition and groundworks) until an Air Quality Assessment to determine the impact of the development on local air quality has been submitted to and approved in writing by the Local Planning Authority. The Assessment shall use a full dispersion model to predict the pollutant concentrations at the building façade of nearby affected sensitive receptors for the proposed year of occupation as well as any impacts during the development phase. Where the Assessment identifies an impact on air quality, a Mitigation Plan demonstrating sufficient mitigation to prevent negative impact on air quality and including a timetable for implementation shall also be included. The development shall not be carried out except in accordance with the approved Mitigation Plan at all times thereafter.

72. No dwelling/building hereby permitted shall be occupied until the vehicle access serving it has been constructed in accordance with the approved drawings.

73. The development hereby approved shall not be first occupied until details of how the car parking spaces are to be allocated and distributed to residents of Plot F have been submitted to and approved in writing by the local planning authority. The car park shall not be used except in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

74. The dwellings hereby permitted shall not be occupied until a provision of 10% active and 10% passive electric vehicle (EV) charging points have been provided in accordance with a layout to be submitted to and approved by the local planning authority. The space(s) shall be kept available for parking and charging at all times thereafter.

2) 190442/VAR (PLOT E):

1. No development (except demolition) shall be commenced until detailed plans/sections, elevations and other relevant supporting material have been submitted to and approved by the Local Planning Authority in respect of:

A. Means of Access for vehicles, cycles and pedestrians including details of the positioning and treatment of access and circulation routes and the position and layout of parking and servicing areas

B. The Scale of buildings

C. The Layout of buildings, routes and open spaces

D. The Appearance of buildings including details in respect of architecture, materials, decoration, lighting, colour and texture, and

E. Landscaping; to include:

i) details of hard and soft landscaping works, boundary treatment and or means of enclosure;

ii) details of planting in respect of trees, shrubs, ground area (including grasses) and climbers

iii) details (including colours) of materials to be used on paved areas and other hard surfaces and details of all external flooring materials and drainage;

iv) street furniture, signage, lighting;

v) any features of artwork

The development shall not be carried out except in accordance with the detailed plans/sections, elevations and other relevant supporting material approved pursuant to this condition.

2. Applications for Approval of Reserved Matters to be made not later than 9 January 2022.

3. (i) All applications for approval of Reserved Matters shall be in accordance with the following documents:

Application for Approval of Reserved Matters to be in accordance with: (a) Plot E and Telecom House Design Codes updated March 2019 by CRTKL Architects (Chapter 8, DAS, March 2019); (b) Parameter Plans as listed in Condition 5; and (c) Generally in accordance with the submitted document "Station Hill Reading Plots E & F Design and Access Statement (March 2019).

4. The development hereby permitted shall be commenced before either (a) 9 January 2022 or (b) the expiration of three years from the date of approval of the last reserved matter (whichever is the later).

5. The development hereby permitted shall be carried out in accordance with the following approved plans and the Reserved Matters approved under Condition 1, and any other details as may be approved under these conditions, and conditions pursuant to the approval of the Reserved Matters:

SHR-CRL-SB-ZZ-PL-A-100-002-P10 - Plot E Location Plan
SHR-CRL-SB-ZZ-PL-A-100-006-P10 - Plot E Proposed Site Plan
SHR-CRL-SB-ZZ-PL-A-100-008-P10 - Plot E Topography

SHR-CRL-SB-ZZ-DR-A-100-003-P10 - Building Parameters - Plot E - Application Boundary

SHR-CRL-SB-ZZ-PL-A-100-111-P10 - Demolition and Retained Buildings

SHR-CRL-SB-ZZ-PL-A-100-110-P10 - Building Parameters - Plot E - Building Plots

SHR-CRL-SB-ZZ-PL-A-100-111-P10 - Building Parameters - Plot E - Public Realm

SHR-CRL-SB-ZZ-PL-A-100-112-P10 - Building Parameters - Plot E - Access Routes

SHR-CRL-SB-ZZ-PL-A-100-113-P10 - Building Parameters - Plot E Ground Floor Uses

SHR-CRL-SB-ZZ-PL-A-100-114-P10 - Building Parameters- Plot E - Upper Floor Uses

[--- Final drawing revision numbers to reported in Update Report ---]

6. The total amount of development hereby permitted in this planning permission shall be as follows and not exceed:

A1-A5 7,000 m²
Leisure 0 m²
Residential 33,550 m² (370 no. dwellings)
Office 0 m²
Car Parking Spaces 168 spaces
Back of House 1,200 m²

The following shall apply to the interpretation of this Condition:

- (i). Floorspace figures exclude roof top and basement plant
- (ii) The public realm may additionally include small retail kiosks (Use Classes A1, A2, A3, A4, A5), which in total shall not exceed 10% of the approved retail floorspace

7. The ground floors of each Plot shall have active frontages as shown on the approved Parameter Plans (see Condition 5 above). For the purpose of this condition, an 'active frontage' means that a minimum of 75% of the defined frontage length shall comprise either shopfronts, office lobby areas or residential lobby areas and be predominantly glazed.

8. (i) No development (excluding demolition) shall commence until a detailed Phasing Strategy to accord with the *Environmental Statement Addendum dated February 2019* has been submitted to and approved in writing by the Local Planning Authority..

The phasing strategy shall include details of hoarding, temporary landscaping and temporary pedestrian/cycle routes through the site. The development shall not be carried out otherwise than in accordance with the approved Strategy.

9. *Notwithstanding Schedule 2, Part 16 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), no telecommunications equipment permitted by Part 16 (masts, aerials, antennas, cabins, dishes, etc.) shall be installed or otherwise provided on any building within the development.*

10. (a) Notwithstanding the approved Design Codes (see Condition 3A above) and the approved Parameter Plans (see Condition 5 above), the development hereby approved shall not be commenced (excepting demolition) until a report into the feasibility of a Sustainable Urban Drainage System (SUDS) within the proposed North-South street (connecting Friar Street to Garrard Street) and a detailed Strategy for its provision has been submitted to and approved in writing by the Local Planning Authority.

(b) The development shall thereafter be undertaken in accordance with the approved SUDS strategy.

11. *Not less than 1,000 sq.m. (gross external area) retail (A1, A2, A3, A4, A5 use) floorspace shall be provided within the Plot E/Telecom House application site hereby approved.*

12. (a) *Concurrently with the submission of Reserved Matters for any buildings, a report demonstrating that those buildings will not cause undue interference to television and radio (and other broadcasting services) reception shall be submitted to and approved in writing by the Local Planning Authority.*

(b) *If such a scheme does indicate undue interference, the report shall also set out the mitigation measures required.*

(c) The development of the relevant Plot(s) shall thereafter be carried out and retained in accordance with the approved mitigation measures save to the extent that the Local Planning Authority approves any variation(s) to the approved details.

13. Concurrently with the submission of Reserved Matters for any buildings, plans and details of building maintenance and cleaning systems in respect of the relevant Plot shall be submitted to and approved in writing by the Local Planning Authority (to the extent relevant to the subject matter of that Reserved Matters application). The plans and details shall include all related plant, screens, rails, cradles, building maintenance units and other associated equipment and how these aspects, where applicable, will be integrated within the relevant building(s). The development of the relevant building(s) shall thereafter only be undertaken in accordance with the approved details.

14. ~~[DELETED] Not less than 20% of the A1, A2, A3, A4 and A5 retail units hereby approved shall be 100sqm (GEA) or less.~~

15. Concurrently with the submission of Reserved Matters for Plot E, details of the residential numbers, mix, size of units and tenure (both for open market and affordable dwellings) in respect of the relevant Plot shall be submitted and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details.

16. Concurrently with the submission of Reserved Matters in respect of Scale and/or Layout, a minimum 20 metres face-to-face building separation distance (not including balconies) shall be achieved, in accordance with the Parameter Plans approved under Condition 5 above.

17. Concurrently with the submission of Reserved Matters for Plot E in respect of Layout as required by condition 1, plans showing room layouts and window dimensions/positions for all rooms within that Plot and a report demonstrating the degree of compliance with the Average Daylight Factor and Annual Probable Daylight Hours recommendations in the British Standard, BS8206 Part 2, together with any mitigation measures required shall be submitted to and approved in writing by the Local Planning Authority. No development shall be constructed except in accordance with the approved details.

18. Concurrently with the submission of Reserved Matters for Plot E in respect of Access, Scale, Layout, Appearance or Landscaping, wind tunnel testing shall be undertaken for the Plot and a report recommending mitigation shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, there shall be no first public use of the public realm within the Plot, or first Occupation of any building within the Plot until the relevant wind/microclimate mitigation (in the form of landscaping, canopies or other structures, as may be required) has been planted/installed in accordance with the mitigation report. The wind/microclimate mitigation measures shall be retained and maintained as approved thereafter.

19. Notwithstanding the submitted Energy Strategy dated 14 March 2019 no development shall be commenced within the site (excepting demolition) until details of the sustainability/environmental performance measures have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall demonstrate that: i) for the residential element of the site (through a Design Stage Standard Assessment Procedure (SAP) Assessment), 50% of all approved flats within the site shall achieve a minimum of a 19% improvement in the dwelling emission rate over the target emission rate, as defined in The Building Regulations for England Approved Document L1A: Conservation of Fuel and Power in New Dwellings (2013 edition) (or any

subsequent Approved Document); and ii) all non-residential floorspace within the Site shall achieve a BREEAM Very Good rating with a minimum of 62.5 points. ii) The development of each Plot shall thereafter be carried out and retained in accordance with the approved details of the sustainability/environmental performance.

20. No non-residential floorspace within the development hereby approved shall be first-occupied until a copy of a Final BREEAM Certificate in accordance with the BREEAM Sustainability Standard following a post-construction stage review carried out by a licensed assessor has been submitted to and approved in writing by the Local Planning Authority, demonstrating that the development has attained as a minimum the standard set out in the Interim BREEAM Certificate submitted pursuant to the condition attached to this permission.

21. [DELETED - courtyard gates - related to previous parameter plan layout]

22. Notwithstanding the submitted details, no development shall commence (excepting demolition and below-ground works) until Details of habitat mitigation and enhancement works for all buildings have been submitted to and approved in writing by the Local Planning Authority. The Details shall include:

- A. locations and specification for bird nesting habitats for Black Redstarts, Swifts and Peregrine Falcons
- B. specifications for green roofs and brown roofs (to be a minimum area of 25% of the roof area within the development), including their method of construction and landscaping on-going management for five years; and
- C. planting scheme details (demonstrating how it has been designed to maximise its benefit to wildlife within the context of the scheme).

The approved habitat mitigation works shall be provided prior to first occupation of any building and shall be retained at all times thereafter.

23. The approved cycle parking spaces pursuant to Condition 1 above shall be provided prior to first occupation of the Plot to which they relate and retained as approved and kept available for cycle parking at all times thereafter.

~~24. DELETED Notwithstanding the approved parameter plans in Condition 5 above, no window shall be installed in any building adjacent to the western edge of the development (adjacent to the boundary of the adjacent sites at 52-55 Friar Street and 20-30 Greyfriars Road) unless the window is non-opening and glazed with obscure glass prior to first occupation of the room to which it relates. The window shall be permanently retained as such at all times thereafter.~~

25. No development (other than demolition down to slab/ground level) shall take place within the site until an archaeological Written Scheme of Investigation (WSI), which shall update the Station Hill site-wide WSI as necessary, has been submitted to and approved in writing by the Local Planning Authority. No development of the site shall take place except in accordance with the approved Scheme at all times thereafter.

26. No uncontrolled infiltration of surface water drainage into the ground shall occur, other than as approved by this permission, or as approved by details that shall have been submitted prior to commencement (excepting demolition), unless the Local Planning Authority approves any variation(s) to the approved details.

27. No development (including demolition) shall be commenced until a scheme that includes the following components to deal with the risks associated with contamination of the site (whether or not it originates from the site has been submitted to and approved in writing by the Local Planning Authority:

(a) A preliminary contaminated land risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses (extent, nature and scale of the contamination)
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site

(b) A site investigation scheme, based on the approved preliminary contaminated land risk assessment (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site, i.e.:

- human health
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes
- adjoining land
- groundwaters and surface waters
- ecological systems; and
- archaeological sites and ancient monuments;

(c) The results of the site investigation and detailed risk assessment referred to in (b) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The strategy shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990. The strategy shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 and shall be suitable for its intended use after remediation.

(d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

(e) In the event that contamination not previously identified is found at any time when carrying out the approved development, development shall be halted on that part of the site and shall be reported in writing to the Local Planning Authority.

Following that an assessment of the nature and extent of contamination shall be undertaken and where remediation is necessary a remediation scheme, together with a timetable for its implementation, shall be submitted to and approved in writing by the Local Planning Authority.

The measures in the approved remediation scheme shall be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme, a validation report shall be submitted to and approved in writing by the Local Planning Authority.

The development of the relevant Plot shall thereafter only be undertaken in accordance with the approved details in (a)-(e) above, as relevant, save to the extent that the Local Planning Authority approves any variation(s) to the approved details.

28. No development (including any works of demolition) shall be commenced until ground gas monitoring has been carried out within the application site by a suitably qualified person and a risk assessment and scheme showing how the site is to be protected against any landfill gas identified has been submitted to and approved in writing by the Local Planning Authority. No Occupation of any building within the site shall take place until the scheme has been fully implemented as approved (save to the extent that the Local Planning Authority approves any variation(s) to the approved scheme), and those measures shall be retained at all times thereafter.

29. No development (except demolition) shall be commenced until a method statement for the foundation design for all buildings within the site has been submitted to and approved in writing by the Local Planning Authority. Such a statement shall seek to avoid piling or any other foundation designs using penetrative methods, as far as is possible/practicable. The foundation works shall thereafter only be carried out in accordance with the agreed method statement, save to the extent that the Local Planning Authority approves any variation(s) to the approved statement.

30. Each application for the approval of Reserved Matters pursuant to this permission shall be accompanied by a Sustainable Urban Drainage System (SuDS) report. The SuDS report shall be based on the principles of the approved Flood Risk Assessment ("Station Hill, Reading: Flood Risk Assessment", dated March 2013 by Waterman Transport and Development Limited, as appended to Environmental Statement by Waterman, February 2019) and integrated with the design of the Landscaping Reserved Matters has been submitted to and approved in writing by the Local Planning Authority. The detailed SuDS details shall include details of run-off rates (existing and proposed) and demonstrate how the detailed surface water drainage scheme shall be maintained and managed after completion of the development of that relevant Plot and calculations to demonstrate that surface water run-off will be controlled in accordance with the approved FRA. The detailed surface water drainage scheme shall subsequently be implemented in accordance with the approved details before any building within the site is first-occupied.

31. No demolition or site clearance within shall take place within the bird nesting season (mid-February to mid-September inclusive). If clearance during the bird-breeding season cannot reasonably be avoided, a suitably qualified ecologist will resurvey the areas within and adjacent to the site immediately prior to clearance within the site and advise whether nesting birds are present. If active nests are recorded, no works that could disturb the nest shall proceed until all young have fledged the nest and if a nest of a Peregrine Falcon, Swift or Black Redstart is found, all works of demolition or site clearance which could disturb the nest must cease until a method statement for undertaking the works on the Plot has been agreed with the Local Planning Authority. The works shall only be undertaken in accordance with the approved method statement, unless the Local Planning Authority approves any variation.

32. No demolition shall take place within the site until a Demolition Management Statement (DMS) has been submitted to and approved in writing by the Local Planning Authority. The DMS shall include:

- A. The parking of vehicles and site operatives and visitors, to be shown on a Plan not less than 1:500 and to include the total amount of parked vehicles
- B. Loading and unloading of plant and materials used in constructing the development: areas to be shown on a plan not less than 1:500
- C. Storage of plant and materials used in constructing the development: areas to be shown on a plan not less than 1:500
- D. The erection and maintenance of security hoarding (including decorative displays/murals/scaffolding if required)

- E. Wheel washing facilities*
 - F. Measures on-site to control the deposition of dirt/mud on surrounding roads during construction*
 - H. The method of piling (normally restricted to auger bored or hydraulic press)*
 - I. Footpath Closures/Road Closures needed during construction*
 - J. Traffic Management needed during construction*
 - K. Times, routes and means of access into and from the site for construction traffic and delivery vehicles (including the removal of any associated construction waste from the site and methods of preventing deposition of materials on the public highway)*
 - L. A commitment to regular meetings with the RBC Streetworks Co-ordinator*
 - M. A dust mitigation and monitoring scheme during construction phases (to accord with paragraph 10.113 of the submitted Environmental Statement by Waterman, March 2019)*
 - N. Controls on timing of operations (to include quiet periods)*
 - O. External lighting*
 - P. A scheme for recycling/disposing of waste resulting from the construction works*
 - Q. Confirmation of external treatments (cleaning, render/brick repairs, graffiti removal, window and security measures) for any building within a Relevant Site which has not been demolished within one year after the first building on site has been demolished.*
 - R. Measures to control vermin during demolition works including capping off of redundant below ground sewers and other services.*
- The approved DMS shall be adhered to throughout the development hereby permitted unless prior agreement has been received in writing from the Local Planning Authority.*

33. No development (except for demolition works) shall take place until a Construction Management Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. The CMS shall include:

- A. The parking of vehicles and site operatives and visitors, to be shown on a Plan not less than 1:500 and to include the total amount of parked vehicles*
- B. Loading and unloading of plant and materials used in constructing the development: areas to be shown on a plan not less than 1:500*
- C. Storage of plant and materials used in constructing the development: areas to be shown on a plan not less than 1:500*
- D. The erection and maintenance of security hoarding (including decorative displays/murals/scaffolding if required)*
- E. Wheel washing facilities*
- F. Measures on-site to control the deposition of dirt/mud on surrounding roads during construction*
- H. The method of piling (normally restricted to auger bored or hydraulic press)*
- I. Footpath Closures/Road Closures needed during construction*
- J. Traffic Management needed during construction*
- K. Times, routes and means of access into and from the site for construction traffic and delivery vehicles (including the removal of any associated construction waste from the site and methods of preventing deposition of materials on the public highway)*
- L. A commitment to regular meetings with the RBC Streetworks Co-ordinator*
- M. A dust mitigation and monitoring scheme during construction phases (to accord with paragraph 10.113 of the submitted Environmental Statement by Waterman Energy, Environment and Design, March 2013, as appended to Environmental Statement by Waterman, February 2019)*
- N. Controls on timing of operations (to include quiet periods)*
- O. External lighting*
- P. A scheme for recycling/disposing of waste resulting from the construction works*

Q. Confirmation of external treatments (cleaning, render/brick repairs, graffiti removal, window and security measures) for any building within a Relevant Site which has not been demolished within one year after the first building on site has been demolished.

The approved CMS for the relevant Plot shall be adhered to throughout the development hereby permitted in respect of that Plot, unless prior agreement has been received in writing from the Local Planning Authority.

R. Measures to control vermin during demolition works including capping off of redundant below ground sewers and other services.

The approved CMS shall be adhered to throughout the development hereby permitted, unless prior agreement has been received in writing from the Local Planning Authority.

34. Each application for Reserved Matters relating to Layout shall include the location and floorspace of Back of House facilities and describe the function of these areas. The Back of House areas shall thereafter remain ancillary to the approved development.

35. No development shall commence (including works of demolition) until an Environmental Management Plan (EMP) (based on the recommendations in Chapter 6: Development Programme Demolition and Construction of the document, "Environmental Statement Volume 1", dated March 2013 by Waterman Group as amended by Chapter 6 of "Environmental Statement Addendum - Volume 1, Main Text" dated February 2019 and to include noise control and controls on exposure to contaminated land) has been submitted to and approved in writing by the Local Planning Authority. Demolition and construction shall thereafter only be undertaken in accordance with the approved EMP, unless the Local Planning Authority approves any variation to the approved details.

36. No development (except demolition and groundworks) shall commence until a Security/Anti-Crime Management Plan for the site, in accordance with the 'Secured By Design' standard has been submitted to and approved in writing by the Local Planning Authority. The Security/Anti-Crime Management Plan for the Plot shall include:

A. Laminated external glazing, with an emphasis on proximity to public realm

B. Emergency vehicle access (physical barriers and management)

C. Hostile vehicle mitigation measures

D. Location, surveillance and management of ATM cash-point and public toilet provision (if relevant).

E. Safe movement on shared surfaces such as Garrard Street

F. Policy regarding provision, location and management of litter bins

G. Defined extent of external café seating areas and alcohol-free zone status to include areas outside of defined external café seating areas.

H. Management of large crowds, i.e. Reading football and pop festival events

I. Appropriate robustness, safety and security of public art, water features and other potential targets for anti-social behaviour

J. Close liaison with other stakeholders and partner agencies in the preparation of operational requirements covering the use and technical compatibility for CCTV and patrolling of public areas including the proposed retail arcade and after retail hours

K. Secure (including visually-verified) access control arrangements for residential entrances and car parks, including secure mail delivery

L. The development to secure Secured by Design and Safer Parking Scheme compliance

M. Preparation of a comprehensive lighting strategy

N. Measures within the public realm to discourage anti-social behaviour, such as street drinking and skateboarding.

O. Lift access control and measures to ensure appropriate compartmentation between and across floors.

The approved measures within the Security/Anti-Crime Management Plan for the relevant Plot shall be in place before any of the buildings within a Plot are Occupied, or any public space within a Plot is brought into first use by the public (as appropriate), save to the extent that the Local Planning Authority approves any variation(s) to the approved details.

37. The Landscaping, Access and Layout Reserved Matters shall include accessibility details which shall set out proposals for ensuring that all persons, including disabled people, and those with pushchairs, can negotiate the change in levels between the Friars Walk public realm and Garrard Street. The development shall thereafter be constructed and retained only in accordance with the approved details.

38. No part of the development hereby approved shall be first Occupied until a scheme for the connection and potential improvements to the existing water supply, drainage and sewerage systems in respect of the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved, unless the Local Planning Authority approves any variation to the approved details. Furthermore, no Occupation of buildings or public realm approved by this permission on any Plot shall occur until the approved scheme for improvements of the existing water/sewage system has been completed, unless the Local Planning Authority approves any variation to the approved details. The development shall be retained and operated only in accordance with the approved scheme at all times thereafter.

39. No residential dwellings shall be occupied until the Council has been notified in writing of the full postal addresses of the units within the relevant Plot. Such notification shall be addressed to the Planning Manager, Reading Borough Council, Floor 1, Civic Offices, Bridge Street, Reading, RG1 2LU, quoting the planning application reference specified in this Decision Notice.

40. Prior to any agreement being entered into for a new occupation of, or transfer of any interest in, the residential units hereby approved, the prospective occupier/transferee shall be informed of the prohibition on entitlement to an on-street car parking permit. All material utilised for advertising or marketing the residential units for letting or sale shall make it clear to prospective tenants and occupiers that no parking permit will be issued by the Council to occupiers of the residential units.

41. All private amenity areas (including balconies), and communal amenity areas, shown on the approved drawings shall be provided prior to first occupation of any dwelling, or in accordance with a timetable for phased provision that shall have been approved in writing by the Local Planning Authority prior to first occupation of any dwelling. All amenity areas shall be retained as approved for the use of occupiers of the related dwellings at all times thereafter.

42. The development hereby approved shall not be commenced (excepting demolition and groundworks) until details of a sound attenuation scheme informed by an assessment of the current noise environment, for protecting the dwellings from the external noise environment of the area has been submitted to and approved in writing by the Local Planning Authority. The scheme itself shall be designed, specified and constructed so that the sound insulation performance of the structure and the layout of the dwellings are such that the indoor ambient noise levels do not exceed the values detailed in Table 4 of BS 8233:2014 and do not exceed 45dB L_{Amax} for bedrooms within any dwelling. Where opening windows will lead to an internal noise level increase of 5 dBA or greater above BS 8233:2014 recommended internal levels, the scheme shall include provision of alternative

mechanical ventilation with minimum performance equivalent to a mechanical heat recovery (MVHR) system with cool air bypass as an alternative means of cooling and ventilation. Noise from the system should not result in BS8233 internal levels being exceeded. The development shall not be carried out other than in accordance with the approved scheme which shall be completed before the building to which it relates is first occupied, unless the Local Planning Authority otherwise agrees in writing. The scheme shall thereafter be retained as approved at all times thereafter.

43. No commercial uses shall be first Occupied until details of how service vehicle hours/waste arrangements to the relevant Plot are to be managed shall be submitted to and approved in writing by the local planning authority. Commercial servicing for the development shall take place in accordance with the approved details, save to the extent that the Local Planning Authority approves any variation(s) to the approved details.

44. Notwithstanding Condition 43 above, no commercial deliveries/waste management operations shall occur outside the following hours: 0800-2200 hours Mondays-Saturdays and 1000-1800 hours on Sundays and Bank/other holidays.

45. No non-residential floorspace shall be first occupied until details of the proposed hours of use of all units falling under Use Classes A1, A2, A3, A4, A5 have been submitted to and approved in writing by the Local Planning Authority. The development shall be retained and operated only in accordance with the approved details, unless the Local Planning Authority approves any variation(s) to the approved scheme.

~~*46. Notwithstanding the A4 (Drinking Establishments) uses hereby permitted and notwithstanding the provisions of Schedule 2, Part 3, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as may be amended), not less than one retail unit within the scheme (i.e. outline permission 130436 as modified by this outline permission and permission 151426) shall be provided and retained as an A4 retail unit of not less than 150 sq.m. net internal area.*~~

47. No building shall be first-Occupied until details of all proposed external lighting for the visual enhancement, and safe functioning, of all buildings and public realm within the site have been submitted to and approved in writing by the Local Planning Authority. The details shall include details of visual effects, lamps, cowls, height, and luminance/lux levels and lighting times, together with a timetable for provision. The lighting shall be installed, maintained and operated in accordance with the approved details and timetable, unless the Local Planning Authority approves any variation(s) to the approved details

48. No mechanical plant, including kitchen extraction plant, shall be installed at any time until a noise assessment of the proposed mechanical plant has been submitted to and approved in writing by the Local Planning Authority. The assessment shall be carried out in accordance with BS4142:2014 methodology. The predicted specific sound level (LAeq,TR) (with reference to BS:4142) as measured at a point 1 metre external to the nearest noise-sensitive facade shall be at least 10dB below the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The predicted rating level, LAr,Tr (specific sound level plus any adjustment for the characteristic features of the sound) as measured at a point 1 metre external to the nearest noise-sensitive façade (habitable window of a dwelling) shall not exceed the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The plant shall thereafter only be installed in accordance with the assessment and shall thereafter be maintained so that it operates to the same standard.

49. *No flues, extraction or ventilation equipment shall be installed at any time until an Odour Risk Assessment and full details the equipment have been submitted to and approved in writing by the Local Planning Authority. The details shall include height and location of all external chimneys/other plant, noise specifications, odour and smoke control equipment, and maintenance plans and schedules. The equipment shall not be installed except in accordance with the approved details and shall be retained as approved at all times thereafter.*

50. *No building within Plot E shall be occupied until the relevant access (es) (the zone for which is shown on Parameter Plan SHR - CRL - SB - ZZ - PL- A - 100-112- P10) has (have) been constructed in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority and in compliance with the requirements of the Local Planning Authority for work carried out within the public highway.*

51. *No building within Plot E shall be first occupied until all hard and soft landscaping works have been carried out in accordance with the details approved pursuant to this permission and the Reserved Matters approved pursuant to this permission; or in accordance with a timetable that shall have been agreed with the Local Planning Authority before first occupation of the building. The works shall specifically include the public steps linking Friars Walk and Garrard St, to be provided as shown on approved drawings.*

52. *No building within Plot E shall be first occupied until details of a ramp to assist in cycles being wheeled up and down the public steps linking Friars Walk and Garrard St have been submitted to and approved in writing by the Local Planning Authority. The ramp shall be provided in accordance with the approved details before the building is first occupied and retained as such at all times thereafter.*

53. *The development hereby approved shall not be commenced (excepting demolition and below-ground works) until a Strategy demonstrating an integrated approach to the provision and improvement by the developer of cycling routes and other facilities, within and surrounding the wider Station Hill site, to form the basis of future development proposals, has been submitted to and approved in writing by the Local Planning Authority.*

54. *No residential floorspace within the development hereby permitted shall be first-occupied until written documentary evidence has been submitted to, and approved in writing by, the Local Planning Authority demonstrating that 50% of the dwellings permitted as built have achieved a minimum of a 19% improvement in the dwelling emission rate over the target emission rate, as defined in The Building Regulations for England Approved Document L1a: Conservation of Fuel and Power in New Dwellings (2013 edition). Such evidence shall be in the form of an As Built Standard Assessment Procedure, produced by an accredited energy assessor.*

55. *No construction, demolition or associated deliveries shall take place outside the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0900hrs to 1300hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior written approval from the Local Planning Authority.*

56. *Notwithstanding the approved Design Codes (Condition 3), the design codes shall not prohibit the use of coloured cladding on any building.*

57. *No part of the development hereby approved shall be first occupied until a landscaping management plan, including long term objectives, management responsibilities and maintenance schedules for all landscaped areas has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved at all times thereafter.*

58. *All planted materials shall be maintained for five years and any trees or plants removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced with others of similar size and species to those originally required to be planted.*

59. *No building within the site shall be first occupied until details of refuse and recycling bin store(s) for that building have been submitted to and approved in writing by the Local Planning Authority. The details shall include measures to prevent pests and vermin accessing the bin store(s). The approved bin storage, including pest and vermin control measures, shall be provided in accordance with the approved details prior to first occupation of the building and shall not be used for any purpose other than bin storage at all times thereafter.*

60. *No gym use (Class D2, or ancillary to other use) shall be commenced until a detailed Scheme to control airborne and structure borne noise resulting from the gym use, to include a floating floor and other mitigation as necessary, has been submitted to and approved in writing by the Local Planning Authority. The Scheme shall be implemented as approved before the gym use is commenced and retained as such at all times thereafter.*

61. *No construction, demolition or associated deliveries shall take place outside the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0900hrs to 1300hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior written approval from the Local Planning Authority.*

62. *No building shall be first occupied until a Signage Strategy for that building has been submitted to and approved in writing by the Local Planning Authority. No signage shall be provided otherwise than in accordance with the approved Strategy, at all times thereafter, unless otherwise agreed in writing by the Local Planning Authority.*

63. *i) Details and samples of the types of materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted for approval concurrently with the submission of details pursuant to the Appearance Reserved Matter.*

ii) No development shall take place (excepting demolition and groundworks) until full details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority and the materials shall be in accordance with those approved under the Appearance Reserved Matter pursuant to part (i) of this condition. The development shall be carried out and thereafter maintained in accordance with the details approved unless otherwise agreed in writing by the Local Planning Authority.

64. *No development shall take place (excepting demolition and groundworks) until a detailed scheme demonstrating sufficient mitigation to protect the occupants of the new dwellings hereby approved from poor air quality has been submitted to and been approved in writing by the Local Planning Authority. The scheme shall be implemented as approved prior to occupation of any part of the development and retained as approved at all times thereafter.*

65. No development shall take place (excepting demolition and groundworks) until an Air Quality Assessment to determine the impact of the development on local air quality has been submitted to and approved in writing by the Local Planning Authority. The Assessment shall use a full dispersion model to predict the pollutant concentrations at the building façade of nearby affected sensitive receptors for the proposed year of occupation as well as any impacts during the development phase. Where the Assessment identifies an impact on air quality, a Mitigation Plan demonstrating sufficient mitigation to prevent negative impact on air quality and including a timetable for implementation shall also be included. The development shall not be carried out except in accordance with the approved Mitigation Plan at all times thereafter.

66. No dwelling/building hereby permitted shall be occupied until the vehicle access serving it has been constructed in accordance with the approved drawing.

67. Notwithstanding the plans hereby approved no vehicle access shall be permitted into the site from Friar Street at any time (excepting emergency vehicles).

68. All car parking spaces approved pursuant to Condition 1 shall be provided prior to first occupation and retained as approved for each plot at all times thereafter.

69. The development hereby approved shall not be first occupied until details of how the car parking spaces are to be allocated and distributed to residents of Plot E have been submitted to and approved in writing by the local planning authority. The car park shall not be used except in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

70. The dwellings hereby permitted shall not be occupied until a provision of 10% active and 10% passive electric vehicle (EV) charging points have been provided in accordance with a layout to be submitted to and approved by the local planning authority. The space(s) shall be kept available for parking and charging at all times thereafter.

3) 190465/REM: PLOT E:

1. The following detailed plans/sections, elevations and other relevant supporting material are approved pursuant to permission 190442:

Environmental Statement by Waterman Energy, Environment and Design, March 2013, as amended by Environmental Statement Addendum by Waterman, dated February 2019

*Ecological Management Plan WIE14788-100-R-7-3-3-EMP Third Issue, dated May 2019
Façade access, Planning submission Revision 02 dated 31 May 2019 (Building Cleaning)
Television and Radio Signal Survey & Television and Radio Reception Impact Assessment
Station Hill, Issue 1 by Reading Gtech Surveys Ltd dated 14 February 2019*

Materials details (Approved drawings; Design and Access Statement

Materials Sample panel 1 of 3 Friar Street

Materials Sample panel 2 of 3 Garrard Street

Materials Sample panel 3 of 3 Courtyards

Pedestrian Level Wind Microclimate Assessment RWDI no. 1803688 PLW REV-C dated

15th February 2019

Daylight Assessment GIA ref. 5847 Rev.3, dated 13 March 2019

Fire Safety Strategy DOC-19196885-05-JW-20181213-Fire Safety Statement Rev2

Superfast Broadband Note, dated 5th December 2018

Acoustic Report - NOTE-1010694-2F-TH-20190201-Station Hill, Phase 1 - Plots E & F dated 1 February 2019

Television and Radio Signal Survey & Television and Radio Reception Impact Assessment Issue 1.0 dated 14 February 2019

Topographical Survey SHR - CRL - SB - ZZ - PL A - 100-008- P11

Landscaping:

- SHR-LDA-SB-GF-DR-L-320-106 P03 BLOCK E&F GROUND FLOOR DETAIL SOFTWARES GA FRAR'S WALK & FRIAR'S STREET SHEET 2 OF 3, received 20/6/19
- SHR-LDA-SB-LG-DR-L-110-101 P06 - PLOT E&F LOWER GROUND FLOOR GENERAL ARRANGEMENT GARRARD STREET
- SHR-LDA-SB-GF-DR-L-110-102 P07 - PLOT E&F GROUND FLOOR GENERAL ARRANGEMENT FRIARS WALK & COURTYARD
- SHR-LDA-SB-LG-DR-L-320-101 P02 - BLOCK E&F LOWER GROUND FLOOR DETAIL SOFTWARES GA GARRARD STREET SHEET 1 OF 3
- SHR-LDA-SB-LG-DR-L-320-102 P02 - BLOCK E&F LOWER GROUND FLOOR DETAIL SOFTWARES GA GARRARD STREET SHEET 2 OF 3
- SHR-LDA-SB-LG-DR-L-320-103 P02 - BLOCK E&F LOWER GROUND FLOOR DETAIL SOFTWARES GA GARRARD STREET SHEET 3 OF 3
- SHR-LDA-SB-GF-DR-L-320-104 P01 - GF Courtyard
- SHR-LDA-SB-GF-DR-L-320-105 P02 - BLOCK E&F GROUND FLOOR DETAIL SOFTWARES GA FRAR'S WALK & FRIAR'S STREET SHEET 1 OF 3
- SHR-LDA-SB-GF-DR-L-320-107 P02 - BLOCK E&F GROUND FLOOR DETAIL SOFTWARES GA FRAR'S WALK & FRIAR'S STREET SHEET 3 OF 3
- SHR-LDA-SB-01-DR-L-320-108 P0 - GA Northern Terrace
- SHR-LDA-SB-01-DR-L-320-109 P0 - GA Southern Terrace
- SHR-LDA-SB-06-DR-L-320-110 P0 - Block E Level 6 Roof Terrace
- SHR-LDA-SB-11-DR-L-320-111 P0 - Block F Level 11 Roof Terrace
- SHR-LDA-SB-ZZ-DR-L-500-231 P05 Podium Edge Details, Friars Walk
- SHR-LDA-SB-ZZ-DR-L-500-241 P03 Block E Level 00 Courtyard Edge type details
- SHR-LDA-SB-ZZ-DR-L-500-251 P02 BLOCK E LEVEL 01 TERRACE EDGE TYPE DETAILS
- SHR-LDA-SB-ZZ-DR-L-500-261 P02 PLOT E LEVEL 06 AND PLOT F LEVEL 11 TERRACE EDGE TYPE DETAILS
- SHR-LDA-SB-ZZ-DR-L-500-312 P02 PUBLIC REALM FURNITURE TYPE DETAILS GARRARD STREET SHEET 2 OF 2 (resubmitted but not revised)
- SHR-LDA-SB-ZZ-DR-L-500-311 P04 PUBLIC REALM FURNITURE TYPE DETAILS GARRARD STREET SHEET 1 OF 2
- SHR-LDA-SB-ZZ-DR-L-500-321 P03 PUBLIC REALM FURNITURE TYPE DETAILS FRIAR STREET
- SHR-LDA-SB-ZZ-DR-L-500-331 P04 PODIUM FURNITURE TYPE DETAILS FRIAR'S WALK SHEET 1 OF 2 (resubmitted but not revised)

- SHR-LDA-SB-GF-DR-L-110-102 P07 - PLOT E&F GROUND FLOOR GENERAL ARRANGEMENT FRIARS WALK & COURTYARD
- SHR-LDA-SB-GF-DR-L-320-107 P02 - BLOCK E&F GROUND FLOOR DETAIL SOFTWARES GA FRAR'S WALK & FRIAR'S STREET SHEET 3 OF 3
- SHR-LDA-SB-ZZ-DR-L-500-321 P03 PUBLIC REALM FURNITURE TYPE DETAILS FRIAR STREET

[and all detailed building drawings... to be listed in Update Report]

2. No part of the development hereby approved shall be first occupied until the Accessible Lift linking Friars Walk to Garrard Street has been provided in accordance with the approved drawings and Design and Access Statement (March 2019). The lift shall be retained in working order and accessible to all persons at all times thereafter.

3. Notwithstanding the submitted Phase 1 Drainage Strategy and SuDS Report SHR-RAM-XX-RP-C-000002 Rev.02 dated 15 February 2019, no development shall take place until a Sustainable Drainage Strategy and associated detailed design, management and maintenance plan of surface water drainage for the site using SuDS methods has been submitted to and approved in writing by the Local Planning Authority. The plan shall include:

i. a timetable for its implementation, and

ii. a management and annual maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

No building hereby permitted shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with the submitted and approved details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

4. No part of the development shall be occupied until confirmation of Secured By Design accreditation has been submitted to and received in writing by the Local Planning Authority.

Recommendation 4) 190466/REM - PLOT F:

1. The following detailed plans/sections, elevations and other relevant supporting material are approved pursuant to permission 190441:

Environmental Statement by Waterman Energy, Environment and Design, March 2013, as amended by Environmental Statement Addendum by Waterman, dated February 2019

Ecological Management Plan WIE14788-100-R-7-3-3-EMP Third Issue, dated May 2019

Façade access, Planning submission Revision 02 dated 31 May 2019 (Building Cleaning)

Television and Radio Signal Survey & Television and Radio Reception Impact Assessment Station Hill, Issue 1 by Reading Gtech Surveys Ltd dated 14 February 2019

Materials details (Approved drawings; Design and Access Statement)

Materials Sample panel 1of3 Friar Street

Materials Sample panel 2of3 Garrard Street

Materials Sample panel 3of3 Courtyards

Pedestrian Level Wind Microclimate Assessment RWDI no. 1803688 PLW REV-C dated 15th February 2019

Daylight Assessment GIA ref. 5847 Rev.3, dated 13 March 2019

Fire Safety Strategy DOC-19196885-05-JW-20181213-Fire Safety Statement Rev2

Superfast Broadband Note, dated 5th December 2018

Acoustic Report - NOTE-1010694-2F-TH-20190201-Station Hill, Phase 1 - Plots E & F dated 1 February 2019

Television and Radio Signal Survey & Television and Radio Reception Impact Assessment Issue 1.0 dated 14 February 2019

Topographical Survey SHR - CRL - SB - ZZ - PL A - 100-009- P11

Landscaping:

- SHR-LDA-SB-GF-DR-L-320-106 P03 BLOCK E&F GROUND FLOOR DETAIL SOFTWARES GA FRAR'S WALK & FRIAR'S STREET SHEET 2 OF 3, received 20/6/19
- SHR-LDA-SB-LG-DR-L-110-101 P06 - PLOT E&F LOWER GROUND FLOOR GENERAL ARRANGEMENT GARRARD STREET
- SHR-LDA-SB-GF-DR-L-110-102 P07 - PLOT E&F GROUND FLOOR GENERAL ARRANGEMENT FRIARS WALK & COURTYARD
- SHR-LDA-SB-LG-DR-L-320-101 P02 - BLOCK E&F LOWER GROUND FLOOR DETAIL SOFTWARES GA GARRARD STREET SHEET 1 OF 3
- SHR-LDA-SB-LG-DR-L-320-102 P02 - BLOCK E&F LOWER GROUND FLOOR DETAIL SOFTWARES GA GARRARD STREET SHEET 2 OF 3
- SHR-LDA-SB-LG-DR-L-320-103 P02 - BLOCK E&F LOWER GROUND FLOOR DETAIL SOFTWARES GA GARRARD STREET SHEET 3 OF 3
- *SHR-LDA-SB-GF-DR-L-320-104 P01 - GF Courtyard*
- SHR-LDA-SB-GF-DR-L-320-105 P02 - BLOCK E&F GROUND FLOOR DETAIL SOFTWARES GA FRAR'S WALK & FRIAR'S STREET SHEET 1 OF 3
- SHR-LDA-SB-GF-DR-L-320-107 P02 - BLOCK E&F GROUND FLOOR DETAIL SOFTWARES GA FRAR'S WALK & FRIAR'S STREET SHEET 3 OF 3
- *SHR-LDA-SB-01-DR-L-320-108 P0 - GA Northern Terrace*
- *SHR-LDA-SB-01-DR-L-320-109 P0 - GA Southern Terrace*
- *SHR-LDA-SB-06-DR-L-320-110 P0 - Block E Level 6 Roof Terrace*
- *SHR-LDA-SB-11-DR-L-320-111 P0 - Block F Level 11 Roof Terrace*
- *SHR-LDA-SB-ZZ-DR-L-500-231 P05 Podium Edge Details, Friars Walk*
- *SHR-LDA-SB-ZZ-DR-L-500-241 P03 Block E Level 00 Courtyard Edge type details*
- SHR-LDA-SB-ZZ-DR-L-500-251 P02 BLOCK E LEVEL 01 TERRACE EDGE TYPE DETAILS
- SHR-LDA-SB-ZZ-DR-L-500-261 P02 PLOT E LEVEL 06 AND PLOT F LEVEL 11 TERRACE EDGE TYPE DETAILS
- *SHR-LDA-SB-ZZ-DR-L-500-312 P02 PUBLIC REALM FURNITURE TYPE DETAILS GARRARD STREET SHEET 2 OF 2 (resubmitted but not revised)*
- SHR-LDA-SB-ZZ-DR-L-500-311 P04 PUBLIC REALM FURNITURE TYPE DETAILS GARRARD STREET SHEET 1 OF 2
- SHR-LDA-SB-ZZ-DR-L-500-321 P03 PUBLIC REALM FURNITURE TYPE DETAILS FRIAR STREET
- *SHR-LDA-SB-ZZ-DR-L-500-331 P04 PODIUM FURNITURE TYPE DETAILS FRIAR'S WALK SHEET 1 OF 2 (resubmitted but not revised)*

- SHR-LDA-SB-GF-DR-L-110-102 P07 - PLOT E&F GROUND FLOOR GENERAL ARRANGEMENT FRIARS WALK & COURTYARD
- SHR-LDA-SB-GF-DR-L-320-107 P02 - BLOCK E&F GROUND FLOOR DETAIL SOFTWARES GA FRAR'S WALK & FRIAR'S STREET SHEET 3 OF 3
- SHR-LDA-SB-ZZ-DR-L-500-321 P03 PUBLIC REALM FURNITURE TYPE DETAILS FRIAR STREET

[and all detailed building drawings... to be listed in Update Report]

2. Notwithstanding the submitted Phase 1 Drainage Strategy and SuDS Report SHR-RAM-XX-RP-C-000002 Rev.02 dated 15 February 2019, no development shall take place until a

Sustainable Drainage Strategy and associated detailed design, management and maintenance plan of surface water drainage for the site using SuDS methods has been submitted to and approved in writing by the Local Planning Authority. The plan shall include:

- i. a timetable for its implementation, and*
- ii. a management and annual maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.*

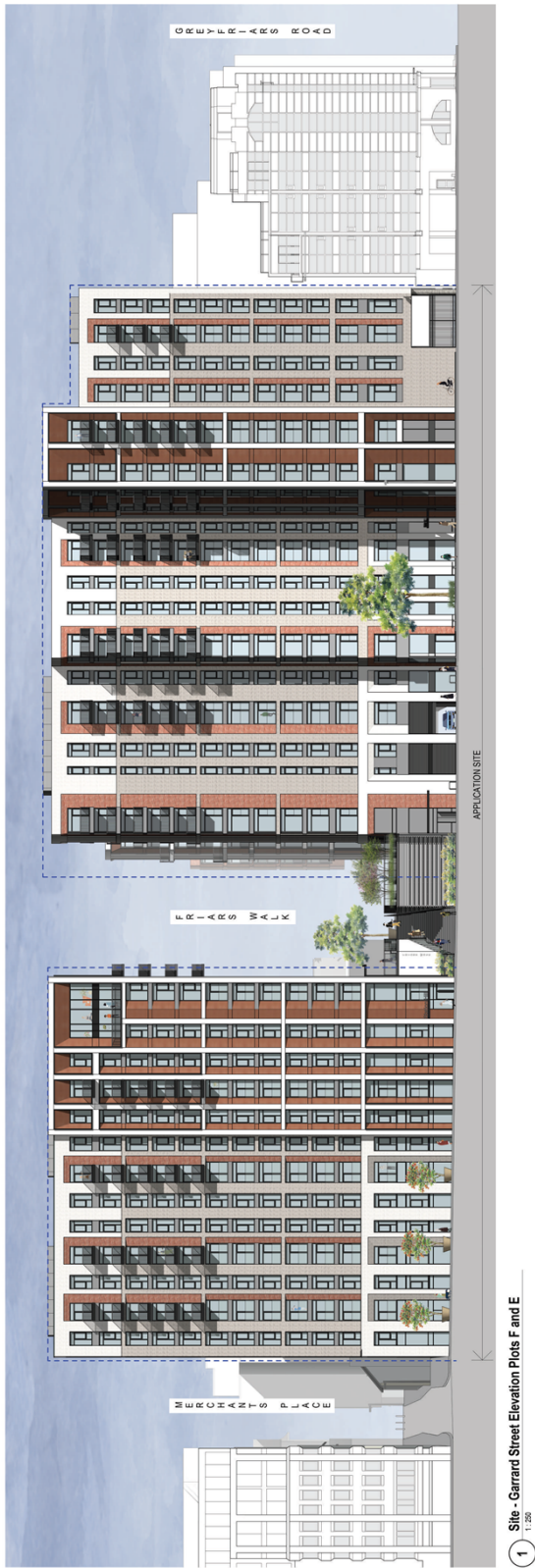
No building hereby permitted shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with the submitted and approved details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

- 3. No part of the development shall be occupied until confirmation of Secured By Design accreditation has been submitted to and receipted in writing by the Local Planning Authority.*

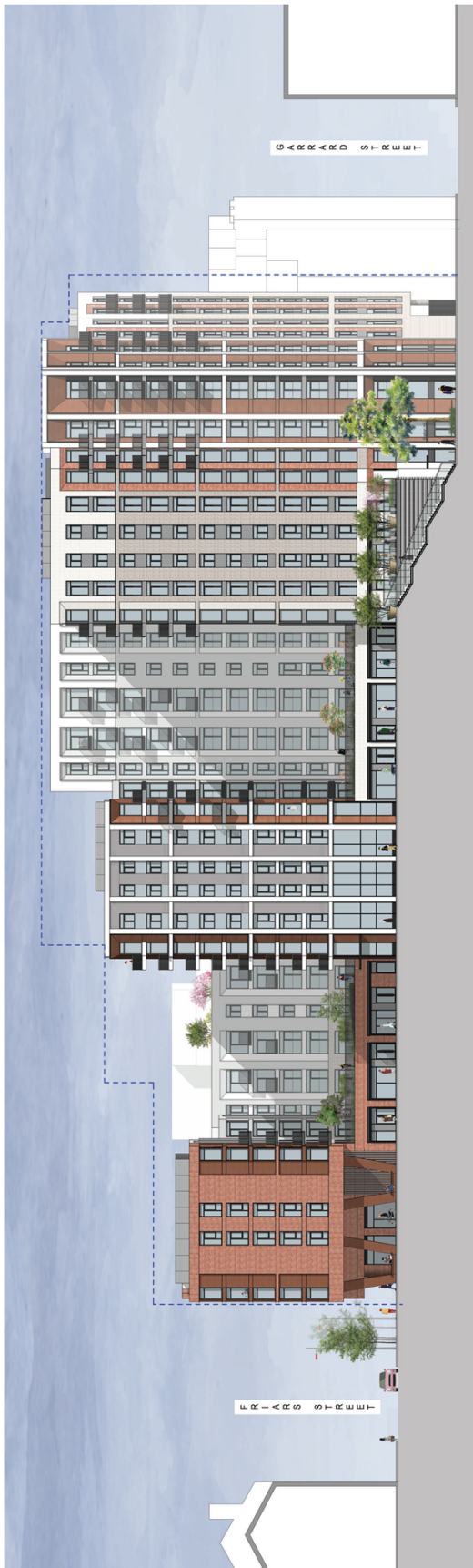
With delegated authority given to officers for any related conditions and obligations as may be advised by the Council's Planning Solicitor, as may reasonably be required in order to complete/issue these permissions.



Street Elevation Plot E - Friar St (190465)



Proposed Street Elevation Plots E and F - Garrard St (190465 / 190466)



1 Site - Friars Walk East Elevation Plot
1:250

1 Friars Walk - Proposed East Elevation (190465)

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COMMITTEE REPORT

BY THE DIRECTORATE FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES

READING BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE: 17th July 2019

Ward: Battle

App No.: 190522

Address: 39 Brunswick Hill

Proposal: Erection of new building containing 9 no. apartments with parking at rear following demolition of existing buildings

Applicant: Mr Eric Benjamin

Date received: 27 March (valid 27 March 2019)

8 week target decision date: 19 July 2019

RECOMMENDATION:

Delegate to Head of Planning, Development and Regulatory Services to:

GRANT Full Planning Permission with appropriate conditions and informatives, subject to the satisfactory completion of a S106 legal agreement by 19th July 2019 to secure a Traffic Regulation Order (TRO) amount £5,000

OR

REFUSE permission should the S106 agreement not be completed by 19th July 2019, unless the Head of Planning, Development and Regulatory Services agrees to a later date for completion of the agreement to be able to grant permission.

Conditions to include:

1. Time limit for implementation (3 years)
2. Approved plans
3. Sample of materials to be provided prior to construction
4. Hard/soft landscaping scheme including boundary treatment
5. Landscaping implementation
6. Landscaping maintenance/replacement
7. Biodiversity enhancements
8. Access control strategy in accordance with Secured by Design
9. Parking permits 1
10. Parking permits 2
11. Bicycle parking space provided in accordance with approved plans
12. Vehicle access provided in accordance with approved plans
13. Vehicle parking space provided in accordance with approved plans
14. Construction Method Statement
15. Hours of Working - Construction and demolition phase
16. Noise assessment
17. Refuse Storage
18. No Bonfires

Informatives to include:

1. Positive and Proactive Statement

2. Terms and conditions
3. Need for Building Regulations approval
4. Construction nuisance informative
5. No Parking Permits
6. Highways
7. Building Regulations Approved Document E

1. INTRODUCTION

- 1.1 This application relates to the redevelopment of a residential plot, containing a substantial 2.5 storey Edwardian detached house on the west side of Brunswick Hill, a residential road running north from Tilehurst Road. The site is 0.14 hectares, with a 25 metre frontage and 56 metre depth, equating to 1400 square metres in area).
- 1.2 Brunswick Hill slopes downhill from south to north, and contains a variety of types and sizes of dwellings, though they are predominantly of two storey. Opposite the application site is a gap in the street scene where the houses are set down at a lower level from the road. There has been some more modern infill in the road, including number 35 adjacent to the application site.
- 1.2 Number 39 has a three storey gable on the front elevation and a two and a half storey element on its southern side. It is a grand property in a 'Queen Anne Revival' style and dates from the early Twentieth Century. Internally, the property is largely unaltered, although the previous application site visit in 2017 found evidence of informal subdivision to create a separate accommodation over the basement and part of the ground floor.
- 1.3 There is a single storey detached garage on the northern side of the dwelling (probably original or of similar age to the property itself) and this is also in partially separate residential use as a dwelling/artist's studio, although there is no kitchen or bathroom, these facilities being shared with the tenanted unit in the basement/ground floor of the main house.
- 1.5 The property has a large rear garden that backs on to vegetated railway land, and beyond, the railway, which is sunk into a cutting at this point with the pedestrian slope down to Reading West station. The garden has a brick wall running down the North, East (front) and South sides and a wooden fence on its Western frontage towards the railway. The garden is mature and a mix of lawn, vegetable garden and shrubs and some fruit trees.

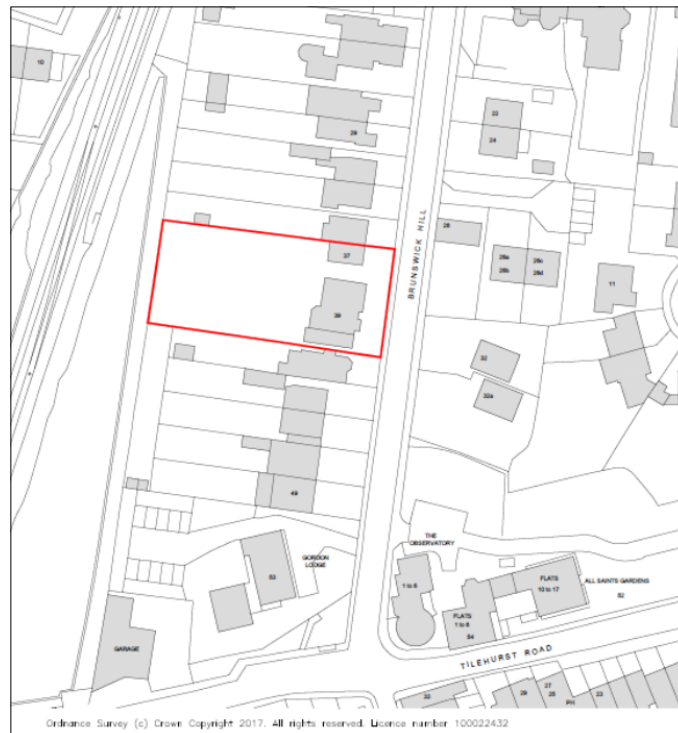


Fig 1: Location plan (not to scale)



Fig 2: Front elevation

2. BACKGROUND

- 2.1 This submission follows refused application 171719 and the dismissed appeal ref: APP/E0345/W/18/3200081.

- 2.2 Application 171719 sought permission to demolish the existing house and garage, and its replacement with a new two/three storey building comprising 10 flats with parking at the rear. This current proposal directly seeks to overcome those identified reasons for refusal.

The original reasons for refusal of application 171719 were as follows:

1. 'Mix and range of dwellings'

The development proposes 20% three-bedroom units only and is a flatted development only. This would fail to produce a proposal where the majority of the units are larger three-bedroom units or a proposal where the majority are houses, where such accommodation is the greatest identified area of need in the Borough. The application therefore proposes an unacceptable mix and inappropriate range of dwelling types, which is also contrary to the character of the dwelling types in the immediate area, these being predominantly single family dwellings, contrary to Policy CS15 (Location, Accessibility, Density and Housing Mix) of the Reading Borough LDF Core Strategy (2008, as altered 2015) and policies DM5 (Housing Mix) and DM11 (Development of Private Residential Gardens) of the Reading Borough LDF Site and Detailed Policies Document (2012, as altered 2015).

2. 'Character and appearance'

The design of the proposal is considered to respond insensitively to the immediate streetscene and pattern of development by producing an overly-wide frontage and overly-extended flank walls; by failing to respond adequately to the topography of the site; failing to include design features which are characteristic of Brunswick Hill; and by producing a design which would fail to produce a safe and secure environment. For these reasons, the proposal does not respond positively to the local context or maintain or enhance the local character and appearance of this part of Reading, nor sufficiently justify the loss of the existing building (a non-designated Heritage Asset) contrary to policies CS7 (Design and the Public Realm) and CS33 (Protection and Enhancement of the Historic Environment) of the Reading Borough LDF Core Strategy (2008, as altered 2015) and policies DM10 (Private and Communal Outdoor Space) and DM11 (Development of Private Residential Gardens) of the Reading Borough LDF Site and Detailed Policies Document (2012, as altered 2015).

3. 'Amenity of future occupiers'

The windows to all three rooms in the ground floor flat (front, south), which is sunk into the southern bank at this point so as to be a semi-basement unit, will be surrounded at relatively close quarters by high walls. In the absence of suitable information to conclude otherwise, it is considered that this flat will experience very poor access to daylight, possibly no access to sunlight, visual dominance and overbearing and a lack of a suitable outlook. The above situation is indicating that the development will provide an unacceptably significant detrimental effect on the living environment of this residential unit, contrary to Policy DM4 (Safeguarding Amenity) of the Reading Borough LDF Sites and Detailed Policies Document (2012, as altered 2015).

4. ‘Failure to provide for S106 (ESP & TRO)’

As submitted, the application has failed to provide a completed Section 106 legal agreement/unilateral undertaking in order to secure a construction phase Employment and Skills Plan (ESP), or to adequately provide for the required Traffic Regulation Order (TRO) to amend parking restrictions in the Controlled Parking Zone on Brunswick Hill to allow the creation of a vehicular access. For these reasons, the proposal is contrary to policies CS9 (Infrastructure, Services, Resources and Amenities) and CS13 (Impact of Employment Development) of the Reading Borough LDF Core Strategy (2008, as altered 2015) and policies DM3 (Infrastructure Planning) and DM12 (Access, Traffic and Highway-Related Matters) of the Reading Borough LDF Site and Detailed Policies Document (2012, as altered 2015). The proposal also fails to comply with the Council’s adopted Supplementary Planning Documents: Revised Parking Standards and Design (2011); Employment, Skills and Training (2013); and Section 106 Planning Obligations 2015.

2.3 In his concluding remarks in the appeal decision letter, the Inspector stated:

“the development would provide 10 dwellings to local housing supply, with acceptable living conditions for future occupiers and adequate provision for off-street parking. However, this is outweighed by the loss of the heritage asset, the harm to the character and appearance of the area, the inappropriate mix of dwelling size and type, and its lack of provision for an employment and skills plan or alternative contribution, which is in clear conflict with the policies of the development plan. For the reasons given above, and taking account of all matters raised, I conclude that the appeal should be dismissed.”

2.4 This application has been called-in for Committee determination by the request of the Ward Member. Members previously visited the site on 1st February 2018 when considering application 171719.

3. PROPOSAL

3.1 This proposal seeks permission for the erection of a replacement building containing 9 no. apartments with parking at rear following demolition of existing building and its garage.

3.2 The proposed units comprise of 4 x 1-bed and 5 x 2-bed units. No affordable housing is proposed on the basis of the viability of this scheme.

4. PLANNING HISTORY

171719	Erection of part two/part three storey building containing 10 no. apartments with parking at rear following demolition of existing buildings.	Refused 07/03/2018 (Appeal APP/E0345/W/18/3200081 dismissed 14 November 2018)
05/00886/OUT	demolition of nos 35-39	Refused 1/11/2005.

	and erection of 4no townhouses	
891317/891318	demolition of existing house and garage, construction of 10 flats with associated car parking	Refused 18/5/1989.

5. CONSULTATIONS

RBC Transport:

The site is located on the western side of Brunswick Hill which is in close proximity to frequent bus services travelling along Tilehurst Road. The proposals include the demolition of the existing building and erection of a new building containing 9 no. apartments with parking at rear. The scheme will provide 4 x 1-bed and 5 x 2-bed and 12 parking spaces.

The proposed flats will be accessed from Brunswick Hill via the existing access which will be widened to 4.8m to facilitate two-way vehicular traffic for a distance of 10m into the site. It should be noted that an access width of 4.1m would be acceptable (to facilitate two-way traffic) although visibility splays of 2.4m x 43m should be submitted if this is to be considered.

A driveway is proposed on the northern side of the building, leading to a parking courtyard, comprising of 12no. parking spaces. The site is situated within a designated Resident Permit Holders zone and a permit holders only bay currently runs across the site frontage terminating just before the existing access. A shared use bay commences from this point across the vehicular access.

The proposed widening of the access would require changes to the residents parking and shared use parking bays. This process involves changes to the Traffic Regulation Order (TRO) which will require approval by the Traffic Management Sub Committee (TSUB) and will be subject to statutory consultation. Given TRO's are under separate legislation to the Planning Act there is a possibility they may not be approved. However, any costs associated with the changes to the TRO and on-street signage and markings would have to be paid upfront by the applicant before commencement on site. The costs associated with this process are in the region of £5,000 which should be secured with the S106 agreement.

Further, as illustrated on the site plan, the lamp column adjacent to the existing access would need to be relocated. The applicant should be aware that they would be liable for any costs associated with relocating the lamp column (separate to the costs associated with the changes to the parking regulations) and that these works should be undertaken with the Council's approved contractor SSE before the any works associated access is implemented.

The applicant should be advised that the future residents of the properties would not be entitled to apply for a residents parking permit for the surrounding residential 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.

In respect of parking provision, the development would be required to provide a parking provision of 1 space per 1-2 bedroom flat plus 1 space for visitor parking. The development provides a total of 12 parking spaces which complies with Council's adopted parking standards. The proposed parking layout is acceptable.

In accordance with the Council's Parking Standards and Design SPD, a minimum provision of 6 cycle parking spaces should be provided. The site layout provides for secure cycle storage to the rear of the building adjacent to the access road which provides convenient access.

The bin store is conveniently located at the front of the site which will provide easy access for refuse collection.

A Construction Method Statement will be required given the significant remodelling of the site proposed within this application. The proposed work should be in accordance with the Borough's Guidance Notes for Activities on the Public Highway. Before construction starts on site, the applicant must commence the TRO process which will aid the construction process.

In principle, there are no transport objections subject to conditions and S106 requirements.

RBC Planning Natural Environment Team

There are no objections to the tree removals as the proposed landscaping includes replacements which mitigate their loss. We will however require details listed in the conditions below.

One of the trees to be planted will need to fulfil the requirements to replant a previously removed beech tree protected by TPO 105/05 removed in 2014. This will need to be another beech (*Fagus sylvatica*) planted as close to the position of the original tree as practicable to provide it with sufficient future space to reach maturity without interfering with access or light.

RBC Ecologist

The application site comprises a detached dwelling where it is proposed to demolish the building and construct 9 apartments. A previous application was refused for non-ecology related reasons.

The bat survey report (Arbeco, September 2017) has been undertaken to an appropriate standard and concludes that the building does not have any features suitable for use by roosting bats. Although the survey was carried out in 2017, it is considered unlikely that the condition of the building has significantly change since and as such, the results of the survey are still considered to be valid.

The site backs on to a railway corridor, with connected gardens with trees to the north and south and a line of trees 40m southeast. Since the site is connected to habitat of good ecological value, in accordance with paragraph 175 of the NPPF, opportunities for wildlife - including bird and bat boxes and wildlife-friendly planting - should be incorporated into the development.

Overall, subject to the condition below, there are no objections to this application on ecological grounds.

Berkshire Archaeology

Having reviewed the documentation submitted with this application, I can confirm that there are no concerns as regards the buried archaeological heritage and no further action is therefore required. Berkshire Archaeology's advice is consistent with that offered in relation to the previous similar proposal for this site (Application 171719).

RBC Environmental Protection

Environmental Protection concerns

- Noise impact on development
- Noise transmission between dwellings
- Air Quality impact - increased exposure / new receptors
- Construction and Demolition phase

Noise impact on development

A noise assessment has been submitted which specifies the noise insulation performance that will be required for the glazing etc. No scheme has yet been submitted demonstrating that what is proposed will meet the performance requirements, therefore I recommend the following condition, which may need rewording given they have already complied with the assessment part.

Sound Insulation from External Noise

No development shall take place until a detailed scheme, informed by an assessment of the current noise environment, for protecting the dwellings from the external noise environment of the area has been submitted to and approved, in writing, by the Local Planning Authority. The scheme itself shall be designed, specified and constructed so that the sound insulation performance of the structure and the layout of the dwellings are such that the indoor ambient noise levels do not exceed the values detailed in Table 4 of BS 8233:2014. Where opening windows will lead to an internal noise level increase of 5 dBA or greater above BS 8233:2014 recommended internal levels, the scheme shall include provision of alternative mechanical ventilation with minimum performance equivalent to a mechanical heat recovery (MVHR) system with cool air bypass as an alternative means of cooling and ventilation. Noise from the system should not result in BS8233 internal levels being exceeded. Thereafter, the development shall not be carried out other than in accordance with the approved scheme which shall be completed before any part of the accommodation hereby approved is occupied, unless the Local Planning Authority otherwise agrees in writing.
Reason: to protect the amenity of future occupants of the proposed development.

Noise between residential properties - sound insulation of any building

Informative

To minimise the disturbance by noise of future residential occupiers of the flats and its effect on neighbouring residents, residential accommodation must be designed and constructed or converted so as to achieve the insulation requirements set out in Building Regulations Approved Document E.

Air Quality - Increased exposure

I have reviewed the air quality assessment submitted with the application, which concludes that no mitigation is required as part of the development.

I consider that there are no conditions required regarding air quality.

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.

Reading Civic Society (RCS)

No comments received.

Reading Conservation Area Advisory Committee (CAAC)

No comments received.

RBC Heritage Consultant

No. 39 Brunswick Hill is a well-constructed two-and-a-half storey Edwardian building, following a relatively common form of red brick with stone dressings; the building includes some grey brick diaper work patterning. The building has a modest villa style with a bay window, oriel window and stone mullioned windows. Architecturally the building is not considered to be especially noteworthy except in relation to surrounding buildings which are generally modern or inter-war buildings of lesser quality.

The building was proposed for local listing in 2017. As a building from the early 1900s, it would fit within the 1840 - 1913 time period which requires that any building, structure or group of buildings that is/are substantially complete and unaltered and of definite significance. The building is of good-quality, well-built and detailed and highly serviceable, no doubt with many years left in the structure. However, it is not considered to be achieve the architectural and historic criteria necessary for local listing.

As a result the building was acknowledged to be of good-quality, well-built and detailed and highly serviceable, but did not achieve the architectural and historic criteria necessary to merit local listing.

Appeal 171719 (APP/E0345/W/18/3200081)

The above application was refused and went to appeal. In the decision letter, the Inspector acknowledged the view of the Council's dismissal of the building for local listing, describing it as large Edwardian villa with little in its form, siting, landscape or plot arrangement that makes it remarkable.

In the Inspector's view, the building has more than sufficient architectural significance to have been a material consideration in determining the appeal and that under the NPPF a balanced judgement had to be made, having regard to the scale of any harm or loss and the significance of the heritage asset.

In those circumstances, the Inspector concluded that the total loss of the heritage asset would have conflicted with Policy CS33 of the Reading Borough Local Development Framework Core Strategy adopted 2008 (CS) which protects the historic environment and seeks its enhancement which weighed against the proposal.

Proposals

The proposed development would provide 9 dwellings and off-street parking.

As concluded in the appeal decision APP/E0345/W/18/3200081 however, this is partly outweighed by the loss of the heritage asset which conflict with the policy CS33 of the development plan. Therefore, this harm should be a balanced against any public benefits in the planning balance according to paragraph 197 which states that:

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Thames Valley Police Crime Prevention Design Advisor

No objections subject to following observations relating to:

- Rear court parking areas;
- Boundary Treatments;
- Apartment Mail delivery/residential security;
- Physical Security;
- Creation of secure communal lobbies;
- Bin and cycle store doors;
- Residential door Sets;

And condition relating to:

- Access control strategy

External Surveyors (acting for RBC Valuers)

Satisfied that the overall viability assessment is reasonable, and agree with the conclusion that the scheme, based on present-day costs and values, cannot viably make any contributions towards affordable housing.

Public consultation

Letters were sent to neighbouring properties on Brunswick Hill and a site notice was displayed at the front of the property. 5 responses were received from 2 separate addresses. These are summarised as follows:

- Loss of a characterful and historical building
- New development will look odd in the middle of a street;
- Development will cause more congestion and increased traffic;
- Off road parking facility will take away more permit parking spaces;
- Development will add to sewerage and drainage pressures;
- Overlooking of gardens of nearby houses;
- Additional traffic will cause safety and parking problems

6. RELEVANT POLICY AND GUIDANCE

- 6.1 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'.

The following policies and documents are relevant:

National Planning Policy Framework (NPPF) (Feb 2019)

Section 2 - Achieving sustainable development

Section 4 - Decision-making

Section 5 - Delivering a sufficient supply of homes

Section 8 - Promoting healthy and safe communities

Section 9 - Promoting sustainable transport

Section 11 - Making effective use of land

Section 12 - Achieving well-designed places

Section 14 - Meeting the challenge of climate change, flooding and coastal change

Section 16 - Conserving and enhancing the historic environment

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

CS1: Sustainable Construction and Design

CS4: Accessibility and the Intensity of Development

CS7: Design and the Public Realm

CS9: Infrastructure, Services, Resources and Amenities

CS14: Provision of Housing

CS15: Location, Accessibility, Density and Housing Mix

CS16: Affordable Housing

CS17: Protecting the Existing Housing Stock

CS24: Car/Cycle Parking

CS27: Maintaining the Retail Character of Centres

CS33: Protection and Enhancement of the Historic Environment

CS34: Pollution and Water Resources

CS35: Flooding

CS36: Biodiversity and Geology

CS38

Sites and Detailed Policies Document (2012, altered 2015)

SD1: Presumption in favour of sustainable development
DM1: Adaptation to climate change
DM4: Safeguarding amenity
DM5: Housing mix
DM6: Affordable housing
DM10: Private and communal outdoor space
DM11: Development of private residential garden land
DM12: Access, traffic and highway-related matters

Emerging Local Plan - Submission Draft Reading Borough Local Plan (March 2018)
Reading's Draft Local Plan has been subject to Examination by the Secretary of State and is likely to be adopted by early 2019 at which point the policies will fully apply. <http://www.reading.gov.uk/newlocalplan>

Supplementary Planning Documents

Revised Parking Standards and Design (2011)
Revised Sustainable Design and Construction (2011)
Revised S106 Planning Obligations (2013)
Affordable Housing (2013)

Other material guidance and legislation

National Planning Practice Guidance (2019)
Section 72 of the Town and Country (Listed Buildings and Conservation Areas) Act 1990
The Community Infrastructure Levy (CIL) Regulations (Amended 2015)
Department for Transport Manual for Streets
Department for Transport Manual for Streets 2
Technical Housing Standards - Nationally Described Space Standard, DCLG, 2015

7. APPRAISAL

7.1 The main issues raised by this planning application are:

- (i) Principle of development
 - (ii) Design and impact on the character of the area
 - (iii) Amenity of future occupiers
 - (iv) Impact on neighbouring properties
 - (v) Transport and parking
 - (vi) Affordable Housing
 - (vii) Other matters
-

(i) Principle of development

7.2 The application site currently contains a large detached Edwardian property within residential use. The extent of the current accommodation is such that it would only be suitable for a very large family or subdivision as appears to be the case currently, albeit this is somewhat informal. The proposed development would provide 9 dwellings in a range of unit sizes (1 and 2 bedroom flats) in a sustainable location. In making best use of the land available and meeting an

established need for housing, the proposal is considered to comply with Policy CS14 (Provision of Housing).

Dwelling mix and type

- 7.3 Policy CS15 of the Core Strategy indicates that the appropriate density and mix will be informed by assessing the characteristics including land uses in the area; the level of accessibility; the requirements for good design; and the need to minimise environmental impacts, including impacts on adjoining occupiers. Policy DM5 expands upon this, requiring that for developments of 10 or more dwellings outside the central area and defined district and local centres, over 50% of dwellings shall be of 3 bedrooms or more and the majority of dwellings will be in the form of houses rather than flats.
- 7.4 In concluding that the previous scheme would not provide an appropriate mix of dwelling sizes and types in accordance with Policy DM5 (Refusal Reason 1), the Inspector specifically made reference to the fact that were the scheme to contain one fewer dwelling, then the requirements of Policy DM5 would no longer apply. As this revised proposal is now for 9 dwellings (and therefore below the threshold of 10), the dwelling mix requirement of Policy DM5 is no longer applicable and the mix of 1 and 2 bedroom units is no longer contrary to policy.
- 7.5 In accepting there is no longer any policy requirement to provide a specific mix of dwellings, there remains the need for Officers to consider the type of dwellings proposed (flats) and whether their introduction into an area predominantly characterised by single family dwellings is acceptable.
- 7.6 Whilst the area is composed mainly of single family dwellings, it is acknowledged that more recent flatted schemes have been permitted and implemented along the street. The existing property, whilst substantial, was already witnessed to have been partially subdivided into separate units of accommodation under the previous planning application. Therefore, in all likelihood, should the Council have received a formal planning application to convert the existing property into flats, then it is unlikely the principle of conversion to flats would have been found unacceptable given the specific size of the plot, scale of the existing building and little demonstrable harm to the established character or appearance of the area. Notwithstanding a requirement to meet technical standards for conversions, the principle of introducing flats within a single building on this site is likely to be acceptable.

Sustainable development

- 7.6 The National Planning Policy Framework (NPPF) sets out a presumption in favour of sustainable development and this is reflected in SDPD Policy SD1. This should be seen as a golden thread running through both plan-making and decision-taking. It is therefore necessary for the LPA to again consider carefully to what degree this revised proposal would meet the sustainable development goals of the NPPF and the development plan in terms of their economic, social and environmental role.
- 7.7 The economic role of the NPPF requires proposals to contribute to building a strong, responsive and competitive economy. The social role requires planning to support strong, vibrant and healthy communities and states that it should create a high quality built environment. The environmental role states that the natural

built and historic environment should be protected and enhanced and should mitigate and adapt to climate change.

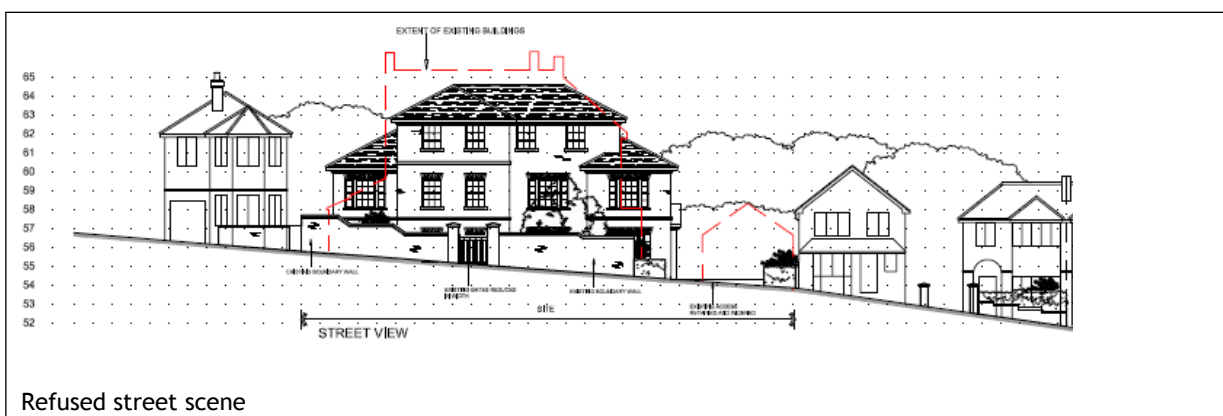
- 7.8 This proposal would undoubtedly contribute to the local economy through the actual construction and fit-out of 9 dwellings, or through construction trade for local businesses and suppliers, or by future occupants. The redevelopment of this site would also have a 'positive' social aspect through the increase in supply and mix of dwellings within the area, supported by paragraph 59 which encourages LPA's support the Government's objective to 'boost significantly the supply of housing'.
- 7.9 The NPPF also encourages the effective use of land by reusing sites which have been previously developed (brownfield land). Such residential development could reasonably be expected to demonstrate a degree of inherent sustainability through compliance with Building Regulations' standards and therefore is considered to perform a positive environmental role as required by the NPPF.

(ii) Design and impact on the character of the area

- 7.10 Central in this current assessment (as with previous application 171719), is whether the existing building merits retention and then secondly whether the proposed replacement development is of sufficient quality to provide a development which is suitably reflective of the character of Brunswick Hill.
- 7.11 The Conservation Area Advisory Committee (CAAC) and Reading Civic Society (RCS) objected to the original application for demolition and replacement. It was felt that not only was the building a notable structure in the streetscene of Brunswick Hill, but because of its largely unaltered condition was worthy of local listing. Since the previous application, the property remains unaltered and its status as 'unlisted' remains.
- 7.12 The RCS also felt that its importance is also central to the Brunswick Hill streetscene/area, which should be protected and plans to do this will be significantly harmed by the loss of this key property.
- 7.13 In seeking updated comments from the Council's Heritage Consultant, it remains the case that the building does not meet the Council's adopted selection criteria for a Locally Listed Building. Being a relatively young Edwardian building (circa. 1906) of a pleasing but relatively common 'Queen Anne Revival' style, it is considered to have limited historical or other architectural interest, reliant upon its localised townscape value. For these reasons, Officers remain of the view that the locally listing selection criteria continue not to be met. Its status therefore, is of a non-designated Heritage Asset?
- 7.14 Therefore, providing that the proposal complies with other adopted planning policies, there remains no in-principle objection to a residential redevelopment of the site involving the loss of the existing property.
- 7.15 The Inspector acknowledged and accepted the Council's discounting of the building for local listing, describing it as a "*large Edwardian villa with little in its form, siting, landscape or plot arrangement that makes it remarkable*". Nonetheless in the Inspector's view, the building was considered to have more than sufficient architectural significance to be a material consideration in determining the appeal and that under the NPPF a balanced judgement had to be made,

having regard to the scale of any harm or loss and the significance of the heritage asset. In establishing whether there is an inappropriate loss of an ‘undesigned heritage asset’ under this revised application as required by the NPPF and Policy CS33, Officers must consider the proposed replacement and its appropriateness within the context of the area.

- 7.16 A detailed Heritage Statement has been submitted with this revised application and covers these matters in detail. It also must be recognised that the design has been notably revised since the previous application and appeal, in responding to feedback received from both Officers and the Inspector.
- 7.17 Firstly, the scale of the building has been reduced, with either wing recessed, preventing the appearance of a single mass of built form across the developed part of the frontage. The building has also been reduced to 2½ storeys in height with a ridge height that is now lower than the existing building which occupies the site and the earlier refused scheme (including its eaves height). The proposal now includes a steeper roof pitch (drawn from the existing building), meaning that that the proposal is effectively reads as the same storey height as the existing building, as opposed to the full three storeys, which was an identified shortcoming of the previous scheme.
- 7.18 Finally, the replacement building is now considered to be of a more ‘high quality’ traditional appearance, making greater use of more appropriate design and fenestration features which draw on the key characteristics displayed by the existing building. These were identified by the Inspector as: *“a distinctive, curved oriel window, a four-centred arch over the entrance, stone dressings around openings, and a background of crisp, red brick in which diapering and bands are picked out in blue headers”*.
- 7.19 The revised design has actively responded to the Inspector’s criticism of the previous scheme that properties along the street, *“share a generally consistent eaves height, stepping down the hill. The higher eaves of the proposal would step upwards from its neighbour up the hill, rather than downwards”*. As a result of the ridge and eaves height being set lower than those of the existing building, the scheme now effectively ‘steps down’ the street when viewed alongside Nos.41 & 35 (Fig 3 below).



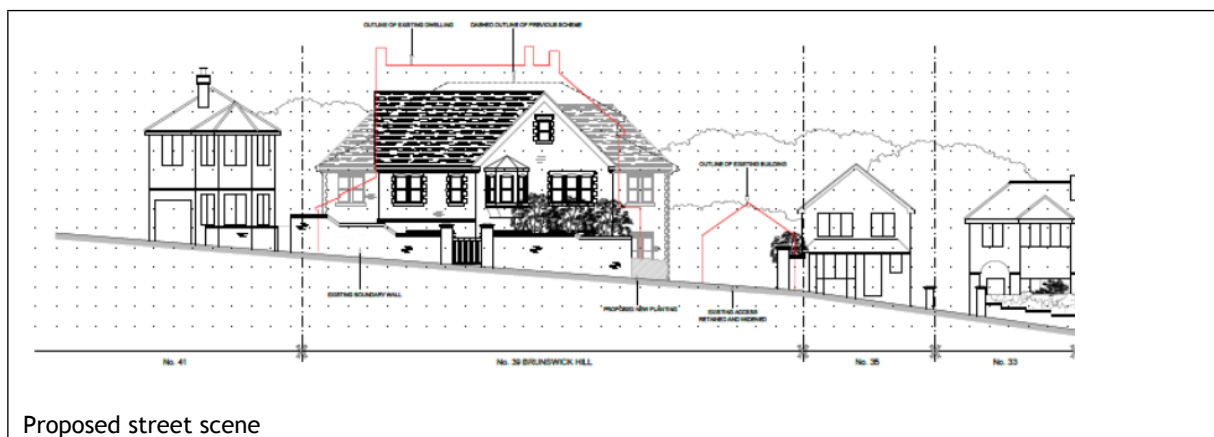


Fig 3: Comparison street scene (Not to scale)

7.20 Overall, the revised roof form together with increased articulation, the provision of a narrower building frontage and staggered side elevations, results in a building that is notably less ‘bulky’ and more architecturally sensitive than the refused scheme, especially when viewed views down the hill and from the adjoining Conservation Area.

7.21 Nonetheless, Officers remain of the view that the current building (a non-designated heritage asset) does make a positive contribution to both the street scene and in part, views experienced into and out of the Downshire Square Conservation Area, however for the reasons set out above, the proposal now represents a substantial improvement on that previously refused. Specific materials can be carefully controlled and therefore there remains (as established under 171719) nothing to suggest that the general architectural theme proposed would be out of keeping with the prevailing character of the area.

7.22 In accepting the scheme will result in the loss of a ‘non-designated heritage asset’, the established position that the building does not meet the criteria for inclusion on the local list and the fact there would be no in principle objection to a residential redevelopment of the site as established under 171719, the replacement building is now considered to largely, if not entirely to mitigate this loss of the existing building when carefully applying the ‘balanced judgement’ required by paragraph 197 of the NPPF. This position will be considered in the overall conclusion, and weighed against those identified ‘public benefits’ of the scheme (as set out in the remainder of the report).

(iii) Amenity of future occupiers

7.23 Despite Council refusal Reason 3, the Inspector previously found that there would be no conflict with the need to safeguard the amenity of future occupiers. The revised internal layout of all proposed flats would continue to be satisfactory, the majority of which are now dual-aspect, either having a primary outlook over the front or a rear garden. The site plan is not clear on exactly whether the rear garden is to be communal or private to the ground floor flats only, but the amount of amenity space available is sufficient and can be controlled by condition. Sound control measures required by current Building Regulations along with stacking of same rooms prevent any harm in this regard. Outlook from each flat and attainable light levels are also acceptable too. Therefore the revised scheme is considered to comply with Policy DM4 (Safeguarding Amenity) and overcome former Reason for Refusal 3.

(iv) Impact on neighbouring properties

- 7.24 This development is likely to cause two main areas of impact for neighbouring properties: the effects of the increase in scale of the building and additional disturbance caused by the increased intensity of residential use.
- 7.25 As described in the section above, the issue is the massing and in particular, the scale and massing of the building has been revised since the previous refusal. However, the impacts upon neighbours are largely unchanged from the previous submission. No. 41 to the south has a rear extension and the submitted plans indicate that no habitable room windows would be adversely affected, with a 45 degree angle maintained. On the northern side, it is recognised that No. 35 would experience a degree of overbearing from the development, especially as the new building would be to the south of this property. However, similar to the refused scheme, there would continue to be a 6.5 metre intervening gap to allow the rear access drive, creating a sufficient setback to prevent any significant harm in terms of loss of daylight and sunlight to habitable rooms. This is further mitigated by the reduced ridge and eaves height.
- 7.26 The development will result in additional residential activity over the present situation, with additional comings and goings and access to and use of the parking area. This may be noticeable from surrounding properties and will be most acutely felt by the occupants of No. 35, where long lengths of the common boundary will change from garden to hard-surfacing. But No. 35 has a long garden itself, and there remains sufficient space within the plot to accommodate the access road and it is not considered nine dwellings would result in a substantial number of sustained vehicle movements or uncharacteristic uses at unsocial hours. Officers remain of the view that the residential amenity to No. 35 would not be significantly harmed in any way which would justify refusal.

(v) Transport and parking

- 7.27 There are no objections to this planning application from the Highway Authority. The development would necessitate a widening of the access, moving a lamp-post, adjusting the parking zone, and removal of rights to parking permits, all of which could be controlled by conditions or obligations. The parking level shown is suitable for the intended development and location. However, the Highway Authority's approval is dependent on the development securing a Traffic Regulation Order (TRO) which would be needed to remove part of the residents parking area in order to provide the access into the site. There is generous space available on site for required cycle/bin stores and the application includes potentially suitable arrangements for such.

(vi) Affordable Housing

- 7.28 The applicant has provided an affordable housing viability statement which indicates that the development cannot sustain a contribution towards affordable housing. The Council's Valuer has independently verified this position and therefore it would be unreasonable for the Local Planning Authority to insist upon affordable housing as part of this development.

(vii) Other matters

Sustainability

- 7.29 Such residential development could reasonably be expected to demonstrate a degree of inherent sustainability through compliance with up-to-date energy efficiency and Building Regulations standards. There is no requirement for on-site energy generation for this scale of development. Officers are content that the Council's sustainability policies can be achieved via condition.

Bats

- 7.30 The Council's ecologist is content with the conclusions of the bat survey and does not raise issue with the development, providing that ecological enhancements are provided, which would be secured via condition to comply with Policy CS36.

SuDS

- 7.31 Given the size of the site, adequate sustainable drainage is able to be secured by condition in order to ensure implementation.

Noise impacts

- 7.32 The site is within the Air Quality Management Area and railway land abuts the western (far) end of the garden. RBC Environmental Protection is satisfied that noise/vibration and air quality reports have been undertaken to suitable standards and that the development would be acceptable, subject to conditions on ventilation and window specifications. Other environmental conditions would be required in respect of the construction phase, were a permission to be considered.

Archaeology

- 7.33 Berkshire Archaeology advises that there are no archaeological issues with this application. Given that the proposals are located partially over the current building footprint, which has a basement, the remaining area of new impact is considered small scale.

Equality Act

- 7.34 In determining this application, the Committee is required to have regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sexual orientation. There is no indication or evidence (including from consultation on the application) that the protected groups have or will have different needs, experiences, issues and priorities in relation to the particular planning application. In terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

8. CONCLUSION

- 8.1 In responding directly to the previous appeal dismissal, this revised scheme has been reduced to 9 dwellings and has undergone a number of design improvements.
- 8.2 As this revised proposal is now below the Policy DM5 threshold of 10 dwellings, the dwelling the proposed mix of 1 and 2 bedroom units is now acceptable. Furthermore, the type of units (flats) are considered an appropriate form of accommodation in this particular location, ensuring compliance with Policy CS15 of the Core Strategy, thereby satisfactorily overcoming Reason for Refusal 1.
- 8.3 Whilst Officers accept the scheme will result in the loss of a 'non-designated heritage asset', the revised design of the replacement building is now considered to largely mitigate this loss of the existing building. When carefully applying the 'balanced judgement' required by paragraph 197 of the NPPF and weighing the building's loss against those identified 'public benefits', the improved design of the replacement, the addition of 8 sustainably located dwellings which meet an identified need along with the inherent improvements in the buildings overall sustainability, are considered to sufficiently outweigh the harm caused by the building's loss. The scheme is therefore compliant with the NPPF and Policy CS33 of the Core Strategy, and is considered to adequately overcome Reason for Refusal 2.
- 8.4 Finally, the scheme now provides for satisfactory amenity of future occupiers in accordance Policy DM4 (Safeguarding Amenity), thereby overcoming Reason for Refusal 3, and no longer requires a S106 to secure an Employment Skills Plan as required by Reason 4.
- 8.5 In light of the above and with due regard to all matters raised, the replacement building and overall planning merits of this development are now considered to outweigh the identified harm caused through loss of the existing building. Accordingly, Officers are of the view that the proposal is acceptable, and on-balance, recommend that this application be approved subject to conditions and necessary planning obligations.

Case Officer: Brian Conlon

9. Plans and Documents

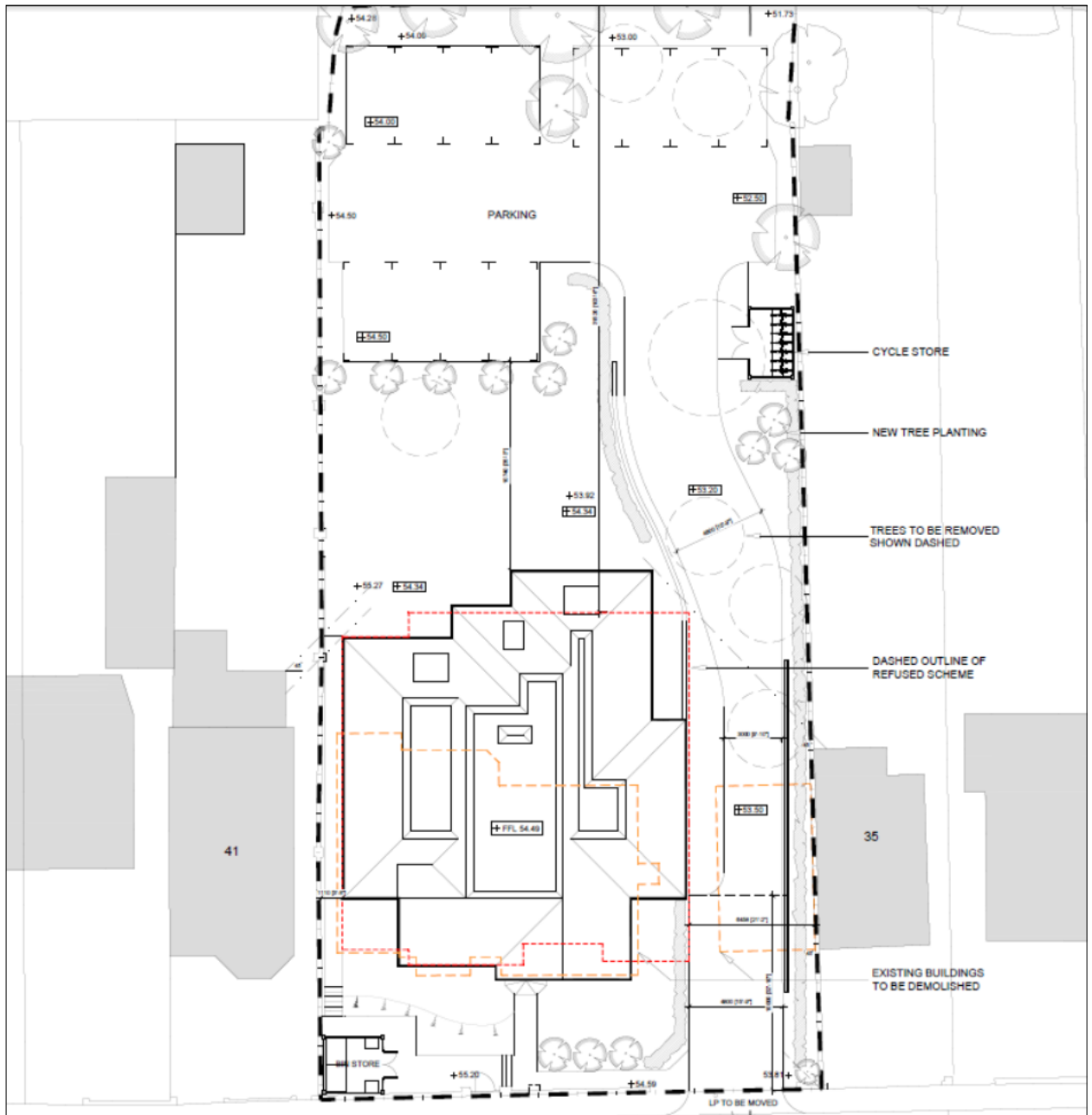


Fig 4: Site Layout Plan (Not to scale)

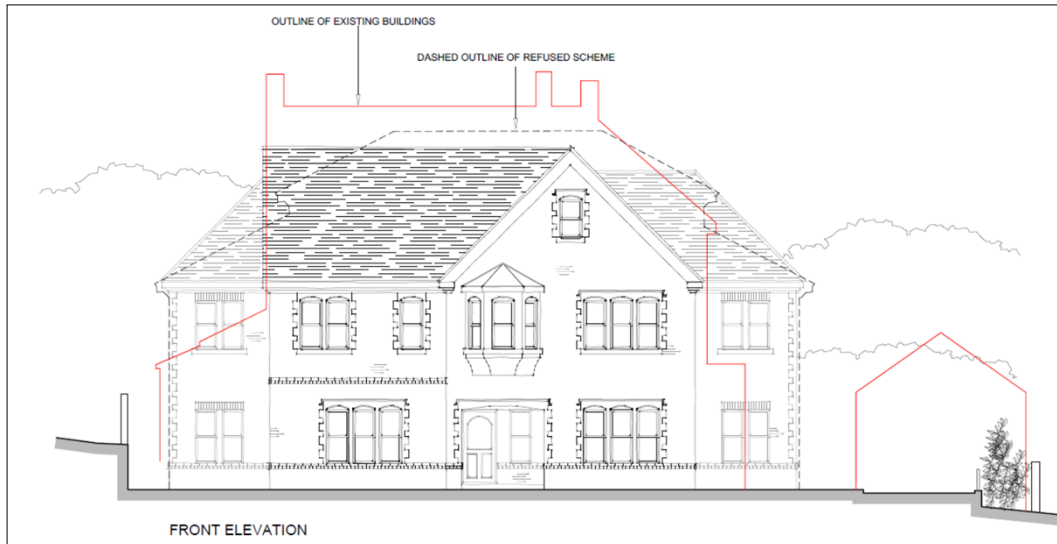


Fig 5: Front elevation proposed (Not to scale)

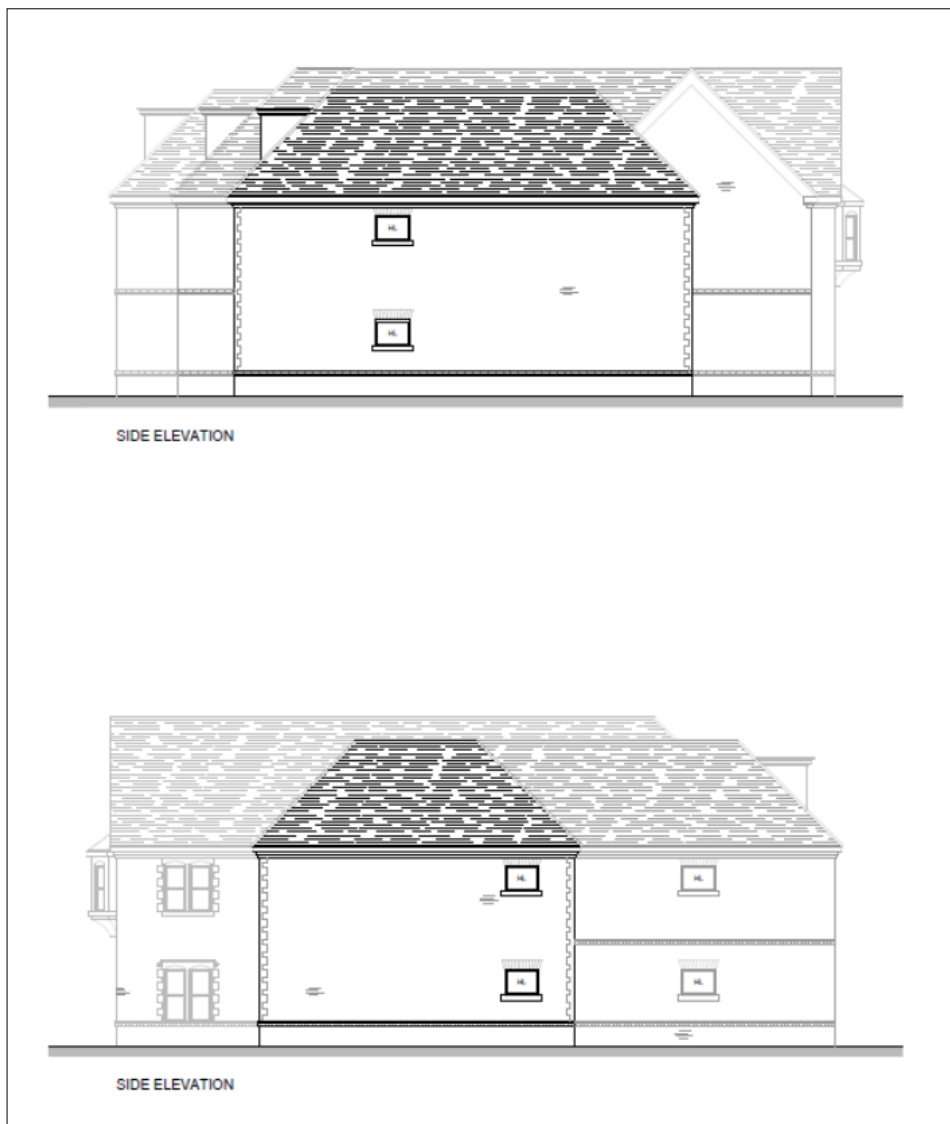


Fig 6: Front elevation proposed (Not to scale)



Fig 7: Aerial view (Google maps 2019)

COMMITTEE REPORT

BY THE EXECUTIVE DIRECTOR FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 17 July 2019

Ward: Church

Application No: 190704/REG3

Address: Land Adjacent 72 Wentworth Avenue, Reading, RG2 8JL

Proposal: Construction of 2no. two-bed dwellings and associated parking, landscaping and access.

Applicant: Reading Borough Council

Date Valid: 30/04/2019

Application target decision date: Originally 25/06/19 but an extension of time has been agreed until 27/07/19

26 week date: 29/10/19

RECOMMENDATION

Delegate to Head of Planning, Development and Regulatory Services to (i) GRANT full planning permission subject to completion of a unilateral undertaking legal agreement or (ii) to REFUSE permission should the legal agreement not be completed by the 27th July 2019 (unless the assessing officer on behalf of the Head of Planning, Development and Regulatory Services agrees to a later date for completion of the legal agreement). The legal agreement to secure the following:

- 2 residential unit as an affordable rented housing units in perpetuity

And the following conditions to include:

1. Time Limit - 3 years
2. Approved plans
3. Details (samples and manufacturer details) of all external materials (including brickwork, roof slate, glazing, window frames/cills/surrounds, doors, guttering and downpipes)
4. Pre-commencement construction method statement (including noise & dust)
5. Pre-commencement arboriculture method statement, and implementation
6. Pre-occupation implementation bin storage facility details
7. Pre-occupation implementation of cycle parking details provided
8. Pre-occupation implementation of vehicle parking
9. Construction hours (0800 - 1800 Mon-Fri; 0900-1300 Sat; Not at all on Sunday or public holidays)
10. Pre-commencement hard and soft landscaping details (including manoeuvring areas)
11. Implementation of approved hard and soft landscaping details
12. Landscaping maintenance for five years
13. No burning of waste on site

Informatives:

1. Positive and Proactive Statement
2. Highways works
3. Terms and conditions - pre-commencement advice
4. Building Control
5. Party Wall Act
6. CIL
7. No burning of waste on site
8. Unilateral Undertaking Legal Agreement

1. INTRODUCTION

- 1.1 The application site comprises a plot of land, which is currently clear of all structures, with concrete hardstanding for the entirety of the site. Based on the Council's records, the site contained 10 garages for previous Council housing on Wentworth Avenue and some properties on Holberton Road. The access to the site is between no's 72 and 74 Wentworth Avenue. The site does not contain a listed building or structure and is not located within a conservation area.
- 1.2 The proposals are being considered at Planning Applications Committee by virtue of being the Council's own (regulation 3) application. The site in relation to the wider urban area is shown below, together with a site photograph and aerial view.



Site Location Plan (application site edged in red)



Site photograph



Aerial view looking north

2. PROPOSALS

- 2.1 Full planning permission is sought for the erection of two 2-bedroom dwellings. This will comprise a two storey pair of semi-detached dwellings each with a small front porch, provision of four car parking spaces, bin storage, cycle parking, associated landscaping, and a rear garden for each dwelling. The proposal also includes retention of an existing access right for no. 6 Holberton Road.
- 2.2 Reading Borough Council is the landowner and applicant in this instance, with this being one of a series of sites being brought forward to deliver affordable housing in the Borough.
- 2.3 In relation to the community infrastructure levy, the applicant has duly completed a CIL liability form with the submission. As per the CIL charging schedule this proposal will attract a charge of £24,904.32 (£168 x the 2019 CIL rate for residential developments). However, the CIL form suggests that the applicant will be seeking social housing relief, which would result in the CIL charge being £0.

3. PLANNING HISTORY

171715/PREAPP - advice sought for proposed development of two x 2 bed dwellings
090477/PREAPP - advice sought for the erection of two flats

4. CONSULTATIONS

i) RBC Transport

- 4.1 There are no transport objections to this application, subject to the following conditions:
 - Pre-commencement construction method statement

- Pre-occupation implementation of bin storage
- Pre-occupation implementation of cycle parking details provided
- Pre-occupation implementation of vehicle parking

ii) RBC Environmental Health - Environmental Protection (EP)

4.2 From an EP perspective, there are concerns regarding potential noise, dust, and bonfires associated with the construction and demolition phase.

4.3 As such, standard construction hours and details of noise/dust reduction measures should be secured via condition and an informative stating that there should be no burning of waste on the site.

iii) Natural environment (trees)

4.4 No objection to the proposed development subject to conditions.

iv) Natural environment (ecology)

4.5 No objections

v) Public consultation

4.6 Notification letters were sent to nearby occupiers on 3/5/19.

One objection has been received, citing accuracy of plans and suitability of access as concerns.

5. LEGAL AND PLANNING POLICY CONTEXT

5.1 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'. The application has been assessed against the following policies:

5.2 National

National Planning Policy Framework (2018)
National Planning Policy Guidance (2014 onwards)

5.3 RBC Local Development Framework - Core Strategy (2008) (Altered 2015)

- CS1 Sustainable Construction and Design
- CS2 Waste Minimisation
- CS7 Design and the Public Realm
- CS9 Infrastructure, Services, Resources and Amenities
- CS14 Provision of housing
- CS15 Location, Accessibility, Density and Housing Mix
- CS24 Car / Cycle Parking
- CS34 Pollution and Water Resources
- CS36 Biodiversity and Geology
- CS38 Trees, Hedges and Woodlands

5.4 Sites and Detailed Policies Document (2012) (Altered 2015)

- SD1 Presumption in Favour of Sustainable Development

- DM1 Adaptation to Climate Change
- DM4 Safeguarding Amenity
- DM5 Housing Mix
- DM6 Affordable Housing
- DM10 Private and Communal Outdoor Space
- DM12 Access, Traffic and Highway Related Matters
- DM18 Tree Planting

5.5 Reading Borough Council Supplementary Planning Documents

- Affordable Housing SPD (2013)
- Revised Parking Standards and Design SPD (2011)
- Revised SPD on Planning Obligations under Section 106 (2015)
- Sustainable Design and Construction SPD (2011)

5.6 Other relevant documentation

- DCLG Technical housing standards - nationally described space standard (2015)

6. APPRAISAL

6.1 The main issues are considered to be:

- i) Principle of development
- ii) Design considerations
- iii) Residential amenity
- iv) Transport
- v) Trees, landscaping and ecology
- vi) Other matters

i) Principle of development

6.2 The NPPF states that LPAs should “encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value”. The NPPF definition of ‘previously developed land’ is taken to include the land which was occupied by a permanent structure... and associated fixed surface infrastructure. As such, the development site is considered previously development land

6.3 Therefore, the redevelopment of the site for residential development is acceptable in principle, subject to meeting other development plan policy objectives relating to the main issues identified above.

ii) Design considerations

6.4 The proposal site has no frontage on to Wentworth Avenue, meaning that any proposal for the site would not be visible from the public highway. This does not however preclude the development from needing to respect and respond to the character and appearance of the locality. Due to the layout of Wentworth Avenue, the building line is not uniform and there is no distinctive building type and there are various plot widths and depths. The plot on which the proposal is set is, excluding the access way, of a similar size and depth to that of the surrounding dwellings. The depth of the dwellings, setback from boundaries and site coverage is comparable to the existing dwellings within the area and therefore the proposal is considered to respect the relationship between built form and space around dwellings.

6.5 No details have been submitted regarding proposed materials so a condition is recommended to provide details prior to works beginning above foundation level. Additionally, the extensive area for car parking and manoeuvring has not been detailed at this time so a hard and soft landscaping plan will be required to ensure that this is acceptable and will require submission prior to commencement of development.

iii) **Residential amenity**

6.6 First floor windows in the proposed dwelling would directly overlook adjoining properties 74 & 72 Wentworth Avenue to the front, and 5 & 7 Holberton Road to the rear.

- No 72 is the closest dwelling, however the distance would be approximately 18m, and the angle would not be one which would facilitate direct privacy concerns.
- The relationship between no's 74 and the proposal would be that of a side to back relationship which would not have a detrimental impact on the privacy of that dwelling.
- In relation to the property at no.5 & 7 Holberton Road, the back to back distance from the proposed dwelling would exceed 20m, and be a similar relationship to the existing dwellings.
- It would also have obscure angled overlook to properties on Whitley Wood Road.

6.7 The internal layout of the proposed units is arranged to provide a high standard of living accommodation for future occupiers, with the overall floorspace comfortably exceeding the national space standards. All rooms will be regular in size and shape, providing suitable access to outlook, natural day/sunlight and ventilation. Conveniently located cycle and waste storage facilities are incorporated within the scheme. The distance from the waste storage area to the waste collection point will need to be managed by the future occupants, and is considered acceptable from the Council's waste department. Finally, from an access perspective, level access is possible from the footway, and parking proposed with the scheme is considered acceptable.

6.8 In relation to all nearby occupiers in the area, amenity during the implementation of the permission will be protected via the construction method statement measures recommended to be secured by a pre-commencement condition. In overall terms the proposals are therefore considered to comply with policy DM4.

iv) **Transport**

6.9 As per the Transport Planning observations provided above, the proposals are considered appropriate in all highways and parking regards, the plans appear to illustrate that the existing access conforms to the Councils current standards and then narrows to under 4.1m, as the previous use of the site generated significantly greater vehicle movements than that of the proposed use there would be no detrimental change or impact due to the proposed development. As such transport would have no objection to the retained access being used to facilitate the development as this would be no worse than the previous situation. Subject to conditions relating to: a construction method statement; cycle parking; waste storage; and vehicle parking provision, transport officers are satisfied that the proposal is acceptable in this regard.

v) **Trees, landscaping and ecology**

- 6.10 The Site Plan plots the mature Oak at 5 Holberton Road. This tree is shown to be retained, as one would expect given it is off-site, but does not provide its Root Protection Area. The houses will be outside this, however ground work will be required to convert the existing hard landscaping into soft landscaping (proposed lawn area). An Arboricultural Method Statement will be required to deal with tree protection and required ground works within its RPA.
- 6.11 Specialist officers have considered the proposals from an ecology perspective and are satisfied with the proposals. This is subject to a number of conditions to secure more details of the landscaping/biodiversity proposals and to protect wildlife during the construction stage.

vi) **Other matters**

- 6.11 Sustainability - The applicant has not provided any specific information relating to sustainable design and construction. As the proposed development is to be a new build, it is expected that a condition ensuring compliancy with policies CS1 and DM1 could be met; therefore the development is considered acceptable in this regard.
- 6.12 Legal Agreement - Given the nature of the land ownership (as specified in the introduction section above) a unilateral undertaking (rather than a Section 106) legal agreement will be drafted. This will secure the unit as affordable rented accommodation. It is considered that the obligation would comply with the National Planning Policy Framework and Community Infrastructure Levy (CIL) in that it would be: i) necessary to make the development acceptable in planning terms, ii) directly related to the development and iii) fairly and reasonably related in scale and kind to the development.
- 6.13 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 that the protected groups have or will have different needs, experiences, issues and priorities in relation to this particular application.

7. CONCLUSION

- 7.1 The proposals are considered to be acceptable within the context of national and local planning policies, as detailed in the appraisal above. As such, full planning permission is recommended for approval, subject to the recommended conditions and completion of the Legal Agreement.

Drawings & documents submitted:

Drawing No: 5004159-800 Location plan
Drawing No: 5004159-801 Illustrative site plan
Drawing No: 5004159-803 Site sections AA & BB
Drawing No: 5004159-802 Proposed plan & Elevations
Design and access statement

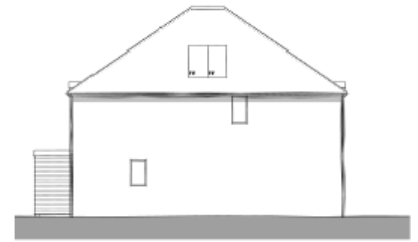
Case Officer: Anthony Scholes

Proposal plans



Front Elevation

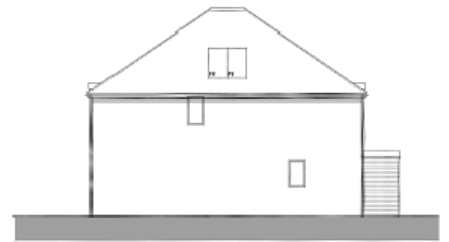
Materials:
 Roof: Plain clay tiles to be selected
 Walls: Coloured wall stock bricks
 Finishes: Coloured cement window and french doors colour to be confirmed.



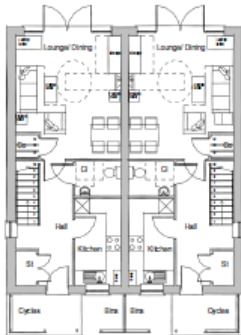
RHS Elevation



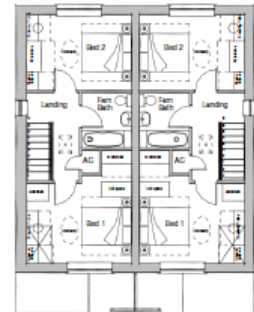
Rear Elevation



LHS Elevation



Ground Floor



First Floor

COMMITTEE REPORT

BY THE DIRECTORATE FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 17th July 2019

Ward: Norcot

Application No.: 190357/HOU

Address: 10 Pegs Green Close

Proposals: Two storey side/rear extension and single storey front and rear extensions, loft conversion with new dormer window and 2 Velux windows.

Date Application Valid: 28th February 2019

Application target decision date: Extension of time to 28th June 2019

RECOMMENDATION

As per 26th June 2019 committee report (Appendix A).

1. INTRODUCTION

- 1.1 This application was deferred at the 26th June 2019 Planning Applications Committee to enable a member site visit to take place. The site visit took place on 11th July 2019.

Appendices

Appendix A - Officer report to 26th June 2019 Planning Applications Committee.

Case Officer: James Overall

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Ward: Norcot

App No.: 190357/HOU

Address: 10 Pegs Green Close, Reading

Proposal: Two storey side/rear extension and single storey front and rear extensions, loft conversion with new dormer window and 2 Velux windows.

Applicant: Mrs Akhtar

Date application valid: 28th February 2019

Extended deadline: 28th June 2019

Planning Guarantee 26 week target: 29th August 2019

RECOMMENDATION

GRANT Planning Permission subject to conditions and informatives

CONDITIONS TO INCLUDE:

- 1) Standard Time Limit
- 2) Approved Plans
- 3) Matching Materials
- 4) Vehicle parking spaces to be provided prior to occupation and retained
- 5) Vehicle access to be constructed prior to occupation.
- 6) First floor side facing window serving the bathroom shall be fixed non-opening and glazed with obscure glass on parts below 1.7m as a minimum when measured from the floor level of the respective rooms, before occupation of that room, and shall be permanently maintained thereafter as non-opening and obscure glazed.
- 7) No windows, other than those shown on the approved plans shall at any time be placed in the side elevation (western facing no.8), or the side elevation of the first floor bedroom (eastern facing no. 9) of the building/extension hereby permitted without the grant of a separate planning permission from the Local Planning Authority.

INFORMATIVES TO INCLUDE:

- 1) Terms and conditions
- 2) Building control approval
- 3) Encroachment
- 4) Highways
- 5) CIL- chargeable
- 6) Positive and proactive

1.0 INTRODUCTION

- 1.1 The application site is a two storey semi-detached house on the northern side of Pegs Green Close within a wholly residential area. It has an existing driveway and detached garage, which is set back within the plot. Other properties within the Close have secured planning permission for side and rear extensions, e.g. nos. 6 and 7.
- 1.2 The application has been called-in for committee decision by the Ward Councillor, Councillor Lovelock, due to amenity concerns raised by neighbours.



2.0 PROPOSAL AND SUPPORTING INFORMATION

- 2.1 The scheme comprises a two storey side extension and a part two storey and single storey rear extension, loft conversion and canopy porch.

The proposal would result in the demolition of the existing garage, and also the changing of the front garden to parking area with a new dropped kerb.

- The canopy porch would measure 2.1m wide by 1.0m deep
- The two storey side extension would be 3.1m wide, set down from the main roof by 0.3m and set back at first floor by 0.85m. It would extend for 12.5m in depth, 4.5m of which would project beyond the existing rear building line of the host dwelling.
- The single storey rear extension would be 3.4m wide by 4.5m deep at a maximum height of 3.6m.
- Windows - there would be two front facing rooflights, one ground floor side facing window, and first floor bathroom window. To the rear ground floor doors and window, a first floor window and a pitched roof dormer window.

The proposed materials would match the existing property.

- 2.2 The following plans and supporting documents have been assessed:

Received 1st March 2019 (unless otherwise stated):

- Location Plan, received 6th March 2019
- Site/ Block Plan - Drawing no: MZ10
- Existing Ground Floor Layout - Drawing no: MZ11
- Existing First Floor Layout - Drawing no: MZ12
- Existing Elevations - Drawing no: MZ13
- Existing Elevations Survey - Drawing no:130
- Proposed Ground Floor Layout - Drawing no: MZ14
- Proposed First Floor Layout - Drawing no: MZ15
- Proposed Second Floor Layout - Drawing no: MZ16
- Proposed Elevations - Drawing no: MZ17

Other Document received 8th April 2019:

- Bat Survey, report ref: A1133.001 *Issue 1*, prepared by Crossman Associates

Amended plans received:

- Site/ Block Plan - Drawing no: MZ10 Rev B, received 1st April 2019
- Proposed Ground Floor Layout - Drawing no: MZ14 Rev A, received 23rd May 2019
- Site/ Block Plan - Drawing no: MZ10 Rev C, received 23rd May 2019
- Proposed First Floor Layout - Drawing no: MZ15 Rev A
- Proposed Elevations - Drawing no: MZ17 Rev C, received 25th May 2019

3.0 PLANNING HISTORY

6 Pegs Green Close - 150674 - Two storey side extension - Approved 29/6/15
7 Pegs Green Close - 141839 - Single storey side extension - Approved 23/4/15

4.0 CONSULTATIONS

(i) Statutory

4.1 None

(ii) Non-statutory

Ecology

4.2 Ecology requested a bat survey be undertaken.

Planning Officer note: A bat survey was provided. Following this Ecology provided the following further comments:

“The bat survey report (Crossman Associates Ecological Consultants, April 2019) has been undertaken to an appropriate standard and concludes that the building is unlikely to host roosting bats. As such, since the proposals are unlikely to affect bats or other protected species, there are no objections to this application on ecological grounds.”

RBC - Transport

- 4.3 Transport originally provided the following comments: “Plans indicate that the existing detached garage located to the rear of the property is to be demolished therefore displacing 1 car parking space as well as parking provision along the side of the property.

In principal there are no Transport objections as alternative off road parking for 3 vehicles is being proposed, however it is not clear from google images if the boundary wall has already been removed and the existing kerb has been extended; Therefore clarification is required on this point.

Please note an extended dropped crossing cannot be within 1m of a lamp column, there is one present located outside the property. The lamp column should be illustrated on revised plans along with the proposed access.

Please ask the applicants agent to address the points above so that this application can be fully determined.”

Planning Officer note: An amended plan was provided and Transport confirmed that the revision would be acceptable from a transport perspective. Two conditions and an informative were recommended. However, a further amended plan has been requested to reduce the parking provision on the front to 2 no. spaces, which would meet car parking standards and would remove the requirement for the whole front boundary and front garden to be removed; responding to comments received from the public. This will be reported in an update.

(iii) Public/ local consultation and comments received

- 4.4 Notification letters were sent to 4-9 Pegs Green Close (consecutive) and a site notice was displayed. Six responses were received and are summarised as follows:

- The proposed two storey side extension will not be in keeping with the character of the area. Although single storey side extensions are common, two storey side extensions are not. There is one at no 6 Pegs Green Close, which has extenuating circumstances because it overlooks no other properties and it is a granny extension.
- The rear dormer will encroach on neighbouring privacy.
- The house is believed to be an HMO
- Overshadowing
- Subsidence is a common occurrence in the close.
Planning Officer note: This is not a planning matter.
- Parking
- The other properties in the close will be devalued.
Planning Officer note: This is not a planning matter
- Quality of life will be reduced.
- Only two notification letters were sent out, and the site notice was not displayed in a public location.

Planning Officer note: 6 letters of notification were sent out and a site notice was also displayed and it was relocated to an appropriate location after a complaint was received about its previous position.

- The area between the proposed lounge and dining room has not been identified.

Planning Officer note: This area is part of the lounge and looks split due to the line displaying the width measurement of this room.

- There is a very large oak tree on the site.

Planning Officer note: This is not near where the proposed development will occur.

- The dropped curb will have to be extended and a lamppost removed.
- Concerns over storage of materials and skips.
- The footprint of the extension must be 50% of the existing, unless extenuating circumstances. This proposed plan is 140%.

Planning Officer note: There is no requirement for an extension to be 50% of the existing. A scheme is considered on its own merits.

- No outside access to the rear, which is a safety hazard.

Planning Officer note: This would be no different to the situation of a terraced house.

- A Construction Management Plan should be required.

Planning Officer note: CMS is usually required for new houses not for house extensions.

5.0 RELEVANT PLANNING POLICY AND GUIDANCE

- 5.1 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.

The following local and national planning policy and guidance is relevant to this application:

National Policy

National Planning Policy Framework
National Planning Practice Guidance

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

Policy CS7 (Design and the Public Realm)
Policy CS24 (Car/Cycle Parking)
Policy CS36 (Biodiversity and Geology)
Policy CS38 (Trees, Hedges and Woodland)

Sites and Detailed Policies Document (2012, altered 2015)

Policy DM4 (Safeguarding Amenity)
Policy DM9 (House Extensions and Ancillary Accommodation)
Policy DM10 (Private and Communal Outdoor Space)
Policy DM12 (Access, Traffic and Highway-Related Matters)

Supplementary Planning Guidance/Documents
Revised Parking Standards and Design (2011)
Revised Sustainable Design and Construction (2011)
A Design Guide to House Extensions SPG (2003)

6.0 APPRAISAL

6.1 Main considerations:

The main issues to be considered are:

- i) Design and Appearance
- ii) Residential Amenity
- iii) Parking
- iv) Community Infrastructure Levy
- v) Other Matters

(i) Design and Appearance

6.2 Policy DM9 states that an extension to a house will be acceptable where it:

- Respects the character of the house in terms of scale, location, materials and design;
- Respects the character and pattern of neighbouring properties and the street as a whole in terms of scale, location, materials and design, and any important existing building line; Respects neighbour's amenities and does not present a large blank façade to public areas.

6.3 The Council's Design Guide on house extensions states that on semi-detached houses rear extensions should not normally be longer than 4 metres in depth, but that exceptions to this might be accepted if the house and garden are capable of taking an extension of a longer depth. The proposed extension would be 4.5m in depth, part single and part two storey, with the two storey element sited at 3.6m from the shared boundary with no. 9, and 0.8m (at the furthest point) along the shared and splayed boundary with no. 8. Subject to satisfactorily meeting issues with regard to daylight and sunlight, addressed below, it is therefore, considered that the size would be acceptable in this instance.

6.4 The proposed rear dormer would be modest in scale with a pitched roof which would comply with guidance in that it would be set within the roof slope and would be in proportion with the scale of the rest of the house in terms of overall size and window shape.

6.5 There are existing side extensions within the immediate area, albeit the majority are single storey, except for that at no. 6. The Council's Design Guide states that two storey side extensions should normally be designed to be smaller in scale than the main house, which can be achieved by setting them back and down from the main house, and set them in from the side boundary. Whilst the proposed extensions, do substantially increase the size of the property, it has been designed in a way which ensures the extended elements are subservient to the host dwellinghouse. It has been set in slightly from the shared boundary with no. 8, and this gap increases further

back due to the splayed nature of the boundary. The ridge height of the side and rear extensions would be 0.3m lower than the original ridge. It would also be set back at first floor level to the front. It is therefore, considered to comply with policy and supporting guidance.

- 6.6 The proposed porch canopy would be slightly higher than what would allowable under permitted development, so would therefore not be excessive in terms of height and depth. It would have a design, with pitched roof and materials, which would reflect the host dwelling and it is not considered that that element would have a detrimental impact on the appearance of the street or the surrounding area, and is therefore considered acceptable.
- 6.7 The proposal includes the removal of the front boundary and garden to create a parking area, because the proposal would result in the loss of the side drive and garage. The loss of this does need to be weighed against the impact of on-road parking which would result if it were not included and in the context that these works could be undertaken under permitted development rights. It is considered that providing satisfactory off-road parking would be an important aspect of this extension proposal, and the loss of the garden and front boundary would not be so significantly detrimental to the character and appearance of the street to warrant refusal on this basis.
- 6.8 An objector raised concerns over an existing large oak tree, but no trees are proposed to be removed as a result of the development and the development would not be near any trees, which are located at the rear of plots.
- 6.9 The proposed design would reflect the existing dwelling with respect to materials, roof pitch, and fenestration details.
- 6.10 It is not considered that the extensions would detrimentally detract from the appearance of the host dwelling.

(ii) **Residential Amenity**

- 6.11 Policy DM4: Safeguarding Amenity states that an extension to a house will be acceptable where it will not cause a significant detrimental impact to the living environment of existing or new residential properties.
- 6.12 In terms of two storey extensions the Design Guide states that they should not normally be closer than a line taken at 45 degrees from the middle of any window of a habitable room in a neighbouring property. The proposed plans show a 45 degree line from the nearest habitable room window at no. 9. The proposed rear extension would not impinge on this line. This combined with the orientation of the site would ensure that there would not be a significant detrimental effect with respect to overshadowing and loss of daylight/sunlight.
- 6.13 The rear single storey extension, which would be up to the boundary with no, 9, although slightly deeper than 4m, as discussed above, would have a partially flat and partially mono-pitched roof, and would therefore reduce form 3.6m down to 2.6m along its depth, which would minimise any effect with respect to no. 9.

- 6.14 In terms of the two storey extension's relationship to no. 8, although the proposal would be close to the boundary, due to the siting of the properties they are splaying away from each other. It is therefore considered that there would be no overshadowing concerns as a result of the proposed development.
- 6.15 With regard to windows there is one proposed side facing first floor window, which would be for a bathroom and a condition is recommended requiring this to be obscure glazed. A small rear dormer is proposed, which will serve a children's 'den' (playroom). It is not considered that there would be any further overlooking as a result of this dormer than already exists from existing rear facing first floor windows.
- 6.16 Policy DM10 relates to private amenity space. Although there would be a relatively large increase in the footprint of the dwelling the majority of this would be on an area currently used as a driveway and garage. There would still be a large private garden space remaining which would accord with the requirements of the Policy.
- (iii) Parking**
- 6.17 The overall off road parking shown is for 3 no. spaces. This complies and exceeds parking standards and Transport has no objection to the proposed scheme subject to conditions and an informative.
- (iv) Community Infrastructure Levy (CIL)**
- 6.18 The gross internal floorspace of the proposed scheme (including the loft conversion) would exceed 100sqm and therefore would be liable for CIL. There are certain exemptions for residential extensions subject to relevant conditions. CIL does not form part of the decision making for the application and an informative is included in this regard.
- (v) Other Matters**
- 6.19 Some of the letters of representation refer to the existing use of the property as an HMO. The applicant has confirmed that it is being rented for an interim period, as a C4 HMO, for which separate permission is not required, as although the C3 Dwellings and C4 Small HMOs are in separate Use Classes, the change between the two is 'permitted development'. The applicant has also confirmed that the intention is that the property, once extended, would be their family home.
- (vi) Equality**
- 6.20 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.
- 6.21 There is no indication or evidence (including from consultation on the application) that the protected groups have or would have different needs,

experiences, issues and priorities in relation to the particular planning application.

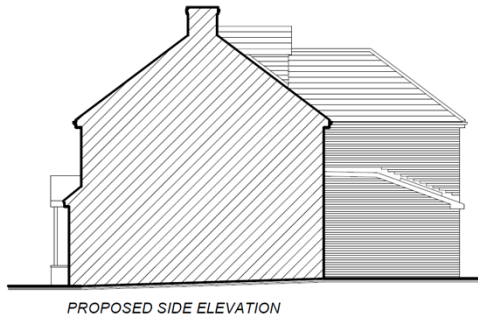
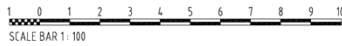
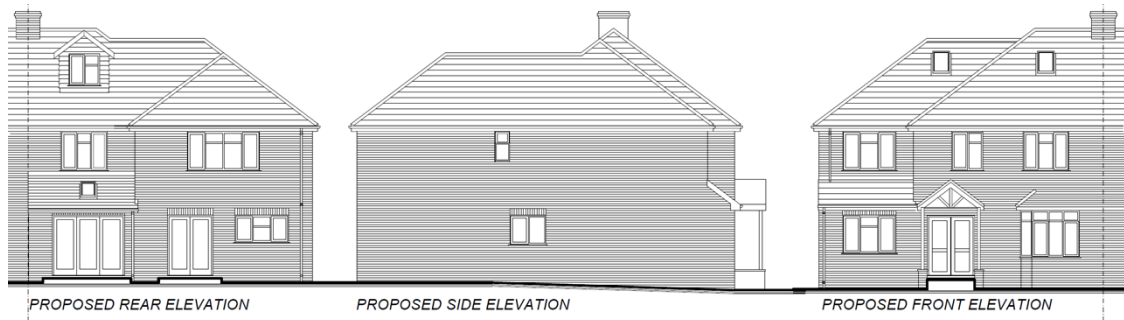
- 6.22 In terms of the key equalities protected characteristics, it is considered there would be no significant adverse impacts as a result of the development.

7.0 CONCLUSION

- 7.1 The proposed development would not be harmful to the character or appearance of the site or its surroundings and would not have a detrimental impact on the appearance of the original building or neighbouring properties or amenity. It is considered that the proposal would not cause a significant detrimental impact to the living environment of any existing or new occupiers or neighbours. As such the proposed works are considered to be in accordance with the above policies and the proposed scheme is recommended for approval subject to conditions and informatives as set out in the recommendation above.

Case Officer: James Overall

APPENDIX 1: PLANS AND ELEVATIONS



REV.C. REMAINING SIDE ELEVATION ADDED AT PLANNING OFFICERS REQUEST 25th MAY 2019
 REV.B. TWO STOREY SIDE EXTENSION FLANK WALL STEPPED IN BY 300mm AT PLANNERS RECOMMENDATION 23rd MAY 2019
 REV.A. REVISED FOLLOWING ADVICE FROM PLANNING OFFICER 18th MAY 2019



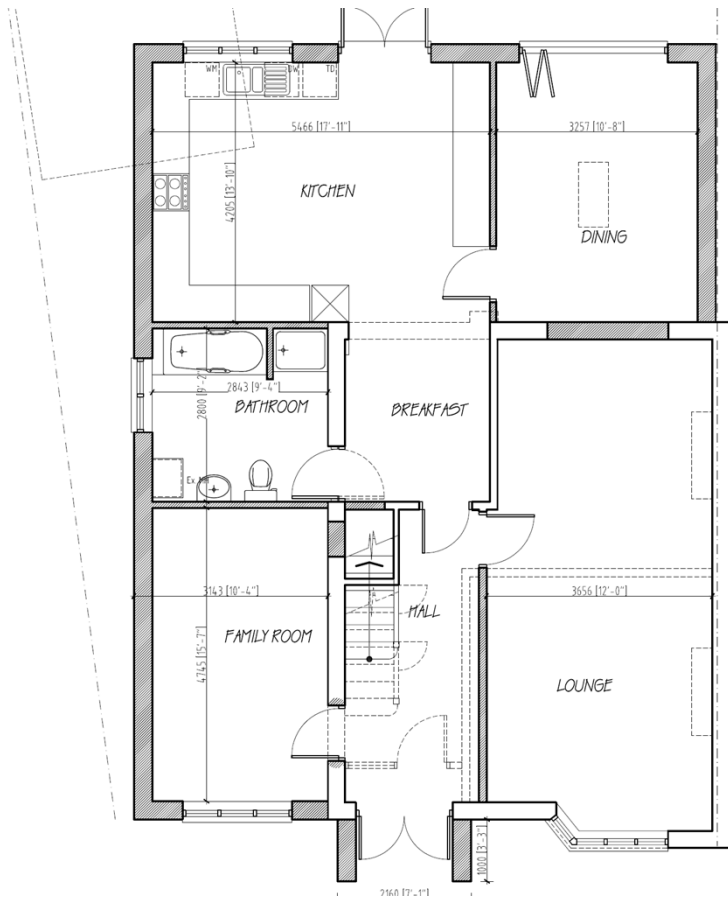
RICHARD FENN DESIGNS LIMITED
 11 HARRIER CLOSE, WOODLEY,
 READING, BERKSHIRE, RG5 4PE,
 Telephone READING (0118) 9691684
 E-Mail: architect@rntworld.com

PROPOSED TWO STOREY SIDEREAR EXTENSION AND SINGLE STOREY FRONT AND REAR EXTENSIONS, LOFT CONVERSION WITH NEW DORMER WINDOW AND TWO VELUX WINDOWS TO 10 PEGS GREEN CLOSE, READING BERKSHIRE for MRS AISHAH AKHTAR

PROPOSED ELEVATIONS

DATE	SCALE
FEBRUARY 26th 2019	1 : 100
DRAWING No.	REVISION
MZ17	C

NOTE
 ALL MATERIALS INTENDED TO BE USED ON NEW EXTENSION ARE TO MATCH EXISTING
 THIS DRAWING HAS BEEN PREPARED WITHOUT THE BENEFIT OF AN ACCURATE SITE SURVEY
 ALL BATHROOM AND KITCHEN FITTINGS AND LAYOUTS ARE INDICATIVE ONLY



REV.A. TWO STOREY SIDE EXTENSION FLANK WALL STEPPED IN BY 300mm AT PLANNERS RECOMMENDATION 23rd MAY 2019

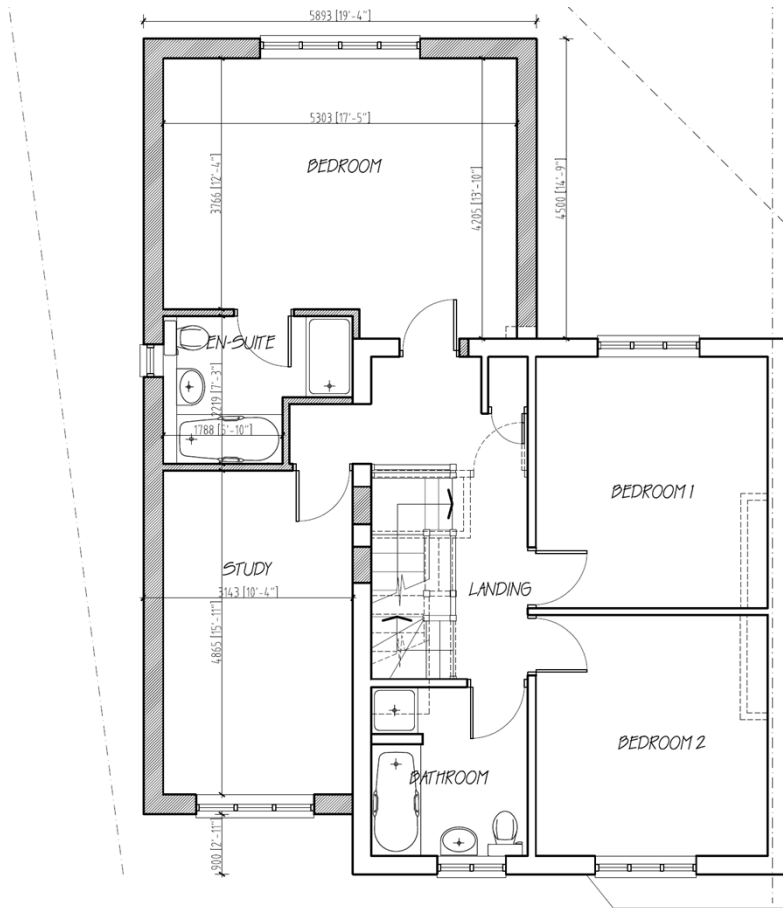


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PROPOSED GROUND FLOOR LAYOUT

DATE	SCALE
FEBRUARY 26th 2019	1 : 50
DRAWING No.	REVISION
MZ14	A



REV. A. TWO STOREY SIDE EXTENSION FLANK WALL STEPPED IN BY 300mm AT PLANNERS RECOMMENDATION 23rd MAY 2019

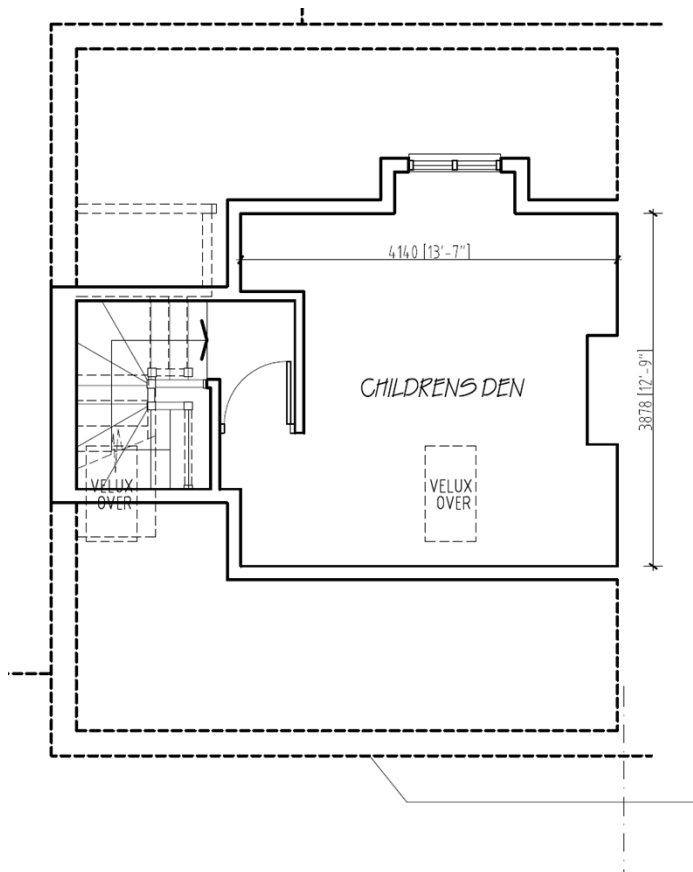
RFDL

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PROPOSED FIRST FLOOR LAYOUT

DATE	SCALE
FEBRUARY 28th 2019	1 : 50
DRAWING No.	REVISION
MZ15	A



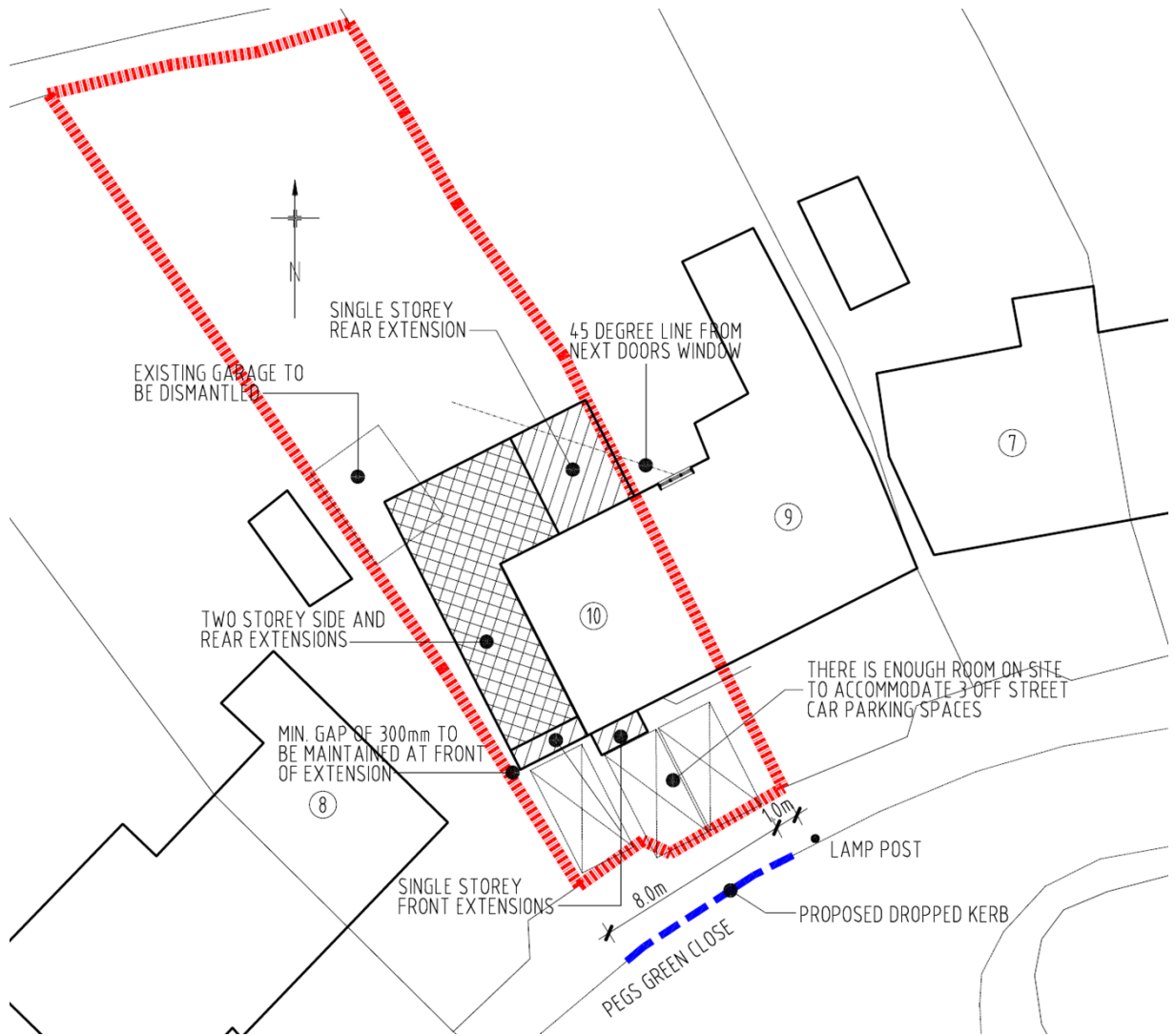
RFDL

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PROPOSED TWO STOREY SIDE/REAR EXTENSION AND SINGLE STOREY FRONT AND REAR EXTENSIONS, LOFT CONVERSION WITH NEW DORMER WINDOW AND TWO VELUX WINDOWS TO 10 PEGS GREEN CLOSE, READING BERKSHIRE for MRS AISHAH AKHTAR

PROPOSED SECOND FLOOR LAYOUT

DATE	SCALE
FEBRUARY 28th 2019	1 : 50
DRAWING No.	REVISION
MZ16	



COMMITTEE REPORT

BY THE DIRECTORATE FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 17th July 2019

Ward: Park

Application No.: 190160

Address: "Alexander House", 205-207 Kings Road, Reading, RG1 4LW

Proposal: Demolition of existing office building and construction of new 182 bed student accommodation development, over 7 storeys of accommodation plus lower ground floor, together with ancillary landscaping, parking and amenity space.

Applicant: P.J. Alexander Estates Ltd

Date Valid: 29 January 2019

Application target decision date: 19th July 2019 Extension of time agreed by the applicant - original target decision date was 2nd May 2019.

26 week date: 14th August 2019

RECOMMENDATION

REFUSE.

Reasons:

1. It has not been clearly demonstrated how this proposal for purpose-built student accommodation (PBSA) meets an identified need that cannot be met on those identified sites within the Emerging Local Plan allocated for student accommodation or on those sequentially preferable sites. Alexander House is a specifically allocated housing site within the Emerging Local Plan required to meet the Borough's identified housing needs. Its loss to an alternative use has not been justified and would further reduce the Council's ability to meet its housing need within its own boundaries. The proposal therefore does not comply with Policy H12 and Policy ER1g of the Emerging Local Plan and conflicts with the aims of the NPPF.
2. In the absence of a completed legal agreement to secure a construction phase Employment and Skills Plan and use of the living accommodation to be occupied as student accommodation (Sui Generis) only, the proposal will not mitigate its impact on the social and economic infrastructure of the Borough, contrary to Policies CS3 and CS9 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy DM3 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015) and the Council's Adopted Supplementary Planning Documents on Employment, Skills & Training (2013) and Planning Obligations under Section 106 (2015).
3. In the absence of a completed legal agreement to secure acceptable Affordable Housing provision, the proposal fails to contribute adequately to the housing needs of Reading Borough and the need to provide sustainable and inclusive mixed and balanced communities. As such the proposal is contrary to CS16 of the Reading Borough LDF Core Strategy 2008 (altered 2015), Policy H4 of the Submission Draft Local Plan 2018, the Council's Affordable Housing Supplementary Planning Document 2013 and Section 106 Planning Obligations (2015).

Informatives:

1. Plans and documents refused.
2. Positive and proactive working.

3. Reason for refusal 2 & 3 could be overcome by a satisfactory Section 106 Legal Agreement or unilateral undertaking
4. Refused scheme CIL (Community Infrastructure Levy) liable development.

1. INTRODUCTION

- 1.1. The application site comprises an existing two-storey office building located on the junction of Kings Road and Rupert Street to the east of Reading town centre. The building, which was vacant at the time of the officer site visit in February 2019, was built in the early 1990s as part of a wider development which also included the residential units of Saxon Court to the north on the junction of Rupert Street and Norwood Road. The building is 'L' shaped, fronting onto both Kings Road and Rupert Street, with vehicular access from the latter to a basement car park.
- 1.2. It is important to note that the site benefits from planning consent under application 162057 for the erection of basement and 4 - 7 storey building comprising 56 residential units (See planning history section) granted at PAC in March 2017.
- 1.3. The application site is within an Air Quality Management Area. Kings Road is a major transport corridor into and out of Reading (the A4/A329) to the east and is also designated as an 'Existing or potential treed corridor' in the adopted Borough Tree Strategy. The site is not within a Conservation Area, although it is relatively close to three: Alexandra Road (170m to the south), Eldon Square (220m to the west) and South Park (260m to the south-east).
- 1.4. The application site is located outside of the designated Reading Central Area Action Plan to the west and outside the designated Cemetery Junction District Centre to the east. The application site does not include any designated heritage assets, although the following are within the vicinity of the site:
 - Sardar Palace (149 London Road - Gladstone Club) Grade II listed building 30m to south-east of the application site;
 - Wycliffe Baptist Church (233 Kings Road) Grade II listed building 110m to the east of the application site
 - Entrance Lodges and Gates to Reading Cemetery (London Road) Grade II listed 240m to the east of the application site
 - Reading Cemetery Grade II listed park and garden, 250m to the east of the application site
- 1.5. The surrounding area comprises a mix of uses, predominantly residential, with office and retail/related uses in the wider immediate area. Both neighbouring buildings on the Kings Road frontage are in residential use, comprising The Pinnacle (approved in 2001) and Crossway Point (approved in 2003). Both are up to seven storeys in height. On Rupert Street, the neighbouring Saxon Court residential block is three storeys in height, typical of the more domestic scale in the area further to the north of the site.
- 1.6. Like the previous approved application on site, this current application is referred to the Committee owing to it being a 'major' development. The location site in relation to the wider urban area is shown below in Fig 3 and 4.



Fig 1. Site Location Plan (not to scale)



Fig.2 Existing Kings Road elevation (Existing plans)



Fig. 3 Aerial view looking north towards the Kings Road street scene elevation (Google maps 2019)



Fig. 4 Aerial view looking southeast towards the Rupert Street scene elevation (Google Maps 2019)

2. PROPOSALS

- 2.1. Full planning permission is sought for the demolition of the existing office building and construction of a new 182 bed purpose-built student accommodation (PBSA) development. The building would contain 7 storeys of accommodation plus lower ground floor (8 storey in total) together with ancillary landscaping, parking and amenity space.
- 2.2. More specifically, the proposed student accommodation would include a laundry room, bookable space / dining area, TV lounge, cinema room, games room and gym at lower ground floor and with 38 bicycle storage spaces would also be located at this level. The main entrance and frontage to the building would be accessed off King's Road at ground floor level, with reception area and a communal study room.
- 2.3. The student rooms would be arranged in 'clusters' of 5 to 9 rooms, with between 21 and 32 rooms on each floor. All floors are accessible by lift, whilst there are two internal stair columns. All 182 rooms within the proposal will be 1-bed. This will consist of 151 en-suite beds (84%), 6 en-suite beds with disabled access (3%), 20

studios (11%) and 3 studios with disabled access (2%). The proposed unit schedule is listed in the Fig. 5 below:

Floor	Ensuite Beds	Ensuite Beds (DA)	Studios	Studios (DA)	Total by Floor
Basement	0	0	0	0	0
Ground Floor	15	0	5	3	23
First Floor	29	1	2	0	32
Second Floor	27	1	2	0	30
Third Floor	27	1	2	0	30
Fourth Floor	23	1	3	0	27
Fifth Floor	21	1	3	0	25
Sixth Floor	11	1	2	1	15
TOTAL	153 (94%)	6 (3%)	19 (10%)	4 (2%)	182

Fig. 5 Proposed Unit Schedule (Planning Statement)

3. PLANNING HISTORY

Relevant planning history on the application site:

- 3.1. **87/TP/1249** - Erection of office block with associated car parking and 7 dwellings with associated car parking. Refused outline permission on 15/01/1988. Allowed on appeal 10/11/1989.
- 3.2. **89-01366-REM (891332)** - Construction of office building together with associated car park and 7 no. dwellings with associated car parking. Reserved Matters Approved 28/03/1990.
- 3.3. **90-00531-FUL (901103)** - Erection of two storey office block with semi-basement car park for 50 cars and two storey block of 7 flats with associated parking. Granted 23/08/1990.
- 3.4. **162057/FUL** - Erection of basement and 4 - 7 storey building comprising 56 (30x1, 18x2 & 8x3-bed) residential units (Class C3) with associated parking and landscaping, following demolition of existing basement and 2 storey office building (Class B1a). Granted

Neighbouring sites

- 3.5. The Pinnacle - **99/01128/FUL (992352)** - Erection of a five, six and seven storey residential property comprising flats, amenity space, car parking and ancillary accommodation following demolition of existing buildings. Granted following completion of legal agreement 05/01/2001.
- 3.6. Crossway Point - **03-00950-FUL (030376)** - Demolition of existing and erection of 98 'affordable' units (30 no.1,60 no.2, 6 no.3 & 2 no.4 bedrooms) within 7 storeys of accommodation with 66 car parking spaces and communal on-site amenity space. Granted following completion of legal agreement 11/11/2003.

4. CONSULTATIONS

RBC Transport Development Control

Summary: No objection subject to conditions.

Full comments:

“The site is located to the north of Kings Road (A329), a major transport corridor into Reading. The site is accessed to the east of Rupert Street, which forms a left-in/left-out vehicle crossover with Kings Road (A329). The site is currently occupied by a two storey office building with 47 parking spaces.

A329 Kings Road forms part of the Red Route ‘no stopping’ corridor which has been implemented along the bus route number 17. Rupert Street and the surrounding residential roads all have parking restrictions in the form of residents parking bays, shared use bays and double yellow lines preventing on-street parking. The shared use parking bays opposite the site permit free parking for a maximum of 2 hours between 8am-8pm. At all other times, these bays revert to permit holders only.

A detailed review of the pedestrian, cycle and public transport infrastructure in the vicinity of the site has been undertaken and included within Transport Statement. There is a major bus route with bus stops located on both sides of the carriageway and dedicated bus lanes allowing for bus priority in both eastbound and westbound directions. By foot, Reading College campus is within a 2-3 minute walk, whilst central Reading within a 15-20 minute walk. An on-road cycle route is promoted along the A329 Kings Road which provides a link between central Reading and areas of East Reading.

The proposals include demolishing the current Alexander House office building and redeveloping the site to create a seven storey, 182 bed student accommodation building consisting of 159 1-bed en-suite rooms and 23 studio rooms.

The site is located in Zone 2, Primary Core Area, of the Revised Parking Standards and Design SPD. This zone directly surrounds the Central Core Area and extends to walking distances of 2 kilometres from the centre of Reading. The parking standards set for Halls of Residence located in this zone are 1 space per FTE member of staff and no requirements for students, however, there are no adopted parking standards for student accommodation which are provided “off campus” and operate as independent providers of higher education accommodation. Therefore, an application of this type is likely to be considered on its own merits considering local circumstances including access to public transport provisions and the availability of parking and on-street regulations.

The A329 Kings Road and the surrounding road network all have parking restrictions preventing on-street parking. It is proposed to provide 2 staff car parking spaces and 3 disabled car parking spaces located at the rear of the site accessed via Rupert Street. Students will not be permitted to bring cars to the site under the terms of the tenancy agreement and this will be reinforced in their welcome pack and welcome induction.

It is also stated that students and staff would not be permitted to apply for a parking permit to ensure that there is no detrimental impact on the local on-street parking. This will be controlled through the conditions and informatives applied to the consent if permission is granted. This approach complies with policy and is accepted by the Highway Authority.

A Student Accommodation Management Plan has been submitted with this application which details how the arrival and departure at the beginning and end of each academic year will be managed. During this period, the small area to

the rear of the property will be made available for parking and unloading, and managed by on-site staff. A pre-booked timeslot approach will be implemented during the arrival and departure period to minimise the highway impact.

The applicant has provided additional information (received by email from Nyra John of Barton Wilmore on 30/04/2019) which clarifies the following in respect of the how many students would be permitted to arrive at site at any one time:

“The students will agree half hour timeslots over the two check in weekends co-ordinated by our site team. We will limit numbers to 5 in any half hour slot. Where students arrive outside of their allocated timeslots we reserve the right to reallocate a slot later in the day.

On arrival, the procedure will be for students to drop their bags off and wait in reception while cars are parked off site so no car will be allowed to linger around the site. To ensure there is no backlog in reception we will have additional staff on site during the check in weekends to support moving luggage to rooms quickly.

On this basis there should never be disruption to local traffic flows and Homes For Students manage some much larger drop offs in an organised and well co-ordinated manner.”

In principle, this is acceptable but these details should be incorporated into the Student Accommodation Management Plan so that it is contained within a complete document. However, I am happy to cover this by condition.

An assessment of the likely trip generation of the residential development has been submitted using trip rates obtained from the national TRICS database which is a valid way to ascertain likely trip generation. It is noted that the student accommodation will increase the number of multimodal trips compared to the consented residential development. However, the proposed development will result in a significant reduction of car parking and as a result will lead to a reduction in vehicle trips on the network.

In accordance with the Council’s Revised Parking Standards and Design SPD, the development would be required to provide 1 cycle parking space per 3 staff and 1 space per 5 students. The cycle parking will be provided in the form of a semi vertical cycle rack located within the lower ground floor, which will be secure, covered and lit. Students and staff would be given a job to access through the CCTV monitored Rupert Street access to the level threshold external access doors.

The applicant should ensure that the refuse storage provisions comply with the Council’s Waste Management Guidance. The number of refuse bins for the redevelopment of Alexander House has been confirmed with the Council’s Waste Operations Team has been confirmed to be 12 landfill 1,100 litre bins and 12 recycling 1,100 litre bins. The internal bin store is located in the lower ground floor and a levelled threshold from the external access doors is provided to the rear of the site. The site management will ensure that the bins are moved from the internal bin store to the collection point prior to bin collection day. The bin collection point is identified on the Proposed Site Plan A-02-100 Rev 2 (received by email from Nyra John of Barton Wilmore on 30/04/2019) which is located within 10m from the access point of the site.

The applicant should be aware that there would be significant transport implications constructing the proposed building in this prominent location. If this

application is approved, a condition is required to ensure a Construction Method Statement is submitted and approved before any works commence on-site.

There are no further objections to this application, subject to the conditions attached.

Suggested conditions on any consent

Construction Method Statement

Vehicle parking space provided in accordance with approved plans

Bicycle parking space provided in accordance with approved plans

Bin storage

Parking permits 1

Parking permits 2

Prohibition on entitlement to a car parking permit.

Student arrivals / departures and Car Parking Management Plan

Travel Plan

Annual review of the Travel Plan

RBC Waste Minimisation & Recycling Officer

Comments included within Transport response above.

RBC Environmental Health - Environmental Protection (EP)

Summary: No objection subject to conditions.

Full comments:

“Environmental Protection concerns:

- Noise impact on development*
- Noise transmission between dwellings*
- Air Quality impact - increased exposure / new receptors*
- Construction and Demolition phase*

Noise impact on development

I have reviewed the noise assessment that has been submitted with the application.

This has specified suitable glazing and mechanical ventilation in order for suitable internal noise levels to be met.

The noise assessment submitted shows that the recommended standard for internal noise can be met, if the recommendations from the assessment are incorporated into the design. It is recommended that a condition be attached to consent to ensure that the glazing (and ventilation) recommendations of the noise assessment (and air quality assessment, where relevant) will be followed, or that alternative but equally or more effective glazing and ventilation will be used. See recommended condition below.

Implementation of approved noise mitigation scheme

The glazing and ventilation shall be installed in accordance with the specifications recommended within the acoustic assessment submitted with the application (Apex Acoustics, 23/11/19, report ref 7102.1).

Reason: to protect the amenity of future occupants of the proposed development.

Noise between residential properties - sound insulation of any building

Informative

To minimise the disturbance by noise of future residential occupiers of the flats and its effect on neighbouring residents, residential accommodation must be designed and constructed or converted so as to achieve the insulation requirements set out in Building Regulations Approved Document E.

Air Quality - Increased exposure

The air quality assessment submitted with the application concludes that the predicted levels of pollutants are below objective levels at the façade of the proposed property.

However, levels of NO₂ are elevated at the Kings Road façade. Therefore, it would not be advisable for the intake for the proposed mechanical ventilation to be from the Kings Road façade.

Can it be confirmed where the intake will be?

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.

Recommended conditions

Control of Noise and Dust - CMS to be submitted

No development shall take place before a scheme has been submitted to and approved in writing by the Local Planning Authority, which specifies the provisions to be made for the control of noise and dust emanating from the site during the demolition and construction phase. Thereafter, the use shall not commence until the approved scheme has been fully implemented.

Reason: To protect the occupants of nearby residential properties from noise and dust during the development of the site.

Hours of Working - construction and demolition phase

The hours of noisy construction, demolition and associated deliveries shall be restricted to the hours of 08:00hrs to 18:00hrs Mondays to Fridays, and 09:00hrs to 13:00hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior approval from the Local Planning Authority.

Reason: In the interests of the amenities of nearby residents.

Bonfires

No materials or green waste produced as a result of the clearance of the site, demolition works or construction works associated with the development hereby approved shall be burnt on site.

Reason: In the interests of air quality, the amenity of neighbours, and to promote more sustainable approaches to waste management in accordance with Policies CS34 (Pollution and Water Resources) and CS2 (Waste Minimisation) of the Reading Borough LDF Core Strategy 2008.”

RBC Natural Environment Team

Summary: No objection subject to conditions.

Full comments:

“It would appear that the landscaping is the maximum achievable within the proposed scheme. The success of the scheme and critical tree planting within the site is dependent on an adequate viable rooting volume provision being made for the trees new trees the property. These trees will need to be potentially large specimens in keeping with the scale of the new building. They will need good quality soil in order to fulfil their potential. This is likely to include an engineered rooting area made up of soil cells in order to ensure healthy tree growth. Furthermore, it would be desirable for the on-site drainage to filter through tree planting cells to provide adequate irrigation in accordance with Chapter 19 of the Ciria SUDS Manual.

If planning permission is granted, the following conditions would be required:

- *Pre-commencement submission and approval of hard and soft landscaping, services etc (standard condition but please include engineered tree pit / rooting area / drainage specifications)*
- *Pre-occupation submission and approval of a schedule of landscape aftercare and maintenance covering a minimum of 5 years. Maintenance to be carried out as per the approved document.*
- *Implementation of approved soft landscaping in the planting season following or at the time of completion, whichever is soonest.*
- *Replacement planting for anything that dies within 5 years of planting”.*

RBC Ecology

Summary: No objection subject to conditions.

Full comments:

“The application site comprises a detached building where it is proposed to demolish the existing office building and to erect a new student accommodation building.

A previous application (ref: 162057) was granted for the erection of a basement and a four - seven storey building following the demolition of the existing basement and two-storey office building. Additionally, a pre-application (ref: 181289) with similar plans and the same ecological reports (Ecological Appraisal and Building Inspection Report: Ref P16/35 1A; October 2016 and Phase 2 Bat Survey Report: Ref P16/35 2A; October 2016) was submitted. As per our previous

comments on the pre-application, since the plans are similar, it would not have been necessary to submit new ecological reports with a full application.

Nevertheless, the applicant has submitted a new Ecological Impact Assessment (ECOSA, January 2019). The report has been undertaken to an appropriate standard and details the results of a preliminary ecological appraisal and the results of a dusk emergence survey carried out in August 2018.

The report states that the majority of the site is dominated by a single building and hardstanding, with two small areas of mown amenity grassland, a small patch of introduced shrub and two ornamental trees. The report states that no bats emerged from the building during the survey and that no evidence of other protected species was found on site. The report concludes that the loss of habitats on site "is considered to be of negligible significance" and that the proposals are unlikely to adversely affect bats or other protected species. However Condition 6 of planning consent 162057 (pasted below) should be attached to this application.

In summary, subject to the condition below, there are no ecological objections to this application on ecological grounds.

Condition:

i) No development (except demolition) shall take place until full details of both hard and soft landscaping have been submitted to and approved in writing by the local planning authority. The submitted details shall include:

- a) pedestrian access and circulation areas, hard surfacing materials (with the use of permeable materials wherever possible), outdoor structures and ancillary objects (raised planters, railings etc);
- b) proposed and existing functional services above and below ground (e.g. drainage, power, communications cables and pipelines indicating lines, SuDS, manholes etc);
- c) planting plans; written specifications (including cultivation, tree pits and other operations associated with plant establishment); schedules of plants, noting species (to include large canopy, native and wildlife friendly species, and species likely to prove adaptable to climate change), noting species, planting sizes and proposed numbers / densities, where appropriate.
- d) Biodiversity enhancements, including bird and bat boxes, tiles or bricks on and around the new building
- e) Details of the green roof structures, substrate and planting plans

ii) Prior to the first occupation of any residential unit hereby approved, a landscaping management plan, including long term objectives, management responsibilities and maintenance schedules for the landscape areas, covering a minimum of 5 years shall be submitted to and approved in writing by the local planning authority. The landscaping management plan shall be carried out as per the approved document.

iii) All hard landscaping works shall be carried out in accordance with the approved details prior to first occupation of the development.

iv) All planting and other soft landscaping shall be provided before the end of the first planting season following the first occupation of the development, or at the time of completion, whichever is the soonest.

v) Any trees or plants that within a period of five years after planting are removed, die, or in the opinion of the Local Planning Authority become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of the species, size and number as originally approved.

REASON: To ensure provision and retention of suitable hard and soft landscaping in the interests of the appearance of the development and wider area in accordance with Policies CS7, CS33 and CS38 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM18 of the Sites and Detailed Policies Document 2012 (Altered 2015)."

RBC Leisure and Recreation

No comments received.

RBC Sustainable Urban Drainage System (SuDS) (Via RBC Transport, in conjunction with RBC Streetcare Services Manager - Highways)

Summary: No objection subject to condition.

Full comments:

"I have reviewed the SuDs proposals and I can confirm that it is acceptable subject to the below condition.

Sustainable Drainage

No building / dwelling hereby permitted shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with the submitted and approved details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan. In accordance with NPPF Paragraph 103, Core Strategy Policy CS1 and Sites and Detail Polices document Policy DM1

For info my colleague Natalie will be providing the transport comments."

Berkshire Archaeology

Summary: No objection subject to condition.

Full comments:

"Thank you for consulting Berkshire Archaeology regarding the above application. Berkshire Archaeology is part of Reading Borough Council's Museum and Town Hall Services and provides historic environment advice to the five unitary authorities of Bracknell Forest Council, Reading Borough Council, Royal Borough of Windsor and Maidenhead, Slough Borough Council and Wokingham Borough Council. This consultation response relates solely to the buried archaeological heritage. Advice relating to the built environment and listed buildings is provided by the Borough's Conservation Officer.

This application is supported by a 'Heritage Desk-Based Assessment' (Orion, November 2018), which is largely similar to that submitted in relation to a previous, similar proposal for this site (Application 162057). The current proposal is not materially different to the previous proposal as regards the buried archaeological heritage and so Berkshire Archaeology is in agreement with the conclusions of Orion's assessment report. We therefore reiterate our previous advice as follows.

The application site is located within an area which has demonstrable potential for archaeological remains dating from the prehistoric, Roman and medieval periods. This includes features, including burials, associated with a medieval leper hospital about which little is known. While the construction of Alexander House will have reduced the site's archaeological potential, there remains the possibility that isolated pockets of archaeological remains will survive.

On this basis a programme of archaeological work to mitigate the impacts of the development, should the proposal be permitted, can be secured by an appropriately worded condition. This is in accordance with Paragraph 141 of the NPPF which states that local planning authorities should 'require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible'.

The following condition is therefore proposed:

Condition:

No development shall take place within the site, other than demolition to ground level, until the applicant, or their agents or their successors in title, has secured the implementation of a programme of archaeological work (which may include more than one phase of work) in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition."

Crime Prevention Design Advisor (CPDA) at Thames Valley Police

Summary: No objection subject to conditions.

Full comments:

"I consider some aspects the design and layout to be problematic in crime prevention design terms, creating an environment that could attract crime, increase the fear of crime and vulnerability of the young people (students) occupying the building. I therefore feel that the development does not meet the requirements of:

- *Reading's planning policy Reading Central Areas Action Plan 2026 section 5.27 " It (the development) should provide continuity and enclosure with a high degree of active frontages. It should consider safety, security and crime prevention, which could include Secured By Design principles.*

Specifically these concerns relate to the privacy and security of ground floor student bedrooms and the physical security and access control into and throughout the building, I believe these concerns can be dealt with via minor amendment and the inclusion of a planning condition (physical Security) .

Observations, recommendations and requested condition to address the physical security of the building.

Crime Risk: In the immediate areas of Rupert Street: Reports of criminal damage, ASB, violence and sexual offences vehicle crime, theft and robbery have been

reported. Within the wider area Rough sleeping in communal areas of residential blocks is a Neighbourhood priority. Student accommodation has its own risks and needs. Home Office research shows that “Students are, statistically, one of the most likely groups to fall victim to crime. Added to that fact, young people (aged 18 to 24 year old) are around three times more likely to be victims of burglary than people in other age groups, which makes students all the more vulnerable.”

Landscaping /Defensible space: I have concerns that the proposed landscaping will not provide sufficient security or privacy to the occupants of the ground floor student bedrooms.

Students within ground floor rooms that lack defensible space may be inclined to keep curtains/blinds permanently closed in order to prevent strangers (who are legitimately in the public realm) from looking into their private bedrooms, this in turn, presents inactive ground floor frontages and restricts surveillance onto the public realm, increases the fear of crime, ASB and vulnerability of the young people (students resident) on the ground floor. This is a concern, all ground floor bedroom windows should be provided with appropriate off set between the private bedroom window and public footpath, providing the young person with suitable privacy, security and ownership over the area immediately outside their window.

- *King’s Road:* The DAS identifies that the Southern and West facia “benefits from a green buffer” and public realm seating areas to the streets capes of King’s Road and. In addition I note illustrative plans depict a glazed barrier (or balustrade) but it is unclear if this extends to enclose the private bedroom windows. I ask that additional details regarding the design of this balustrade/ fence line be submitted and approved prior to planning permission being granted, I ask that.
- *Rupert Street;* The DAS describes a “Mixture of soft / hard landscaping to strip adjacent to pavement: to include including raised planters” The proposed raised planters are shown as 1.0m in height with no additional; boundary/ fencing. Again I have concerns that this design will not provide sufficient security or privacy to the occupants of the ground floor student bedrooms. I ask that the design of the planters be amended to include the addition of 0.5m open topped railings, this amendment will present greater height and security whilst maintaining surveillance (and protecting the inner planting) I ask that boundary plans showing detailed design of the amended planters/open topped fence be submitted and approved prior to planning permission being granted.

Vehicle/ pedestrian cycle access off Rupert Street: The proposed rigid louvre design will restrict natural surveillance, students exiting the rear court yard should be able to see who and what is happening in the recessed public realm before they open the gates. I ask that the vehicle and pedestrian cycle gate certified to meet the minimum physical specifications of LPA1175 Issue 8 B3.

Bin store doors off Rupert Street. Given the identified crime risk the bin store doors must be robust and secure (and meet the minimum physical security standards of LPS 1175 issue 8 B3),

Postal services: I’m reassured to note that a dedicated post room has been proposed, Given the size of the development I ask that post boxes within the post room meet the requirements Federation’s Technical Standard 008 (TS 008).

Physical Security/Protection: I note that a reception *has* been proposed. The DAS also refers to lighting and CCTV. However, the DAS does not identify or provide details as to how the physical security of the development will be achieved or if provision has been made to prevent excessive permeability of unauthorised access between floors and corridors. Whilst connectivity and circulation should be encouraged this should not be at the expense of an students privacy or security. Crime and anti-social behaviour are more likely to occur where there are several ways into, through and out of residential areas (in this case each residential floor appears to be accessible from two separate cores, creating unrestricted and excessive circular permeability).

Consideration should be given to the possibility that in high density developments such as this, a small percentage of student or their guests may be motivated to access areas where they have no legitimate reason to be. If suitable access control is not included it would be possible for a student or their guests to gain unrestricted access any bedroom door, creating opportunity for crime, ASB and raising the fear of crime.

I understand that the development will benefit from a manned reception which will help create a feeling of safety. However, the presence of a receptionist should not replace the need for 'physical security', (over the life time of the development the manned reception could be withdrawn).:

Access and visitor entry: Whilst there may be a visitor call facility between the communal entrance and individual student rooms and communal areas, there should not be the facility for a student to release the entrance door from their room. The student should have to go to the entrance door to meet and greet their visitor. Any rooms designed for disabled occupation should be in close proximity of the main entrance so that they can easily get to the main door to greet their visitors, (or accept delivery of a 'take-away'). Consideration could be given to the disabled rooms only having a main entrance door release facility in their rooms.

In developments of this size, access control into and between residential floors must be implemented, enabling the young people to identify visitors whilst maintaining a safe and secure distance. Access to communal areas such meeting rooms, communal rooms bicycle storage facilities and bin stores should be treated in the same way and only accessible by authorised individuals.

Physical Security: I ask that a condition is imposed on this application to ensure that, any subsequent approved development is required to be secured by design Silver award. Such a condition will help to ensure that the development achieves the highest standards of design in terms of safety and security, safe guarding future residents.

Reason: Creating 'Safe and accessible environments where crime and disorder, and the fear of crime will not undermine quality of life or community cohesion'.

Condition:

No development shall commence until details of the measures to be incorporated into the development to demonstrate compliance with Secured by Design Silver Award have been submitted and approved in writing by the Local Planning Authority prior to commencement of work above ground . The development shall be carried out in accordance with the approved Secured by Design Application, and

shall not be occupied or used until the Council acknowledged in writing that it has received written confirmation of compliance.

To aid the applicant I have provided the following are some of the critical point and are an aid to achieving the above condition. The SBD application will provide the full requirements he award

- External Communal entrance: All external and internal Communal entrance doors will meet the requirements of LPS1175 Issue 8 B3; access controlled via the include of electronic remote release locking systems with audio/ visual intercom links (where required) to each Bed room.. This will allow students to identity their visitors (or food delivery) prior meeting and collecting them from reception.
- Include secure communal lobbies ; the secondary ground floor internal secure doorsets shall include an access controlled
- Compartmentalisation Larger developments incorporating multiple flats, bedsits or bedrooms can suffer adversely from antisocial behaviour due to unrestricted access to all areas and floors of the building. This can be achieved by controlled lift access (each resident is assigned access to the floor on which their bedroom is located). Fire egress stairwells should also be controlled on each floor, from the stairwell into communal corridors, to reduce the risk of them being used for anti-social behaviour or criminal activities.
- Individual student room: These entry doors should be to BS PAS 24:2016 internal door standard.
- Fire exists doors These should be alarmed as students may prop the doors open to have a cigarette or to allow access to friends etc. As a minimum they should be fitted with an unmonitored screech alarm to reduce opportunity for the doors to be propped open. Any high level external areas, such as the roof terraces should be able to be secured, should be enclosed with high sides to avoid the temptation for students/occupants to act in an anti social manner and for their own safety.
- Laminated Glazing- All ground floor or other easily accessible window frames should be to BS PAS 24:2016. Ground floor and easily accessible windows should incorporate 6.4mm Laminate glass. Also such ground floor or other easily accessible window should be fitted with opening restrictors, so that offenders cannot climb in if a window is left open. Window restrictors at upper levels should also be considered.

Reading UK CIC

No comments received.

Thames Water

Summary: Additional information required.

Full comments:

“We’re writing to tell you that application:

190160- Alexander House, 205-207 Kings Road, Reading RG1 4LS

Will need to approach us for a pre-planning application. They can find details here:

<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Water-and-wastewater-capacity>

Our sewer records don't indicate any shared drainage within the site, but there may be newly transferred sewers that we haven't yet mapped and aren't aware of.

If the site owner finds shared drainage, the sewers may need to be diverted, as we don't allow new builds over public sewers. They will need to submit their pre-development application to us and then discuss any potential diversions with the engineer dealing with their application."

Public consultation

Notification letters were sent to nearby occupiers including occupiers of Saxon Court (Norwood Road), Crossway Point, Sovereign Court and The Pinnacle (all Kings Road) and Kingdom Hall (Kingsgate Street), on 07/12/16. A site notice was erected on Kings Road on 09/12/16. No letters of objection have been received at the time of writing.

A total of 11 letters of support have been received from 8 separate addresses outside of those listed above as a result of a community engagement exercise undertaken by Quatro Public Relations Ltd on behalf of the applicant. A summary of the reasons for support are as follows:

- It will bring a vacant building back into use;
- it will help meet the need for student accommodation in Reading;
- It will provide student accommodation within walking distance of facilities, services and potential places of study;
- It will provide more places for students in professionally-managed student accommodation and reduce the pressure on local housing;
- It will be BREEAM 'Excellent'.

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 a listed building or its setting or any features of special interest which it possesses.
- 5.2. Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in the exercise of its functions to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.
- 5.3. 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'.]
- 5.4. The application has been assessed against the following policies:

National Planning Policy Framework (NPPF) (Feb 2019)

- Section 2 - Achieving sustainable development
- Section 3 - Plan-making
- Section 4 - Decision-making
- Section 5 - Delivering a sufficient supply of homes
- Section 8 - Promoting healthy and safe communities
- Section 9 - Promoting sustainable transport
- Section 11 - Making effective use of land
- Section 12 - Achieving well-designed places
- Section 14 - Meeting the challenge of climate change, flooding and coastal change
- Section 15 - Conserving and enhancing the natural environment
- Section 16 - Conserving and enhancing the historic environment

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

- CS1: Sustainable Construction and Design
- CS2: Waste Minimisation
- CS3: Social Inclusion and Diversity
- CS4: Accessibility and the Intensity of Development
- CS5: Inclusive Access
- CS7: Design and the Public Realm
- CS11: Use of Employment Land for Alternative Uses
- CS14: Provision of Housing
- CS15: Location, Accessibility, Density and Housing Mix
- CS16: Affordable Housing
- CS20-23 sustainable transport policies
- CS24: Car/Cycle Parking
- CS33: Protection and Enhancement of the Historic Environment
- CS34: Pollution and Water Resources
- CS35: Flooding
- CS36: Biodiversity and Geology
- CS38: Trees, Hedges and Woodland

Sites and Detailed Policies Document (2012, altered 2015)

- SD1: Presumption in favour of sustainable development
- DM1: Adaptation to climate change
- DM4: Safeguarding amenity
- DM6: Affordable housing
- DM10: Private and communal outdoor space
- DM12: Access, traffic and highway-related matters
- DM18: Tree planting
- DM19: Air quality

Emerging Reading Borough Local Plan (March 2018)

- CC1: Presumption in favour of sustainable development
- CC2: Sustainable design and construction
- CC3: Adaptation to climate change
- CC5: Waste minimisation and storage
- CC6: Accessibility and the intensity of development
- CC7: Design and the public realm
- CC8: Safeguarding amenity

EN1: Protection and enhancement of the historic environment
EN2: Areas of archaeological significance
EN4: Locally important heritage assets
EN12: Biodiversity and the green network
EN15: Air quality
EN16: Pollution and water resources
EN17: Noise generating equipment
EN18: Flooding and drainage
EM3: Loss of employment land
EM4: Maintaining a variety of premises
H1: Provision of housing
H2: Density and mix
H3: Affordable housing
H10: Private and communal outdoor space
H12: Student accommodation
TR3: Access, traffic and highway-related matters
TR4: Cycle routes and facilities
TR5: Car and cycle parking and electric vehicle charging
ER1: Sites for development in East Reading

Supplementary Planning Guidance

Revised Parking Standards and Design (2011)
Revised Sustainable Design and Construction (2011)
Revised S106 Planning Obligations (2013)
Affordable Housing (2013)

Other material guidance and legislation

Tree Strategy for Reading (June 2010)

National Planning Practice Guidance (2019)
The Community Infrastructure Levy (CIL) Regulations (Amended 2015)
Department for Transport 'Manual for Streets'
Department for Transport 'Manual for Streets 2'
Berkshire (including South Bucks) Strategic Housing Market Assessment - Berkshire Authorities and Thames Valley Berkshire Local Enterprise Partnership, Final Report, February 2016, prepared by GL Hearn Ltd
Site Layout Planning for Daylight and Sunlight: a guide to good practice (BR 209), P. Littlefair, BRE, 2011
Waste Management Guidelines for Property Developers, Reading Borough Council

6. APPRAISAL

The main issues are considered to be:

- 6.1 **Principle of development**

- 6.2 **Demolition, scale, appearance, design and effect on heritage assets**
- 6.3 **Residential amenity**
- 6.4 **Transport**
- 6.5 **Trees, landscaping and ecology**
- 6.6 **Sustainability, energy and drainage**
- 6.7 **Other matters**

6.1 Principle of development

Background

- 6.1.1 Members will be aware of recent concerns expressed over the development of new purpose-built student accommodation (PBSA) on sites that might otherwise be used to meet Reading's very significant need for general housing of 699 homes per annum (as referred to in the emerging Local Plan). This has become a particular concern within Reading town centre and follows a series of recent high profile planning applications, Office Prior Approvals and appeals relating to student accommodation.
- 6.1.2 As described above, this site has extant planning permission for 56 dwellings under application 162057, and is allocated in the emerging Local Plan for 26 to 38 dwellings. Loss of an identified housing site for alternative uses will reduce the Council's ability to meet its housing needs within its own boundaries; in addition to the existing shortfall identified in the Local Plan (as amended by the proposed Main Modifications) of 230 dwellings up to 2036.
- 6.1.3 The applicant makes the case that the provision of such private-sector student accommodation helps to free up other accommodation occupied by students, notably HMOs, for which there are high concentrations within close proximity to the University. Officers agree that this can be the case in some circumstances, but is dependent on whether such PBSA accommodation is priced at a level to offer a genuine alternative to HMOs and/or controlled by the University. This will be discussed later in this report. Critically, and in addition unlike a housing development, provision of PBSA does little to meet the Borough's very considerable identified need for *affordable* housing (406 homes per annum, according to the Berkshire Strategic Housing Market Assessment). Application 162057 would have delivered 17 affordable housing units, whilst a policy-compliant development in the range of the local plan allocation would have been provided 8-11 units, so this site is expected to make a significant contribution to the pressing need for affordable housing in the Borough.

Loss of existing office use

- 6.1.4 As with previously approved development on this site, the starting point with this current proposal is a need to establish whether the loss of existing office use on site is justified. Policy CS11 (Use of Employment Land for Alternative Uses) requires the LPA to consider a number of criteria when assessing proposals which would result in a loss of employment land/premises. At the time both approved application 162057 was determined and Pre-Application advice was provided in September 2018, the loss of the existing office use was accepted in accordance with the requirements of Policy CS11.
- 6.1.5 This current application now includes an updated Office Market Report produced in November 2018. The findings of this report do not show any deviation from the findings accepted in 2016 and 2018, and Officers recognise the low demand for the type of office accommodation that exists at Alexander House. In this regard the information continues to be viewed as sound justification for the loss of the existing office accommodation at the site. In addition, Officers are also mindful that the updated NPPF (paragraph 121) requires Local Planning Authorities to take a positive approach to planning applications for change to residential use from commercial buildings where there is an identified need for additional housing and there are not strong economic reasons why such development would be

inappropriate. With all of the above in mind, there are no compelling economic reasons to prevent the loss of the existing office use.

Emerging Local Plan Policy

- 6.1.6 Notwithstanding the approval of residential accommodation on site as part of application 162057, the site is specifically allocated for residential use within the Emerging Local Plan under Policy ER1g. This policy states:

*ER1g ALEXANDER HOUSE, KINGS ROAD
Redevelopment of offices for residential.*

Development should:

*Take account of potential archaeological significance;
Address noise impacts on residential use;
Address air quality impacts on residential use; and
Ensure appropriate back-to-back separation from existing residential.*

Site size: 0.16 ha 26-38 dwellings

- 6.1.7 By 'residential' this is taken to mean Class C3 accommodation, rather than (sui generis) student accommodation, for which there are explicit site allocations contained within the emerging Local Plan itself (e.g. sites ER1a, ER1e, ER2, CR13a, CR14l). The majority of these identified site allocations are located in close proximity to the Whiteknights Campus.
- 6.1.8 The previous approval for 56 dwellings and the emerging allocation for between 26 and 38 dwellings as part of the emerging plan, demonstrates a strong intention on the part of the LPA to support residential development on this site through both decision-making (as a windfall site) and through the advanced plan-making process. As described above, the previous approval and ongoing status as a site allocation within the local plan signifies the important role the site is intended to play in contributing to the Council's significant need for general housing and identified shortfall up to the end of the plan period in 2036. Whilst the implementation of permission 162057 cannot be guaranteed, it is nevertheless a 'hard commitment'. Further, the status as an Emerging Local Plan allocation would remain. Therefore, the loss of this specifically allocated housing site to an alternative use would reduce the Council's ability to meet its housing need within its own boundaries and conflict with the emerging Local Plan.
- 6.1.9 Although the Council's existing adopted Core Strategy (2008) and associated development plan documents accept in-principle the loss of employment use in this location where justified and the spatial strategy for new general and specific affordable housing need, there are currently no existing adopted policies specific to the location of new student accommodation. In a Borough such as Reading, with a substantial established student population and inherent constraints over delivery of new sites to meet its identified housing need, there has been an identified need for such a policy in the new local plan.
- 6.1.10 The Council's concerns about the pressure and issues raised by developments for student accommodation led to the specific introduction of Policy H12 in the emerging Local Plan. Put simply, Policy H12 '*student accommodation*' requires that new student accommodation be provided on or adjacent to existing further or higher education campuses, or as an extension or reconfiguration of existing

student accommodation. Policy H12 contains a clear presumption against proposals for new student accommodation on other sites unless it can be clearly demonstrated how the proposal meets a need that cannot be met on those identified sites within the Local Plan or on those sequentially preferable sites.

- 6.1.11 Paragraph 4.4.98 of the emerging Local Plan ‘supporting text’ recognises that the provision of new student accommodation needs to be carefully balanced against the needs for other types of housing. The plan recognises the harmful effect of student accommodation preventing potential housing sites from being brought forward and contributing to meeting the more pressing needs for general housing, including that of affordable housing within the Borough. This underpins the clear policy objective for student accommodation to be limited to established student locations unless a specific need for a development in a certain location can be clearly demonstrated.
- 6.1.12 The implications of this specific locally-led policy, which responds to the unique makeup and housing pressures facing the Borough is central to proposals such as this. As such, Officers have a clear need to properly consider the appropriate weight to attach to any such relevant emerging policy in this committee report in light of this submitted planning application.
- 6.1.13 As the emerging Local Plan is at an advanced stage but not yet formally adopted, it is necessary and prudent for the LPA to seek to establish the level of weight this policy in the emerging plan may be given in order to aid the assessment of this current application. The Government’s suite of Planning Practice Guidance (PPG) states that the weight to accord a policy will ultimately be a matter for the decision-maker, in this case the LPA.
- 6.1.14 A starting point is to consider the NPPF 2019 and in particular the relevant parts under Section 4 ‘Decision Making’. Planning Law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Paragraph 48 of the NPPF states that policies in emerging plans may be given weight according to:
- a) *the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);*
 - b) *the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and*
 - c) *the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).*
- 6.1.15 In order to provide a full and considered assessment of weight to afford the draft policies (ER1g and H12), it is reasonable for the LPA as decision maker, to consider each of these tests in turn.
- 6.1.16 With regard to a), the Council (as LPA) has been through consultation on Issues and Options (January-March 2016), a Draft Local Plan (May-June 2017), and a Pre-Submission Draft Local Plan (November 2017-January 2018). The Local Plan was submitted to the Secretary of State on Thursday 29th March 2018. This marked the beginning of the process of public examination that took place during 2018. The Local Plan was subject to examination hearings in September and October of 2018. During the examination, the topic of student accommodation was specifically discussed.

- 6.1.17 The Council is now in possession of which main modifications the Local Plan Inspector has identified to the plan, and consultation on these began on Wednesday 12th June. At the time of writing this report, it is therefore a reasonable to determine that the Council is not only at an advanced stage in the new Local Plan process, but is now at a considerably advanced stage from when pre-application advice was provided prior to the local plan examination in September 2018 and now at a more advanced stage than when this planning application was received by the LPA in February 2019.
- 6.1.18 With regard to b), as described above, a number of objections to the proposed policy approach of H12 were received, and this led to discussion at the examination hearings.
- 6.1.19 The Inspector requested that the Council and University of Reading agree a Statement of Common Ground on the matters discussed at the examination, including student accommodation. The Statement was finalised in November 2019. The changes to the Local Plan agreed in this Statement (which have subsequently been identified as ‘main modifications’, currently subject to public consultation at the time of writing) included a recognition of an existing level of need for student accommodation of around 1,000 bedspaces. However, no fundamental change to the overall policy approach of H12 was agreed, and the University (and others) maintained their objections to this.
- 6.1.20 The Inspector has now identified the main modifications she considers are required for the plan to be sound and legally compliant, and consultation on these began on Wednesday 12th June. Other than the modifications agreed between the University of Reading and Council in the Statement of Common Ground (Dated November 2018), no further main modifications relating to student accommodation have been identified in response to objections. There is therefore now greater certainty on the outcome of the examination, and under a) and b) of paragraph 48 of the NPPF, the weight of the policy increases accordingly.
- 6.1.21 Finally, with regard to consistency with the NPPF, as described above, Policy H12 of emerging Local Plan sets out a sequentially preferable approach to the location of new student accommodation. Whilst the NPPF does not prioritise one type of residential use over another, there is nothing within it that prevents local policy from doing so where it has carried out a local assessment of the housing needs of the area and set policy accordingly. The fact that the housing needs of the Borough, in particular affordable housing needs, cannot be met in full (as strongly expected by the NPPF) means that it is important to manage competing demands for limited land, and the Policy is therefore considered consistent with the NPPF.
- 6.1.22 In summary, it is considered appropriate for the Council to afford significant weight to Policy H12 given the stage of preparation, lack of any specific unresolved objections and evident consistency with the NPPF. Of course, the LPA fully acknowledges that the Inspector’s report has not yet been published, and until such time as it has, there cannot be complete certainty on the outcome of the Local Plan. However, in light of the inherent stage at which the Local plan process is currently at (consultation on main modifications) and anticipated timescales, there is now greater certainty than ever surrounding the outcome of the examination and it would not be unreasonable for the LPA to follow Government guidance and apply weight to emerging policies to decision making where current policies are silent.

Need for student accommodation

6.1.23 In seeking to address the requirements of Policy H12, the applicant's justification for the requirement for additional student accommodation centres on existing and future student accommodation needs. This justification is supported by a comprehensive planning statement in addition to a commissioned commentary report from Jackman Education Solutions Limited (hereafter referred to as the Jackman report), and an additional explanation of the figures in the form of an annotated chart. The following sections will respond to existing and future student accommodation needs in turn.

Existing need

6.1.24 The applicant has queried the conclusions of the Berkshire (including South Bucks) Strategic Housing Market Assessment (SHMA) which states that there is no need for additional student accommodation, as the growth in student numbers is simply expected to return the University to historic highs. This was discussed at length during the Local Plan examination, where the Council recognised that there is more up-to-date information available which calls into doubt the conclusion that there is no additional need at all. As agreed in the Statement of Common Ground produced after the examination hearings, Local Plan paragraph 4.4.96 is to be amended to reflect this and states the following:

“More recent evidence from the University indicates that this growth, underpinned by changes to the tuition fee system and the removal of student number controls, has indeed generated a need for new accommodation. In 2016/17, 74% of students were from outside the South East, and 28% were from outside the UK, and these groups are particularly reliant on student accommodation. There is current shortfall in University accommodation of around 1,000 bed spaces for first year students and, across all years of study, for 2017/18, 5,000 students were not housed in purpose built student accommodation.”

6.1.25 As a starting point, the LPA's view as expressed at the examination and the advice of Officers in considering this current application, is that existing need is not therefore primarily based on the SHMA. The primary basis for the applicant's calculation of existing need comes from the University of Reading Accommodation Strategy Gap Analysis (referred to as URAS in the Local Plan examination Statement of Common Ground) submitted by the UoR at the examination, and in particular relates to a figure of 5,015 students taken from p48 of the URAS. The applicant's Planning Statement considers that this represents *“the number of students who registered interest in University Halls of Residence, that could not be offered accommodation”* for the 17/18 academic year” (paragraph 6.25).

6.1.26 The additional explanation provided by the applicant in correspondence dated 4th April 2019 reiterates this, asserting that that the circa. 5,000 figure represents those students who wanted to be in PBSA. The information contained within the Jackman report identifies a figure of 4,797 students who require some form of accommodation (i.e. are not living at home or commuting) but who cannot be housed in PBSA, but, unlike the other information from the applicant, the Jackman report does not state that this demand constitutes a preference from students to be housed within PBSA.

6.1.27 The LPA's understanding of the circa. 5,000 figure has always been (established at examination) that this represented the overall number of students in all years requiring accommodation but not housed in PBSA. Importantly, this figure did not

carry any implication of preference. Furthermore, it did not necessarily mean that 5,000 students would move into a PBSA if such accommodation was hypothetically made available. This has recently been confirmed through direct contact with the UoR (dated 23/04/19), who stated:

“As indicated above, the figure used by Cushman and Wakefield [the 5,015 figure] confirms the proportion of students which require accommodation in Reading but which are unable to be accommodated by the University in PBSA. It does not provide detail of preference of such students. Importantly though the point is not about personal choice, but the fact that this does represent the number of students arriving and in need of accommodation of some form, but cannot be housed by the University.”

- 6.1.28 On further enquiries, the UoR confirmed on 21/05/19 that they do not have any further figures around preference other than where the ‘first year guarantee’ applies e.g. a guarantee to house first year students in PBSA upon enrolment. The first year guarantee leads to a need for 1,000 bedspaces, which the Council has accepted in the proposed Main Modifications to the plan.
- 6.1.29 Therefore, officer advice is that the starting point that, ‘there is a need for 5,000 students to be accommodated in PBSA’ is fundamentally flawed, because there is no evidence that students do not necessarily all wish to be accommodated in PBSA at all.
- 6.1.30 Further to this, Officers can confirm that when the Council in the Statement of Common Ground states that it has, *“no particular reason to doubt the general scale of existing shortfall identified”* as quoted in paragraph 6.28 of the applicant’s Planning Statement, this was specifically made in relation to the approximately 1,000 students shortfall referred to as unable to be accommodated under the first year guarantee scheme; not the larger figure of circa. 5,000 students. To reiterate, paragraph 6.30 of the applicant’s Planning Statement refers to the shortfall that the Council has accepted in the Statement of Common Ground, but this is the 1,000 figure. In summary, Officers do not agree that it has been clearly demonstrated that the figure of 5,000 students represents the level of existing ‘need’.

Future need

- 6.1.31 The applicant’s planning statement relies heavily on the UoR’s own expectations of a growth in student numbers to 21,000 students in 2028, which was presented at the Local Plan examination. The LPA had very serious concerns about these estimates as Officers highlighted at the time during the examination hearings, which are also articulated in Appendix 2a of the Statement of Common Ground. Whilst there is little benefit in restating these points within this committee report in detail, your Officers maintain the view that these growth figures are untested and hugely ambitious, and would have very significant implications for the town, and consequently should not be considered to be a justified basis for future planning. The advice within the Jackman report supports the general direction of travel in expecting the UoR to grow, but in fairly general terms. Even if the assumptions that underpin this level of growth are accurate, such growth would require a significant amount of University expansion, which, according to the Local Plan, would in turn need to be considered against whether it could be supported by appropriate levels of student accommodation.

Need Summary

- 6.1.32 On the basis of the discussion above, Officers are of the view that the shortfall of 1,000 bedspaces to meet the first year guarantee, is at present, the closest thing the Council has to an evidenced level of need, and further, that there are opportunities to accommodate this level of need on locations compliant with Policy H12. The Campus Capacity Study prepared by the UoR to support the examination identifies potential for 1,935 student bedspaces on site, and, whilst the LPA's view as set out in an appendix to the Statement of Common Ground is that this overestimates capacity by around 500 bedspaces, this is still adequate to meet the identified need. The information submitted to support this planning application therefore falls short of the requirement to clearly demonstrate a need that cannot be met in sequentially-preferable locations, as required by emerging Policy H12.
- 6.1.33 The applicant references the recent dismissal of the St Patrick's Hall appeal. Members will be aware that the St. Patrick's Hall site remains an identified Local Plan site allocation specifically for student accommodation (Ref. ER1e). Given the University's identification of an existing shortfall, the UoR can be expected to bring forward a revised proposal for this site, so the site's ability to continue to contribute to the expected supply of student accommodation over the plan period (albeit in line with the allocation rather than the quantum proposed via that application) must be recognised. Officers note the comments of the appeal Inspector, specifically the need for additional student accommodation and the associated benefits that such accommodation would bring, which the Council has recognised itself in the level of need identified in the emerging Local Plan.

Equivalence

- 6.1.34 Through the examination process, Officers have also expressed concern about the degree to which off-campus private PBSA is genuinely able to offer accommodation that meets the actual needs in which the UoR have identified. The accommodation that has been delivered in the Borough so far tends to be priced at a level which does not offer a genuine alternative to many of the students currently residing in HMOs, and therefore it has been argued this does less to free up those HMOs for family housing as claimed within this application. As the URAS itself recognises on page 36, the rents for the various private PBSA schemes in Reading (mainly in Reading town centre) are between £185 and £296 per week, which reflects the fact that this is high-specification accommodation, usually featuring self-contained units with their own en-suite shower-room and kitchen facilities (as proposed), and it is out of the price range of the average student. The UoR therefore considers that much of the private PBSA development that has been delivered so far, whilst widening choice, is not affordable to many of their students in need of accommodation, and that a partnership arrangement may help to resolve the issue. This issue is why the following sentence was agreed in the Statement of Common Ground, to be added to Local Plan paragraph 4.4.95.

“The Council particularly recognises the benefits of purpose-built student accommodation where there is a partnership arrangement with a further or higher education institution and where it offers accommodation that meets the needs of students in terms of facilities, convenience to places of study and in terms of the cost of accommodation.”

- 6.1.35 Little information has been submitted alongside the planning application to deal with issues such as management and rental levels, and whether there will be any arrangement in place with the UoR.

6.1.36 The Jackman report suggests rental levels of £170 per week for the proposed accommodation, although no further detail is provided and this is unlikely to be capable of being secured by the LPA through a planning consent. Whilst higher than most UoR PBSA rents, it is nevertheless lower than other private PBSA providers, perhaps reflecting the format of the accommodation with a significant number of cluster flats rather than entirely studio accommodation. It would therefore be reasonable to assume that this proposal is more likely to free up existing HMOs for general housing needs than other comparable private developments which contain higher rents. However, this would cause harm, by limiting the Council's ability to address the significant need for affordable housing in the Borough, and would not materially translate to meeting a clearly demonstrated need for student accommodation, which is one of the key reasons for the inclusion of such a policy in the first place. It is therefore your officer's view that the proposal does not comply with Policy H12

6.2 Demolition, scale, appearance, design and effect on heritage assets

6.2.1 As established under application 162057, the existing building is not considered to be of any particular special architectural merit to warrant its retention in its own right. Accordingly, its demolition is considered to be appropriate, subject to the proposed replacement building being suitable in design and related terms.

6.2.2 In terms of the proposed building, the footprint closely follows that of the existing building, and approved replacement building, with the 'L' shaped perimeter block aligning with the junction of Kings Road and Rupert Street. In terms of the King's Road frontage, it remains the case that the front building line needs to be respected. Accordingly, although the frontage deviates slightly to the existing, it is nevertheless considered to generally align with the plot frontage and that of immediately neighbouring buildings. Elsewhere the footprint of the building follows that of the existing building, with small divergences (both within and outside the current footprint) at various points. Given the context of the footprint of the existing building, the proposed footprint is also considered appropriate.

6.2.3 Turning to consider the scale of development proposed, on the primary Kings Road frontage the height of the building, whilst slightly taller, remains visually comparable with both the adjacent Pinnacle and Crossway Point buildings. These buildings rise to seven storeys at their highest points with the eastern element on the corner of Rupert Street/Kings Road being the tallest part of the new building. Whilst taller than the building approved under application 162057, the scale of the new building is still considered to respond appropriately to the local context. More specifically, the closest element of the scheme to Crossway Point is set at 5 storeys on the boundary responding to the three-storey, set back element of this building. As such, the scale at this point continues to increase away from the boundary. The highest part of the building as described, accommodating plant, is also set back slightly from subsequent floors, in order to differentiate and reduce the overall mass. The tallest part would not be discernable or visible from street level owing to the setback.

6.2.4 A similar stepped approach is proposed on the Rupert Street elevation, with the proposed height staggered away from the existing neighbouring Saxon Court building from two-storeys (one less than the three-storey Saxon Court) up to seven-storeys towards the junction with Kings Road. It is considered the proposed scale does not over dominate Saxon Court or other nearby buildings on Norwood Road, with the stepped increase in height of the proposed building away from those

properties assisting in this regard. In overall terms, the scale of the proposed building continues to be appropriate in itself and within the context of the prevailing scale of buildings in the local immediate area.

- 6.2.5 In terms of the detailed design, appearance and choice of materials, the façade adopts a regular floor plan repeated over a number of floors defined by a grid. Within the grid, each bay is split into a hierarchy of elements: window, ventilation grille and a contrasting cladding element. The grid is broken on the separating vertical elements that are defined by horizontal cladding with full-height openings forming a break between the cladding and the grid façade. The proposed front entrance is identified by a highly-glazed façade and approach features like steps and landscaping, as well as the fact it is prominently located facing onto Kings Road and towards the corner of the site. Along with the building's overall height and presence, the principal corner elevation, complete with contrasting cladding and increased glazing, successfully addresses the junction and effectively signals the main entrance and creates a sense of place.
- 6.2.6 The primary material proposed is stretcher bond red brickwork, with a combination of zinc cladding and aluminium louvers. This signifies a greater departure from the design of both the adjoining buildings and approved application 162057, which display greater use of less traditional materials. The finished appearance evidently takes cues from more traditional and good quality historic buildings in the immediate area that use brick to a greater or lesser extent. The proposed building acknowledges these buildings and offers a contemporary interpretation, of what is recognised as improved quality than certain buildings which exist along King's Road and, in itself, is considered appropriate in design terms.
- 6.2.7 In terms of the effect of the proposals on the nearby heritage assets, it is considered that the proposals would result in no material harm to the setting of any nearby listed building, nor the listed park and garden. In this regard Officers concur with the evidence and conclusions stated at Section 5 of the Heritage Desk-Based Assessment (November 2018) prepared by Orion and submitted as part of the application.
- 6.2.8 In overall terms it is therefore considered that the design approach is suitable (subject to submission of details) and appropriate in context, both in itself and also to the site's prominent location along the Kings Road.

6.3 Residential amenity

Quality of accommodation for future occupiers

- 6.3.1 The internal layout of the units reflects the specific use of the building for PBSA. The submitted daylight/sunlight study concludes that within the proposed accommodation, every habitable room at each level would fully satisfy BRE criteria. It is considered that the proposed student bedrooms would receive an appropriate amount of daylight for the nature of the accommodation proposed. This is on the basis that it is reasonable to expect that occupiers would not spend substantial or prolonged periods of the day within these rooms and they exist as part of a wider student accommodation provision. A shared kitchen, living and dining room is proposed for each cluster of rooms. Additional amenity areas exist within the wider site, including the outside spaces and communal facilities on the ground and basement floor. It is also reasonable to expect that occupiers would spend significant periods of time elsewhere on the University's estate. Therefore, the small room sizes (typically 11.5 sq.m.) are accepted for such a PBSA development.

Overall the quality of accommodation is considered appropriate for its intended use, in accordance with Policy DM4. Officers recognise that such provision would not be appropriate for C3 Class dwellings, a such a restriction on the use of the accommodation to 'student occupiers only' would be a requirement through a S106 agreement should the application be approved.

- 6.3.2 In addition to the above, the Crime Prevention Design Advisor (CPDA) is largely satisfied with the proposals subject to conditions recommended as per Section 4 above, with conditions also considered to be necessary in relation to cycle storage / waste management (see Section 4).
- 6.3.3 Overlooking between different student bedrooms within the development will be possible due to the 'L' shaped layout of the proposed building with a short wing extending south towards King's Road. This results in a small number of rooms on each level potentially looking inwards towards other centrally-located rooms. A number of façade design measures have been employed to eliminate and/or reduce overlooking between spaces to acceptable levels. Semi-transparent film / etching are proposed to the inner face of the glazing along with vertical fins extending around 450mm beyond the window mullion to control and limit the direction / extent of views between rooms. Full details of such measures could be controlled by a planning condition and is considered to satisfactorily minimise harmful instances of overlooking between units.

Amenity of nearby occupiers

- 6.3.4 The provision of any taller replacement building, within the context of existing neighbouring and nearby residential buildings, has the potential to cause a loss of amenity to existing occupiers. As such, this element of the proposals has been carefully considered in the context of Policy DM4.
- 6.3.5 Considering first the impact on Crossway Point to the east, the west side elevation of this existing building is a blank façade, meaning there are no adverse amenity impacts at this point. Furthermore, the footprint of the proposed building is such that at the nearest point to Crossway Point, the proposal will not extend beyond the front or rear building lines of the neighbouring building. This minimises any possible privacy/overlooking/visual dominance concerns. It is however acknowledged that the rear (east) elevation of the proposed accommodation fronting onto Rupert Street includes units which will look across at Crossway Point. The distance to the boundary is 13.3m, beyond which is a shared amenity space and the north-facing rear elevation of Crossway Point. In light of this context, in particular the oblique angle at which overlooking between habitable rooms would occur, the loss of amenity to existing Crossway Point occupiers would not be significant. In terms of daylight, sunlight and overshadowing, the submitted assessment undertaken by the applicant demonstrates that there would be no significant harmful impact on Crossway Point as a result of the development.
- 6.3.6 With regard to the impact on The Pinnacle, to the west of the application site, it is noted that that whilst privacy and day/sunlight concerns were not raised during the public consultation period, this requires careful consideration. In terms of overlooking/privacy issues, there would be a minimum of 17m distance between the buildings at the King's Road / Rupert Street junction. Although this is acknowledged to be below the 20m back to back distance specified by SDPD Policy DM4, given the existing context and the separation of the Rupert Street highway, in this instance and based on the site specific circumstances, student accommodation could be provided without any significant detrimental effect on privacy. This is

similarly considered to be the case in terms of visual dominance/overbearing impacts. Although the height of the building will increase compared with existing, and be marginally greater than the approved building under application 162057, the proposed height remains comparable with The Pinnacle. Therefore, although levels of outlook will be similarly reduced by the proposed scale as to the approved scheme, officers advise that this remains at a level of intrusion which would not warrant a sustainable reason for refusal.

- 6.3.7 In considering the impact on daylight/sunlight of The Pinnacle occupiers, it remains the case that the majority of windows on the east elevation of this building continue to meet the BRE criteria guidance (54%). Of the 46% which fail, 35% do so by a marginal amount.
- 6.3.8 In comparing the proposed development and the approved development under permission 162057, it must be recognised that there is now a greater number of rooms on the east elevation of The Pinnacle which will experience a loss of daylight/sunlight as a result of the development. This broadly equates to a 15% like-for-like reduction in the number of rooms meeting the BRE criteria guidance. However, it must also be recognised that the assessments were undertaken by different consultants, assessed architecturally different (but similarly scaled) buildings and contain their own assumptions. Therefore, any degree of confidence in both sets of conclusions is likely to reflect this.
- 6.3.9 The windows affected on the east elevation of The Pinnacle continue to serve a range of rooms, of which some contain recessed balconies whilst others are dual aspect. Similar to the daylight/sunlight assessment undertaken for application 162057, the overall number of rooms affected by the scheme remains small in comparison with the overall number included within the context of the study as a whole.
- 6.3.10 In calculating the level of harm, the BRE guidelines advise that where there is a decrease in daylight or sunlight and such rooms fail to meet the guidelines, factors such as whether a small number of windows or limited area is affected, whether the loss of light is only just outside the guidelines, and/or whether an affected room has other sources of light, must be taken into account. In this regard the development is deemed to have a 'Minor Adverse' impact on the amenity of neighbouring residents.
- 6.3.11 Finally, it remains the case that the BRE Report is not a test to determine whether a development "Passes" or "Fails", but rather "A Guide to Good Practice". Like approved application 162057, the failure of a slighter greater number of windows on the east elevation of The Pinnacle does not categorically indicate that the development is unsuitable and that the planning permission should be refused.
- 6.3.12 With this in mind, the overall improvement in the building's design together with extant planning history, the increased loss of light to those specific rooms on the east elevation of The Pinnacle is not considered substantial enough to warrant a stand-alone refusal reason.
- 6.3.13 With regard to other nearby buildings to the north and south of the site, no significantly harmful amenity impacts are envisaged at these points. In terms of Saxon Court to the north, the south elevation (on the northern boundary of the application site) is the side elevation of this building and windows do not serve habitable rooms. Consequently, the overbearing / overlooking impacts of the

proposed building would not be significantly harmful. To the south, the width of Kings Road prevents any potentially harmful amenity impacts to buildings opposite.

6.3.14 In respect of other amenity impacts which could have a negative impact on any of the nearby occupiers specified above, such as noise and disturbance, lighting, dust/fumes/smells and crime and safety, the transport, environmental protection, CPDA and quality of accommodation of this report confirms these elements are satisfactory, subject to conditions. Accordingly, in overall terms and on balance, the proposals are considered to sufficiently safeguard amenity in accordance with Policy DM4.

6.4 Transport

6.4.1 In line with section 4 of this report, the proposals are considered to be satisfactory from a transport perspective, subject to a number of conditions. In particular, it is noted that proposed PBSA accommodation will not increase traffic in the vicinity of the site to a worse extent than the lawful office use, which is recognised to generate significantly more peak hour vehicular trips than the proposed PBSA use. The same applied to the extant residential permission in which would generate a greater demand for private vehicle use than PBSA. Accordingly, no conflicts are advised with the transport policies above.

6.5 Trees, landscaping and ecology

6.5.1 As per section 4 above, the Council's Natural Environment Officer is content that the landscaping layout shown is the maximum achievable within the constraints of the proposed scheme. Accordingly, the proposals are considered appropriate from this perspective subject to conditions.

6.5.2 The Council's Ecology Consultant is satisfied with the information submitted in this regard, subject to a conditions covering landscaping, drainage and biodiversity enhancements being secured.

6.6 Sustainability, energy and drainage

6.6.1 Information pertaining to sustainability, construction methods to be employed (and materials) are detailed within the submitted Design and Access Statement, Sustainability Report, Energy Report and BREEAM pre-assessment. It has been stated that the whole development would be designed to meet a minimum BREEAM 'Excellent' rating and any approval would be conditioned as such.

6.6.2 The level and nature of information submitted is commensurate for a development of this nature, in line with Policies CS1 and DM1 of the adopted development Plan and policies CC2 and CC3 of the Emerging Local Plan. It is however considered necessary, as is required for all new build dwellings associated with major developments (such as this), for a condition to be included to secure further details. More specifically, this will seek the pre-occupation submission of written evidence demonstrating that Part L of Building Regulations (2013) are met with regard to the requirement to improve emissions rating for the new development. With this condition secured it is considered that the proposals comply with the sustainability elements of those relevant policies CS1 and DM1.

6.6.3 The applicant has also submitted an Energy Strategy with a variety of energy demand reducing and energy efficiencies referenced, and which again follows the SPD guidance. Sections of the submitted document discuss Part L of the Building

Regulations referenced above and confirm compliance. It is considered in overall terms that the proposal has satisfactorily demonstrated that the proposals accord with the principles of Policies CS1, DM1 and DM2 of the adopted local plan and CC2 and CC3 of the Emerging Local plan. In order to ensure that the measures stipulated within the Energy Strategy are implemented, a condition would be necessary specifying this.

- 6.6.4 In terms of flood risk and drainage, a Flood Risk Assessment (FRA) has been produced for the Site and included within the application. The FRA identifies that as the Site is located within Flood Zone 1; it has little or no risk of fluvial flooding and is therefore the sequential and exception test not applicable.
- 6.6.5 With discharge of surface water, the submitted report confirms that discharge to the Thames Water surface water sewer in Norwood Road is the only feasible option for surface water drainage. This option has been queried by Thames Water in correspondence made available by the applicant. Thames Water makes clear that in accordance with the Building Act 2000, positive connection to a public sewer will only be consented when it can be demonstrated that the hierarchy of disposal methods have been examined and proven to be impracticable. The disposal hierarchy being: 1st Soakaways; 2nd Watercourses; 3rd Sewers. Only when it can be proven that soakage into the ground or a connection into an adjacent watercourse is not possible would we consider a restricted discharge into the public surface water sewer network. This is an engineering matter.
- 6.6.6 The submitted information does not explain in any detail why it is not practicable on the site to restrict run-off to greenfield rates as part of the planning application. In considering surface water, previous approved application 162057 incorporated below ground attenuation which was deemed acceptable subject to a condition stipulating these features to be implemented prior to first occupation and maintained accordingly thereafter.
- 6.6.7 In the interest of supporting the uses of sustainable drainage on such sites and with due regard to previously agreed attenuation measures, the Local Authority as Lead Local Flood Authority would consider it necessary to attach a detailed drainage condition as part of any permission. This would seek to demonstrate the surface water hierarchy has been considered and implemented in accordance. The proposed development would therefore comply with the requirements of Core Strategy Policy CS34, emerging Local Plan Policy EN16 and the requirements of the NPPF.

6.7 Other matters

Archaeology

- 6.7.1 As per the consultation response from Berkshire Archaeology (see section 4) above), a pre-commencement condition requiring a written scheme of archaeological investigation is necessary in this instance in order to comply with Policy CS33.

Section 106 and Affordable Housing

- 6.7.2 The proposal is classified as a Major development. As such the requirements of the Employment Skills and Training SPD (2013) apply. Whilst an actual plan is encouraged, the SPD does allow for financial contributions to be made in lieu of a plan. The proposed S106 allows for either eventuality. Using the formulae on pages 11 and 12 of the SPD:

Construction Phase:

Using the gross floor space to be constructed the contribution would be: £2,500 x 5014m² / 1000m² = **£12,535**

End User Phase:

- 6.7.3 The site will employ staff in security and other supporting functions. The submitted application forms confirm the site would employ a Full Time Equivalent of 4 staff. This equates to an 'employment density' of 1252m² per member of staff.
- 6.7.4 The employment density figures will be used in the following formula (See page 12 of the SPD):

Floor area proposed (net) (3589m²) / employment density (1252) x 0.5 (target percentage of jobs for Reading residents x 0.30 (percentage without level 2 skills x £1,500 (average cost of training)) = **£644.98**

- 6.7.5 The written plan, or alternative payment in lieu, is to be secured by S106 agreement to be provided one month prior to commencement to allow training and recruitment to be arranged. As the End User Phase for this site would be £644.98, it is not considered reasonable to secure such low amount through the legal mechanism available. Failure to secure a construction phase Employment Skills and Training contribution by determination would however constitute a stand-alone reason for refusal.
- 6.7.6 With regard to affordable housing, the Council's Housing Strategy (2009-2013) refers to achieving a target of 40% of all new homes in the town to be affordable. Core Strategy Policy CS16 seeks a target 50% provision on sites of 15 units and above to help to meet locally identified needs. The policy will not be applied to student accommodation unless this is being developed on an allocated housing site or a site where residential development would have been anticipated. In this case the site is specifically allocated for residential use within the Emerging Local Plan under Policy ER1g (26-38 dwellings). This would also constitute a reason for refusal if not secured prior to determination. However, it should be noted for the avoidance of doubt that were a suitable contribution towards affordable housing to be secured, this would not negate the LPA concerns for housing need as identified in section 6.1, which would continue to apply.

Community Infrastructure Levy (CIL)

- 6.7.6 The applicant has completed a CIL liability form as part of the submission of this application. As was apparent from the Officer site visit in February 2019 that the building was vacant, however partially occupied as of the previous officer site visit in December 2016 and therefore the existing floor space will be able to be deducted from the CIL liability (providing the building was occupied for 6 of the previous 36 months at the time of the permission). On this basis, the CIL liability (using the 2019 indexation) would only be paid if the application was approved.

Equality

- 6.7.7 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 that the protected groups have or will have different needs, experiences, issues and priorities in relation to this particular application.

7. CONCLUSION

- 7.1 Based on an the assessment of the proposal as set out in the report above, it has not been clearly demonstrated how this proposal for PBSA meets an identified existing or future need which cannot already be met through those identified sites within the Emerging Local Plan allocated for student accommodation or on those sequentially preferable sites. As identified in Section 6.1, the Alexander House site is a specifically allocated housing site (Policy ER1g) within the Emerging Local Plan, and is an important component part of allowing the Borough to meet its identified housing need over the plan period. The loss of this site to an alternative use has not been justified and without adequate equivalence in housing provision being provided, it would further reduce the Council's ability to meet its housing needs within its own boundaries. The proposal is therefore contrary to Policy H12 and ER1g of the emerging Local Plan and conflicts with the aims of the NPPF.
- 7.2 Officers recognise the merits of the current design, the inherent sustainability measures of the development and compliance with Council's technical standards for environmental protection and transport/highways. Whilst there is in an identified worsening in the level of daylight/sunlight for adjoining occupiers (Section 6.3.4), officers do not consider this a sufficient refusal reason in itself. However, the inability to complete the necessary s106 agreement, due to the application not being supported by your officers and the details not having been agreed, would form further reasons for refusal.
- 7.3 Therefore in summary, when considering all material considerations raised, the benefits of this PBSA scheme or the building itself are not considered sufficient to outweigh the harm cause in preventing the Borough meeting its overall housing needs through the inherent conflict with emerging Local Plan policies and the aims of the NPPF. As such, this application is recommended for refusal.

Drawings submitted:

01 – Location Plan		
Location Plan	1:1250@A3	A-01-001
02 - Site Plans		
Existing Site Plan	1:500@A3	A-02-001
Existing Topographic Survey Plan	1:100@A0	A-02-002
Proposed Site Plan	1:500@A3	A-02-100
Proposed Landscape	1:200@A1	L-90-100
03 – Floor Plans		
Existing Basement & Ground Floors	1:100@A1	A-03-001
Existing First Floor & Roof Plan	1:100@A1	A-03-002
Proposed Lower Ground Floor	1:100@A1	A-03-099
Proposed Ground Floor	1:100@A1	A-03-100
Proposed First Floor	1:100@A1	A-03-101
Proposed Second Floor	1:100@A1	A-03-102
Proposed Third Floor	1:100@A1	A-03-103
Proposed Fourth Floor	1:100@A1	A-03-104
Proposed Fifth Floor	1:100@A1	A-03-105
Proposed Sixth Floor	1:100@A1	A-03-106
Proposed Seventh Floor (Plant)	1:100@A1	A-03-107
Proposed Roof Plan	1:100@A1	A-03-108
04 - Sections		
Existing Section 1	1:100@A1	A-04-001
Proposed Section AA	1:100@A1	A-04-100
Proposed Section BB	1:100@A1	A-04-101
Proposed Section CC	1:100@A1	A-04-102
Proposed Section DD	1:100@A1	A-04-103
05 - Elevations		
Existing Elevations 1 & 2	1:100@A1	A-05-001
Existing Elevations 3 & 4	1:100@A1	A-05-002
Existing Elevations 5 & 6	1:100@A1	A-05-003
Existing Contextual Elevations 7 - 9	1:100@A1	A-05-004
Proposed South Elevation	1:100@A1	A-05-100
Proposed West Elevation	1:100@A1	A-05-101
Proposed North Elevation	1:100@A1	A-05-102
Proposed East Elevation	1:100@A1	A-05-103
Proposed Street Scene - King's Road	1:200@A1	A-05-104
Proposed Street Scene - Rupert Street	1:200@A1	A-05-105
Proposed Context Elevation - North	1:200@A1	A-05-106
Proposed Context Elevation - East	1:200@A1	A-05-107
Proposed Bay Study - Main Entrance	1:50@A1	A-05-108
Proposed Bay Study - Typical	1:50@A1	A-05-109
Proposed Bay Study - Central Studios (S)	1:50@A1	A-05-110
Proposed Bay Study - Central Studios	1:50@A1	A-05-111
06- Other		
External Lighting Lux Plot	1:100@A1	4479-EX-00-DR-E-200
External CCTV Layout	1:200@A1	4512-EX-00-DR-E-500

Case Officer: Brian Conlon

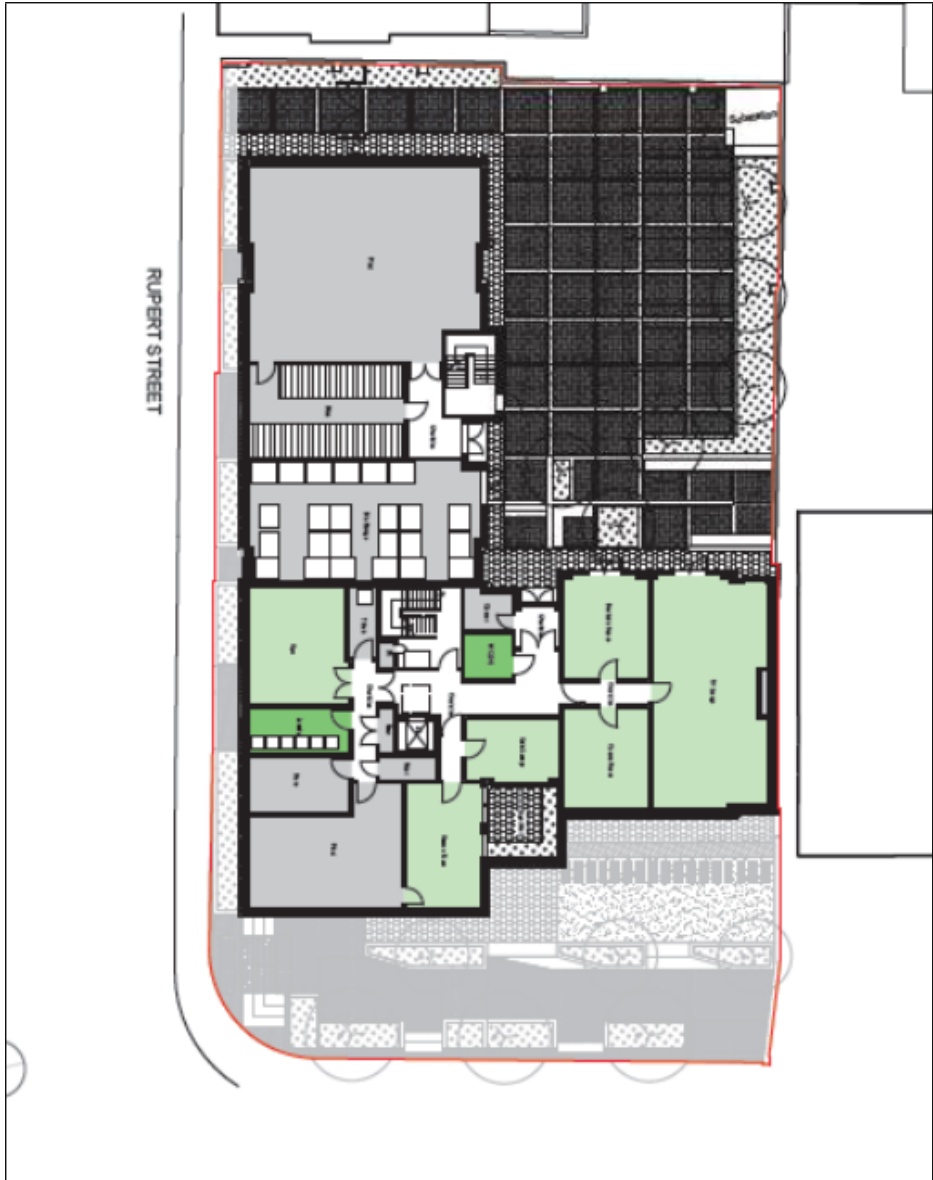
8. Photos and plans extracts



Aerial view looking east towards Cemetary Junction



Existing Kings Road and Rupert Street elevations



Proposed Ground Floor Plan (Not to scale)



First and second floor plan (Not to scale)



Proposed visualisation of the building and Kings Road/Rupert Street streetscene



Proposed visualisation of the building and Kings Road elevation



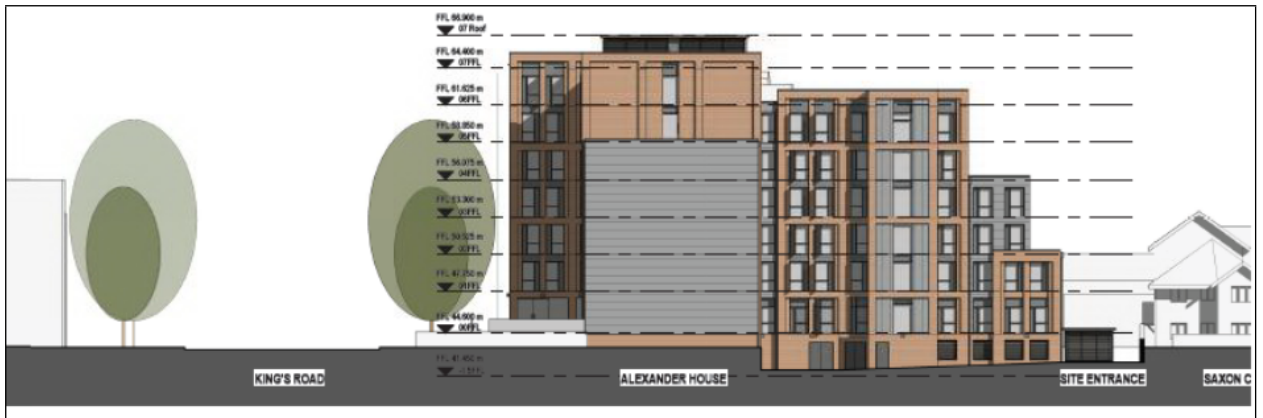
Kings Road elevation



Rupert Street elevation



Proposed north (rear) elevation



Proposed east (side) elevation and section



Comparison between approved Kings Road elevation 162057 (top) and proposed Kings Road elevation (bottom) (Not to scale)

COMMITTEE REPORT

BY THE EXECUTIVE DIRECTOR FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 17th July 2019
ITEM NO.

Ward: Redlands

Application No.: 182214/FUL

Address: 45 Upper Redlands Road

Proposals: Erection of 4 dwellinghouses and accesses with associated landscaping and parking

Date Application Valid: 17th December 2018

Application target decision date: Extension of time to 24th July 2019

RECOMMENDATION

As per 26th June 2019 committee report (Appendix A) but to adjust the date for completion of the s106 agreement to 24th July 2019

1. INTRODUCTION

1.1 This application was deferred at the 26th June 2019 Planning Applications Committee to enable a member site visit to take place. The site visit took place on 11th July 2019.

Appendices

Appendix A - Officer report to 26th June 2019 Planning Applications Committee.

Case Officer: James Overall

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BY THE DIRECTORATE FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES READING BOROUGH COUNCIL PLANNING APPLICATIONS COMMITTEE: 26 th June 2019	ITEM NO. 12
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Ward: Redlands

App No: 182214

Address: 45 Upper Redlands Road, Reading

Proposal: Erection of 4 dwellinghouses and accesses with associated landscaping and parking

Applicant: Mr A Sharp

Date validated: 17 December 2018

Target Date: 11 February 2019

Extended: 1 July 2019

RECOMMENDATION:

Delegate to Head of Planning, Development and Regulatory Services to:

i) GRANT Full Planning Permission with appropriate conditions and informatives, subject to the satisfactory completion of a S106 legal agreement by 1st July 2019 to secure an Affordable Housing contribution of £158,333.33 towards affordable housing in the Borough in accordance with Policy CS16 Index-linked from the date of permission, to be paid on commencement of the development.

OR

ii) to REFUSE permission should the S106 agreement not be completed by 1st July 2019, unless the Head of Planning, Development and Regulatory Services agrees to a later date for completion of the agreement to be able to grant permission.

Conditions to include:

1. Time limit for implementation (3 years)
2. Materials as shown on approved plans
3. Approved plans
4. Ecology - Vegetation Clearance
5. Ecology - Landscaping
6. Landscaping
7. Landscaping implementation
8. Landscaping maintenance/replacement within five years
9. Arboricultural method statement to be submitted
10. Arboricultural method statement to be followed
11. Arboricultural Site Supervision
12. Landscape: Boundary Treatment
13. Construction Method Statement
14. Provision of Vehicle Parking
15. Provision of Vehicle Access
16. Bin Storage
17. Provision/maintenance of Visibility Splays
18. No Bonfires
19. Parking permits 1
20. Parking permits 2

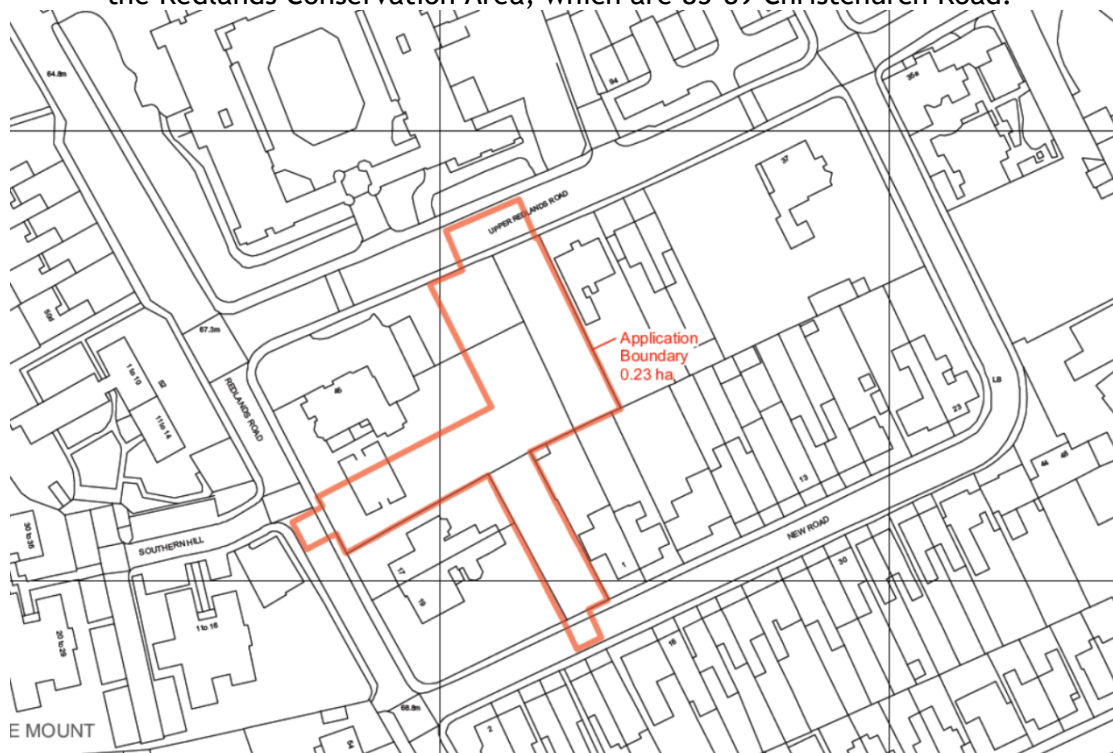
Informatives to include:

1. Positive and Proactive Statement

2. Pre-commencement Conditions
3. Terms and conditions
4. Need for building regulations
5. Highways S59
6. Complaints about construction
7. No parking permits

1. INTRODUCTION

- 1.1 The application site is 0.23 hectares, and is located within the Redlands Conservation Area with frontages to Upper Redlands Road to the North, Redlands Road to the West and New Road to the South. Redlands Conservation Area is a tightly drawn essentially Victorian/Edwardian suburb of Reading.
- 1.2 The site currently comprises undeveloped garden land, which is surrounded by residential dwellings, other than at the sections where it fronts a road. The surrounding residential properties are between 2 and 3 storeys in height, and their designs vary within traditional architecture. There are examples of grey and red brick, mostly Victorian, with Stucco and render. The majority of the properties in the area are grand buildings, within generous plots and walled gardens.
- 1.3 The closest Listed building is Wantage Hall (Grade II), which is located to the north, opposite the application site on Upper Redlands Road. Wantage Hall was the first hall of residence at the University of Reading and opened in 1908. It was listed in 2008. There are three other listed buildings within the Redlands Conservation Area, which are 85-89 Christchurch Road.



Site plan - not to scale

2. PROPOSALS

2.1 It is proposed to build four detached houses in land currently occupied by gardens to the rear/side of 45 Upper Redlands Road, Reading. The land and surrounding buildings are owned and occupied by the University of Reading. The proposals were the subject of pre-application advice with officers before this application was submitted.

2.2 All of the four proposed houses would be two storey detached properties. Plot 1 would face onto New Road, Plot 2 would face onto Redlands Road, and Plots 3 and 4 would face onto Upper Redlands Road, directly opposite Wantage Hall. Although connected, the new plots for the houses would appear as separate 'infill plots' to each road.

Plot 1

Size - 153.46 sq.m with 3 bedrooms (6 persons)

Amenity Space - 171 sq.m

Walls - Red brick to match adjoining houses

Roof - Natural slate with red clay hips

Windows - White painted timber windows and concrete cills.

Plot 2

Size - 218.83 sq.m with 4 bedrooms (8 persons)

Amenity Space - 239 sq.m

Walls - White render to match adjoining houses

Roof - Natural slate with black clay hips

Windows - White painted timber windows and concrete cills.

Plot 3

Size - 217.89 sq.m with 4 bedrooms (8 persons)

Amenity Space - 329 sq.m

Walls - Red brick in Flemish bond to match adjoining houses

Roof - Natural slate with red clay hips

Windows - White painted timber windows and concrete cills.

Plot 4

Size - 201.96 sq.m with $\frac{3}{4}$ bedrooms (6/7 persons)

Amenity Space - 226 sq.m

Walls - Red brick in Flemish bond to match adjoining houses

Roof - Natural slate with red clay hips

Windows - White painted timber windows and concrete cills.

2.3 This application is being reported to Committee at the request of ward councillors in response to the concerns raised by neighbours.

2.4 In relation to the community infrastructure levy, the applicant has duly completed a CIL liability form with the submission. As per the CIL charging schedule adjusted for indexation (£148.24 per sq.m) this proposal will attract a charge of £117,426.84 based on the proposed floor areas (total GIA is 792.14 sq.m).

3. RELEVANT PLANNING HISTORY

Reference No.	Detailed Description	Outcome
960054	Redevelopment to provide new student housing and staff flats, include upgrading alterations to existing buildings (17-19 Redlands Rd, 45 Upper Redlands Rd)	Application Refused on 23 Dec-96
960745	Demolition of redundant outbuildings.	Application Permitted on 10 Jan-97
970879	Conversion of stable to one 2 bedroomed dwelling; creation of two additional study bedrooms through internal alterations of The Lawn together with external alterations (insertion of windows and doors).	Application Permitted on 21 Aug-97
181174	Pre-Application Advice sought	Acceptable in principle subject to details being appropriate.

4. CONSULTATIONS

4.1 Statutory:
None

4.2 Non-statutory:

4.2.1 **RBC Transport Strategy** was consulted on 7 January 2019. Their comments stated; *“The site is located within 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.*

In accordance with the adopted Parking Standards and Design SPD, the development would be required to provide parking provision of 2 parking spaces per dwelling.

The submitted Site Plan P6 F shows each dwelling with 2 off road parking spaces which is in accordance with the Council’s current standards.

Plot 1 will have vehicular access from New Road

Plot 2 will have vehicular access from Redlands Road

Plot 3 and 4 will share vehicular access from Upper Redlands Road

The proposed shared access for Plots 3 & 4 will need to be a minimum of 4.1m wide to facilitate two way movements in and out of the site. This will need to be illustrated on revised plans.

Visibility splays have not been illustrated on plans for any of the accesses. Plans will need to be submitted illustrating the proposed access points including visibility splays. Accesses will need to be designed in accordance with Reading Borough Councils Geometric Design Guidance for residential Accesses on to Classified Roads. Link to the guidance is below:

http://old.reading.gov.uk/media/2415/Geometric-Design-Guidance/pdf/Geometric_Design_Guidance.pdf

Visibility Splays required:

- Upper Redlands Road - 2.4m x 43m
- Redlands Road - 2.4m x 70m
- New Road - 2.4m x 43m

It should be noted that the development site is located in an area where a residential parking scheme operates, therefore there should be an assumption that future inhabitants of the dwellings will not be eligible to apply for residents and visitor parking permits. This will be covered by the appropriate conditions and informatives.

Transport would not support a formal break in the residential/shared parking bays surrounding the development site; however an access protection marking can be applied for if required.

A licence will be required to be obtained from the Highways Department to undertake any work on the Public Highway.

In line with the Council's adopted Parking Standards and Design SPD, each dwelling should be provided with two secure cycle parking spaces. The submitted site plans shows each dwelling will be provided with a garden shed, therefore this is deemed acceptable.

Bin storage should not be further than 15m from the access point of the site to avoid the stationing of service vehicles on the carriageway for excessive periods. Bin storage has been illustrated on the submitted site plan and is deemed acceptable".

4.2.2 The Planning Natural Environment (Tree Officer) was consulted on 7 January 2019. The comments received raised the following points:

- Conservation Areas provide a certain level of protection to trees.
- The most significant trees on or adjacent to the site are those which are highly visible growing adjacent to the highway. Of particular note are a Tulip Tree and a pollarded Lime.
- It is generally accepted that tree roots will not be growing under the adopted highway and the supporting tree information has therefore offset the identified rooting areas of the tree(s) to take this into account.
- The loss of any trees required in order to facilitate the build should be mitigated with replacement planting to ensure that the application does not result in a net loss of tree cover on site.
- Trees within the centre of the site are significant as groups but without the individual arboricultural merit or public amenity value which would make it expedient to serve a TPO at this time.
- The proposed property adjacent the Tulip Tree (which has a dense and extensive root spread) will be erected on a Abbey Pynford 'Housedeck' system in order to retain a void under the property. This will allow rain water to be directed under the building structure, and therefore with access to oxygen and water, tree roots will continue to thrive under the property.

- One significant problem is the laying of services to each of the new properties where it will be within the RPA of the trees. The applicant is proposing Air-spade excavation and suction. Whilst this is generally considered okay, if for any reason it proves unviable then the applicant will need to agree alternatives with the Borough Council and Site Arboricultural Consultant. In such case, the method statements and tree protection plans will need to be modified.
- If planning permission is granted, a full and detailed Arboricultural Method Statement will be required, which details the steps to be taken during the course of the building works, with step by step procedures for new areas of hard surfacing, the installation of the housedeck and laying of services in particular.
- It is expected that a detailed specification for Monitoring and Supervision is followed with visits fed back to the LPA who will make spot checks where possible during the course of the building works.
- Other conditions are also recommended in addition to the above.
- In order to be effective the tree related conditions will be required as pre-commencement conditions.

4.2.3 **The Council's Ecologist** was consulted on 7 January 2019. Their comments stated; *"As per our comments on the previous pre-application (ref: 181174) with similar plans and same ecological survey, the Preliminary Ecological Appraisal (Windrush Ecology, May 2018) states that the majority of trees will be retained. However, as per the plans submitted, a number of trees will be felled to facilitate the works and to accommodate the new houses. Nevertheless, the report states that the trees on site were assessed as having "negligible" potential to support roosting bats.*

The report states that the site is not considered to be suitable for reptiles, amphibians, badgers or other protected species. Nonetheless, the trees on the site are likely to be used by nesting birds, since four old bird nests were found, and as such, any vegetation clearance will need to be undertaken outside the bird nesting season (March - August inclusive). This should be secured through a planning condition to ensure that birds are not harmed or killed during the development...

...Additionally, as per the recommendations given in the report and in line with the NPPF, biodiversity enhancements and a wildlife-friendly landscaping scheme should be incorporated into the development to ensure that the site is enhanced for wildlife. This should be secured via a planning condition...

...As such, subject to... [two] conditions...there are no objections to this application on ecological grounds".

4.2.4 **The Conservation Area Advisory Committee** was consulted on 7 January 2019. A response was received on 4 June 2019 objecting to the application on the following grounds:

- The heritage statement does not demonstrate how the application will conserve and enhance the conservation area and its urban low-density setting.
- Detrimental impact upon the Conservation Area and heritage assets.
- Discrepancies within the Heritage Statement.

- 4.2.5 The Council's Conservation & Heritage Consultant objects to the application; *"The proposed development of four detached properties within the gardens to 45 Upper Redlands Road would detract from the character and appearance of the Conservation Area due to the loss of garden space around existing properties, loss of characteristic/historic garden walls in the streetscene and due to over-development within the context of the Conservation Area; all these elements are recorded in the Conservation Area Appraisal as contributing to the character and appearance of the Conservation Area. These elements opposite the Grade II Listed Wantage Hall would harm the significance of the Listed Building through detriment to its setting and the contribution it makes to the heritage of the area.*

The proposals would erode the large, open gardens which are associated with 45 Upper Redlands Road and which are considered within the Conservation Area appraisal to be part of the character of the area.

In summary, the proposed development is not considered to achieve the requirement to preserve or enhance the character or appearance of the Conservation Area or preserve the setting of the Listed Building, contrary to the statutory requirements of Sections 66(1) and Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the requirements of Reading Local Plan policies and guidance in the NPPF and PPG".

- 4.2.6 Thames Water was consulted on 7 January 2019. No response has been received.

4.3 Public consultation:

- 4.3.1 Fifty-three households were consulted via letter, as well as a site notice being displayed.

42 letters of representation have been received from 26 households, although a petition added an additional 58 letters of representation (from 37 households) to this number, to give a total of 88 letters of representation. 16 of these households were duplicated from individually received letters of representation, which means a total of 47 households object to this application. These letters of representation were received before the re-consultation, which occurred on 9th May 2019.

On top of this, a second petition with 35 signatures was received, although this did not add any further households to the list of those objecting, as they were all duplicates from previously received responses.

The letters of representation raise the following issues:

- Loss of open space
- Parking and transport concerns
- Detrimental impact upon the Conservation Area
- Detrimental impact upon a Grade II Listed building
- The proposal does not assist with the shortage of social housing in the Borough
- The proposal is a cluttered design
- Detrimental architectural impacts
- Detrimental social impacts
- Detrimental environmental impacts

- Overlooking/invasion of privacy to the grounds of a mental health provider with 16 service users
- Loss of views
- Overdevelopment
- Overshadowing
- Detrimental impact upon trees
- No space in schools for the new families
- Out of character with the surrounding area
- Loss of a nature corridor
- The planning approval could be sold on a number of times leading to the possible use of poor quality materials, the loss of important trees and other aspects of design that fail to reflect the history and particular nature of this area
- The allotment next door to No.43 Upper Redlands Road should be preserved
- Noise concerns
- Air quality concerns

The petition states that the signatories object to the application on the basis of:

- Impact upon Conservation Area and Character of New Road
- Heritage Impact of the development
- Ecological Impact
- Residential Impact
- Car Parking
- Risks of selling-on, may result in poor materials and loss of important trees ***Officer comment: impact on ability to sell property is not a planning matter***
- Responsibility of the University and Planning Authority to listen to local opinions ***Officer comment: this application shall be assessed on its planning merits***

The second petition confirms that the objections remain the same as previously.

5. RELEVANT PLANNING POLICY AND GUIDANCE

- 5.1 National Planning Policy Framework 2019
National Planning Practice Guidance
- 5.2 Reading Borough Local Development Framework Core Strategy (RCS)
(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)
 - CS9 (Infrastructure, Services, Resources & Amenities)
 - CS14 (Provision of Housing)
 - CS15 (Location, Accessibility, Density and Housing Mix)
 - CS24 (Car/Cycle Parking)
 - CS33 (Protection and Enhancement of the Historic Environment)
 - CS36 (Biodiversity and Geology)
 - CS38 (Trees, Hedges and Woodlands)

Sites and Detailed Policies Document (2012) (Amended 2015)

- SD1 (Presumption in Favour of Sustainable Development)
- DM1 (Adaptation to Climate Change)
- DM3 (Infrastructure Planning)
- DM4 (Safeguarding Amenity)
- DM6 (Affordable Housing)
- DM10 (Private and Communal Outdoor Space)
- DM11 (Development of Private Residential Garden Land)
- DM12 (Access, Traffic and Highway-Related Matters)
- DM18 (Tree planting)

Supplementary Planning Documents:

- The Council's 'Revised Sustainable Design & Construction SPD' (July 2011)
- The Council's 'Parking Standards and Design' SPD (Oct 2011)
- The Council's 'Revised SPD on Planning Obligations under Section 106 of the Town and Country Planning Act 1990' (2013)
- The Council's 'Affordable Housing' SPD (2013)
- Redlands Conservation Area Appraisal (2008)

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 S66(1) of the LBCA 1990 says "*in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority, or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*".

6.3 The main issues raised by this proposal are:

- The Principle of Development
- Impact on the Character and Appearance of the Conservation Area and Setting of Listed Buildings
- Impact upon Trees
- Development of Residential Gardens
- Residential Amenity
- Parking & Highways
- Affordable Housing
- Other Matters

6.4 Principle of Development

6.4.1 The site lies in a residential area of Reading where additional accommodation would normally be acceptable subject to satisfying a number of policies. In this case the site lies in a conservation area and close to a Listed Building so the design and appearance of the proposed scheme and its impact on the character and appearance of the conservation area and the setting of the Listed Building is the main consideration.

6.5 Impact on the Character and Appearance of the Conservation Area and Setting of Listed Buildings

- 6.5.1 The Redlands Conservation Area Appraisal splits the Conservation Area into four character areas, and the application site predominately falls within the area entitled, "*Upper Redlands Road and 17-19 Redlands Road*", although a small part of the application site falls within the character area entitled, "New Road".
- 6.5.2 The character area for Upper Redlands Road and 17-19 Redlands Road, states, "*This area is mainly characterised by large detached and semi-detached houses standing in extensive and well-treed grounds...The architectural styles vary from the simple plain red brick style of the 1850s to later stucco villas (some very large) with Italianate and classical features, in particular, 17 and 19 Redlands Road. 35a Upper Redlands Road is an interesting gothic style building which turns the corner of New Road... Properties here and throughout the Conservation Area are "linked" by frontage brick walls and/or low brick walls with railings above, and good tree cover behind*".
- 6.5.3 The character area for New Road states, "*This is a quiet and more intimate road of smaller early Victorian houses and cottages, of which a great deal of the original character remains (although some unsympathetic additions have been made). The general character of housing in this part of the area is of plain red brickwork, sometimes with a contrasting band of grey bricks marking the division between the floors, low pitched slate roofs, four panelled doors with arched fanlights and glazing bar sash windows (9 and 12 panes). Numbers 20 Hill and Myrtle Cottages, 28, 30, 40 and 23 add particular vitality to the area.*
- 6.5.4 Objectors, the Council's Conservation Consultant and the Reading Conservation Area Advisory Committee (the CAAC) are concerned for the impact of the introduction of these properties on the application site and consider that this will have an adverse impact on the character of the Conservation Area.
- 6.5.5 The Redlands Conservation Area Appraisal states, "*No individual building stands out in each street in the Conservation Area. Corner buildings tend to be prominent in the street scene, but not from any distance*". The Redlands Conservation Area also mentions that "*Properties at the north (Upper Redlands Road)...of the Conservation Area are however epitomised by being fairly substantial properties in commensurately large grounds. These are typically bounded brick walls and railings and containing significant tree cover, providing a good setting for individual properties and the character of the Conservation Area as a whole*".
- 6.5.6 The proposed properties would be set back within their sites and behind boundary walls and therefore will be in keeping with this characteristic of the Conservation Area. The proposed gardens are similar in size to existing gardens in the area with boundary treatments in keeping with those around them.
- 6.5.7 The application proposes four detached dwellings, which are proposed to be inserted between other buildings. The design of the proposed houses take their lead from the adjacent buildings, as details of ridge and eaves heights and window and door designs reflect those of adjacent buildings and others

of similar age. It is considered that the properties have been designed in such a way that they are sympathetic to the surrounding character of the area and the street scene. They have been carefully designed, with ample garden areas and settings, to be in keeping with other properties in the Redlands Conservation Area and will not detract from its character and appearance.

- 6.5.7 Although the original comments received from the Heritage & Conservation Officer were not positive, this was based on plans, which have since been superseded. The amended plans now proposed to provide narrower entrances and two of them reuse bricks to curve the wall inwards for the purpose of continuing the wall, and ensure the impact on heritage assets is minimal. As previously discussed, this will also aid with continuing the view of the wall, when gazed upon at an indirect angle, which will make the entrances appear narrower. As for the comments, which relate to the loss of large gardens, the site lends itself to development due to its irregular shape, and the grounds of No.45 are much larger than any others in the surrounding area. As previously mentioned within this report, the proposed amenity space proposed for each of the properties will be acceptable when compared to similar properties in the area, and therefore it is believed that on balance this scheme will not have a major detrimental impact upon the Conservation Area.

Impact on Wantage Hall (Grade II)

- 6.5.8 The Council's Conservation Consultant remains concerned for the impact of the development on the setting of the Listed Building. In considering this impact, it should be remembered that the principal setting to this building is within its own grounds on the North side of Upper Redlands Road. The impact of the new houses on the South side of the road, are considered to be comparatively minor. In any event this impact is considered to be mitigated further with the amendment, which proposes to reduce the entrance width for plots 2 and 3 as they will remain largely hidden behind the boundary wall, which will retain its height.
- 6.5.9 Overall the proposal is found to comply with the objectives of Policy CS33.

6.6 Impact upon Trees

- 6.6.1 An important part of the character of the Redlands Conservation Area is the mature and semi-mature trees within the ground of the buildings. All trees within conservation areas are protected as if they were the subject of an individual TPO.
- 6.6.2 32 trees are proposed to be removed as a result of the development, although these are not considered to be of particular importance to the character of the surrounding area. 24 of these trees are part of a clump in the middle of the site (fall within Plot 3). The important trees, which do add to the character of the surrounding area, and give the feeling of 'well-treed grounds' are to remain and a tree protection plan has been submitted to ensure that these are not damaged during the construction works. The Natural Environment Officer has suggested conditions which will ensure that the trees to remain receive the necessary protection measures - one of which is for a scheme of supervision and monitoring to be submitted before development commences. It is considered that from a heritage and conservation perspective, the proposed properties will have 'well-treed grounds', even with the proposed removal of some of the existing trees, and

therefore the proposal will retain its character as set out within the Redlands Conservation Area Appraisal. With the relevant conditions the proposal complies with Policy DM18, CS7 and CS33 in respect on landscape and trees.

6.7 Development of Residential Gardens

6.7.1 To some extent Policy DM11 Development of Private Residential Gardens is also relevant in this case. This policy accepts new residential development that involves land within the curtilage or the former curtilage of private residential gardens will be acceptable where:

- a) It makes a positive contribution to the character of the area;
- b) The site is of an adequate size to accommodate the development;
- c) The proposal has a suitable access;
- d) The proposal would not lead to an unacceptable tandem development;
- e) The design minimises the exposure of existing private boundaries to public areas;
- f) It does not cause detrimental impact on residential amenities;
- g) The emphasis is on the provision of family housing;
- h) There is no adverse impact on biodiversity, and
- i) The proposal does not prejudice the development of a wider area.

6.7.2 As noted above officers consider the proposal to be acceptable in the context of the character of the area, the plots are of a good size in keeping with those around them, they all have good access points, are not tandem development and protect adjacent boundaries, no harm is cause to the amenities of neighbours, all four properties are family houses and biodiversity concerns have been addressed.

6.7.3 The proposed properties would have gardens between 170 and 330 sq.m. which is considered to be commensurate with the general character of the area.

6.7.4 The proposed dwellings are considered to be accommodated appropriately within the development site as they will all have sufficient private amenity space (as mentioned in the previous paragraph), and also they will all have sufficient parking, bins etc. The dwellings will not appear cramped, and will fit well within the site, whilst having minimal impact upon the surrounding character of the area.

6.7.5 The proposed dwellings will all be set slightly further back from the existing build line and could potentially be seen as 'back-land development'. However their setbacks from the main building line frontages are quite minor and have done so as to ensure the protection of important trees within the Conservation Area. It is also considered that the setback from the frontage of Upper Redlands Road, aids with minimising the impact the development will have upon the nearby Grade II listed building - Wantage Hall. Overall, there is no conflict with the criteria set by Policy DM10.

6.8 Residential Amenity

6.8.1 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.

- 6.8.2 Plot 1, has a three windows which look towards No.19 Redlands Road. One of these belongs to a bathroom and the other two windows serve bedrooms. All of these windows are proposed to be obscured glazed as highlighted on the elevational plans. The bedrooms both have other windows, which will prevent the occupants of each bedroom being negatively impacted as a result of the frosted glass. As the proposal will need to be carried out with approved plans, there is no need for an additional condition in relation to obscured glazing.
- 6.8.3 Plot 2 has a first floor bedroom (bedroom 1) window facing towards No.45 Upper Redlands Road. This will be adjacent other first floor windows of No.45, and the distance between them will be ~11 metres. The elevational plans show this window to be obscure glazed, which will eliminate any possible overlooking. This bedroom is served by another window, which will prevent the occupant of the room being negatively impacted. The only other first floor side facing window is directed towards No.17 Redland Road, however this will serve a bathroom and will also be obscured glazed. As the proposal will need to be carried out with approved plans, there is no need for an additional condition in relation to obscured glazing.
- 6.8.4 Plot 3 will have two side facing first floor windows, one which serves bedroom 1, and the other a bathroom on the opposite flank. The one serving bedroom 1 will be slightly over 20 metres from the elevation of 45 Upper Redlands Road. Both of these windows are highlighted on the elevational plans as having obscured glazing, and as such there will be not potential overlooking. The bedroom is shown to have two windows serving it, and as such it is possible to obscure glaze one of them without resulting in a detrimental impact upon the occupant. As the proposal will need to be carried out with approved plans, there is no need for an additional condition in relation to obscured glazing.
- 6.8.5 Plot 4 will have five side facing first floor windows. Three of these serve bathrooms, one of them serves the stairwell, and the last one serves bedroom 2, which faces towards plot 3. These windows are all proposed to be obscured glazed (highlighted on the elevational plans), which will eliminate any possible overlooking. The bedroom is served by another window, which will prevent the occupant of the room being negatively impacted. As the proposal will need to be carried out with approved plans, there is no need for an additional condition in relation to obscured glazing.
- 6.8.6 As for overshadowing, none of the proposed dwellings will restrict a detrimental amount of light to any neighbouring properties, nor to each other, and as such it is considered that there will be no detrimental impact as a result of the proposed scheme in terms of overshadowing.
- 6.8.7 With regards to outlook, the positions of the proposed dwellings and their distances from neighbouring elevations, means that there will not be a detrimental impact upon the outlook of neighbouring amenity. Some of the public consultation comments mentioned that the view from New Road to Wantage Hall will be lost. This is true, however, there is an existing tree (which will remain), and this restricts much of the view of clock tower, which is considered to be one of the more impressive features on this elevation. Further to this, there is no right to a view, and the distance of

the proposed property on plot 1, will not have a detrimental impact on neighbouring amenity in regards to outlook.

- 6.8.8 The proposal is therefore considered to comply with Policy DM4 and respects the amenity of neighbouring properties. All of the side facing windows will be obscured glazed, which will be secured by a condition ensuing the builds are carried out in accordance with the approved plans.

6.9 Parking and Highways

- 6.9.1 From a transport perspective, each of the properties will have sufficient off-road parking, with spaces which are individually accessible and allow for turning on-site. This excludes Plot 1, which will require tandem parking, and no on-site turning.

- 6.9.2 It is important to note, that the entrance widths and styles have been designed with highway safety in mind, and these are now considered to be acceptable from a highways viewpoint, whilst retaining much of the boundary walls to the nature of the Conservation Area.

- 6.9.3 Some of the public consultation comments stated that the new owners would park on street to allow visitors to use their driveways. As a result of this application, occupants of the proposed dwellings will not be entitled to parking permits, but could apply for them in the future. Each dwelling has two parking spaces, which is considered sufficient when assessed against the Revised Parking Standards and Design SPD, and each dwelling will have a shed, which will allow for cycle parking. The Transport Section has reviewed this application, and has not raised any concerns with regards to parking.

6.10 Affordable Housing

- 6.10.1 This planning application needs to accord with the requirements of Policy DM6 and make an appropriate financial affordable housing contribution.

- 6.10.2 The planning statement states that *“this proposal will provide a policy compliant level of affordable housing. Four new dwellings are proposed, and so the equivalent of 10% of the housing should be provided through a financial contribution. This will be calculated as 5% of the Gross Development Value (GDV) based on valuations of the development by estate agencies. This will then be paid to the Council upon occupation of the development”*.

- 6.10.3 After three valuations were received, the valuations suggested an average GDV of £3,166,666.67. This is considered acceptable, and the policy compliant affordable housing contribution is therefore £158,333.33.

6.11 Other Matters

- 6.11.1 Biodiversity - The proposal has been reviewed by the Council’s consultant ecologists who states that that they have no objections subject to two conditions. A detailed summary of their comments can be viewed in the consultations section (above). Their suggested condition addresses details (including providing bird nesting and bat roosting opportunities on and around the new buildings, and specifications for fencing demonstrating how

hedgehogs and other wildlife will be able to continue to travel across the site.

6.11.2 The proposal is therefore considered to be acceptable from an ecological/biodiversity viewpoint. Some of the comments received from the public consultation mentioned that the proposal would result in the loss of a nature corridor. The Ecology consultant has carefully considered the objections but is satisfied that, subject to conditions, the proposal is policy compliant.

6.11.3 Equalities - In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. There is no indication or evidence (including from consultation on the application) that the protected groups have or would have different needs, experiences, issues and priorities in relation to the particular planning application. Some concerns were raised by a neighbour but these are mitigated by the approach taken to protect neighbour amenities. 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. CONCLUSION

7.1 Whilst there a number of concerns have been raised by objectors and consultants regarding the proposed four homes, when appraised against relevant policies officers consider that the four dwellings can be accommodated within this area without having a detrimental impact upon the character of the Redlands Conservation Area.

7.3 Officers have worked with the applicant to seek amendments so that the scheme, in terms of design and materials and boundary treatments, will not have a detrimental impact on neighbouring amenity, trees, ecology, heritage or transport.

7.4 On balance, the proposed development is considered to meet the principles of Redlands Conservation Area Appraisal and complies with the appropriate Policies set out within the Local Development Framework.

Plans:

Plan Type	Description	Drawing Number	Date Received
Location Plan		P1 Rev A	19 Dec-18
Site Plan	Existing Shows Removal of trees	P4 Rev B	19 Dec-18
Street Scene	Existing	P5	19 Dec-18
Floor Plans	Plot 1	P11 Rev C	19 Dec-18
Floor Plans	Plot 2	P12 Rev B	19 Dec-18
Floor Plans	Plot 3	P13 Rev D	25 Mar-19
Floor Plans	Plot 4	P14 Rev A	19 Dec-18
Elevations	Plot 1	P15 Rev A	19 Dec-18
Elevations	Plot 2	P16 Rev B	19 Dec-18
Elevations	Plot 3	P17 Rev D	25 Mar-19

Elevations	Plot 4	P18 Rev A	19 Dec-18
Block Plan	Proposed	P2 Rev K	9 May-19
Site Plan	Proposed	P6 Rev S	9 May-19
Street Scene	Proposed Elevation AA	P19	9 May-19
Street Scene	Proposed Elevation BB	P20	9 May-19
Street Scene	Proposed Elevation CC	P21	9 May-19

Case Officer: James Overall.

Appendix



Block Plan



Plot 1



Plot 2



Plots 3 & 4



Plots 3&4 Street Scene (Upper Redlands Road)



Plot 2 Street Scene (Redlands Road)



Plot 1 Street Scene (New Road)

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COMMITTEE REPORT

BY THE EXECUTIVE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 17/07/19

Ward: Redlands

App No: 190808/REG3

Address: Denton Court, Hexham Road, Reading, RG2 7UB

Proposal: Various external and internal refurbishments including the complete replacement of non-loadbearing elevations to the front and rear including insulation, windows and doors; the replacement of gutters, fascia and soffits; and internally, the installation of new kitchens and bathrooms

Applicant: Reading Borough Council

Date validated: 05/06/19

Target Date: 31/07/19

RECOMMENDATION

GRANT full planning permission subject to conditions, to include:

1. Time limit for implementation
2. Approved plans
3. Materials to be used externally
4. Standard hours of construction and demolition

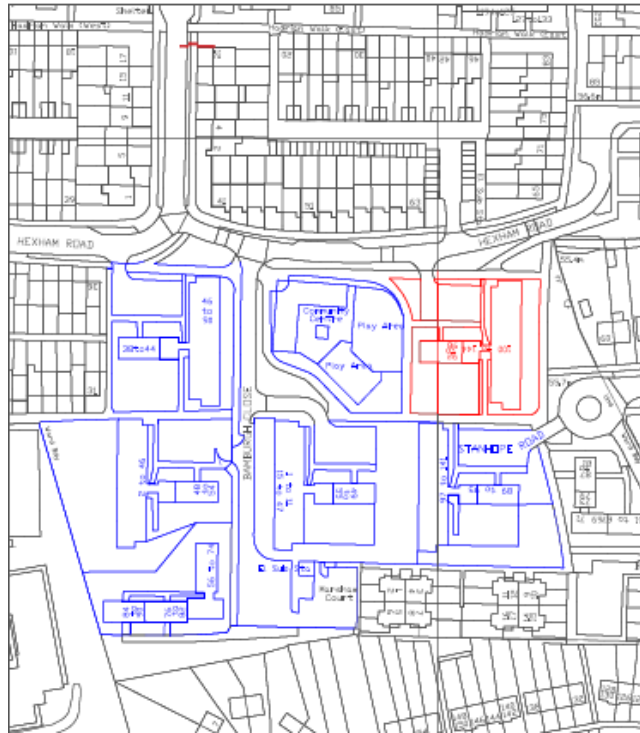
Informatives to include:

1. Terms and conditions
2. Need for Building Regulations approval
3. Construction and Demolition subject to Environmental Health law
4. No bonfires
5. Positive and proactive

1. INTRODUCTION

1.1 The site is located in a predominantly residential area, south of the town centre. The site is located within an area of flats and houses arranged around a typical 1960's layout of access roads, parking courts and service roads.

1.2 The site comprises a four storey block containing flats and maisonettes, with a two storey section that projects westward at a right angle to the main block. The L-shaped arrangement fronts onto a parking court. A grassed communal garden exists to the rear.



Site Location Plan

2. PROPOSALS

- 2.1 Full planning permission is sought for external works associated with the refurbishment and upgrading of the existing building. This involves the replacement of tiles and cladding panels to the front and rear elevations and their replacement with insulated, composite wood-effect, tongue and groove weatherboard-style cladding panels in grey-brown colour. The two panel types would be arranged in an alternate chequered pattern as shown on the images at the end of this report.
- 2.2 New windows are proposed to the front and rear elevations at the ground and third floors of the four storey element, and the ground and first floors of the two storey element. The proposed windows would match the size and style of the existing.
- 2.3 Balconies at the first floor would be replaced with clear panelling, with rearward balconies at the third floor being reinstated and refurbished. New gutters, fascia and soffits are also proposed.
- 2.4 The application is being referred to Planning Applications Committee for a decision as Reading Borough Council is the applicant.

3. PLANNING HISTORY

- 3.1 None relevant.

4. CONSULTATIONS

- 4.1 Neighbouring owners and occupiers at 92-144 (evens) Denton Court, Hexham Road, 57, 59, 61, 63 and 65 Hexham Road and 59 and 60 Stanhope Court

were consulted by letter. Four site notices were displayed around the site. One letter of representation was received with regard to the following:

- Seeking confirmation when residents will be moved *Officer note: not a material planning consideration, it will be for the building manager to contact residents to advise of arrangements which would be necessary.*

4.2 RBC Environmental Protection gave standing advice with regard to the construction and demolition phases of the development. Informatives are included to advise suitable hours for noisy works, and to remind the applicant that there should be no burning of waste on site.

5. LEGAL AND PLANNING POLICY CONTEXT

5.1 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. Material considerations include relevant policies in the National Planning Policy Framework, among them the 'presumption in favour of sustainable development'.

5.2 The application has been assessed against the following policies:

National Planning Policy Framework

Reading Borough Core Strategy (2008)

Policy CS1: Sustainable Construction and Design
Policy CS7: Design and the Public Realm

Sites and Detailed Policies Document (2012)

Policy SD1: Presumption in Favour of Sustainable Development
Policy DM4: Safeguarding Amenity

6. APPRAISAL

(i) Character and Appearance

6.1 The proposed works would preserve the form and proportions of the existing building and would sit comfortably within the existing frame marked by the brick flank walls and pitched tiled roof. It is considered that the proposed cladding would be appropriate in terms of its colour and texture. The chequered arrangement of panels would be a departure from the existing appearance of the building, though would reflect the appearance of the recently refurbished Kershope Court (151231/FUL) and Redesdale Court (180185/REG3), adjacent to the application site. As such, the proposal would not cause harm to the character of the area.

6.2 The proposed windows and alterations to existing balconies would result in a more uniform treatment, across all floors. It is considered that this would generally improve the appearance of the building.

6.3 The proposal would therefore accord with Policy CS7 of the Core Strategy.

(ii) Residential Amenity

6.4 The proposed works would improve the standard of accommodation within the building generally. The proposals would not result in harm to the amenity of occupiers of the building. The works would not affect the amenity of neighbouring dwellings as the size of the building and window positions would remain the same. It is acknowledged that the proposed clear panelling would pose a slightly greater degree of overlooking than the pre-existing solid balconies, though it is not considered that significant harm would arise as a result. The amenity of neighbours would be protected during construction and demolition phases by the recommended restriction on hours of work for condition, rather than informative. The proposal is therefore in accordance with Policy DM4 of the Sites and Detailed Policies Document.

(ii) Equality

6.5 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 and disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation. There is no indication or evidence (including from consultation on the application) that the protected groups have or will have different needs, experiences, issues and priorities in relation to the particular planning application. 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. CONCLUSION

7.1 The proposed refurbishment works are considered to be acceptable in the context of national and local planning policy, and other material considerations, as set out in this report. The application is recommended for approval on this basis.

Plans considered:

Site Location (received 17/05/19)

Drawing No: HEX (SRB) 005 - Proposed Floor Plans (received 17/05/19)

Drawing No: 16/012/OPT2 - Proposed Elevations (received 17/05/19)

Case Officer: Tom Hughes

Appendix 1 - Drawing No: 16/012/OPT2 - Proposed Elevations

KEY

- existing brickwork
- new panels to all lower balconies
- perforated panels to all first floor balconies
- perforated panels to all second floor balconies
- perforated panels to all third floor balconies
- perforated panels to all fourth floor balconies
- perforated panels to all fifth floor balconies
- perforated panels to all sixth floor balconies
- perforated panels to all seventh floor balconies
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- perforated panels to all forty-fourth floor balconies
- perforated panels to all forty-fifth floor balconies
- perforated panels to all forty-sixth floor balconies
- perforated panels to all forty-seventh floor balconies
- perforated panels to all forty-eighth floor balconies
- perforated panels to all forty-ninth floor balconies
- perforated panels to all fiftieth floor balconies

WINDOWS

- W1 - 1175 mm x 1150 High
- W2 - 2200 mm x 1150 High
- W3 - 2200 mm x 1150 High
- W4 - 1600 mm x 1200 High
- W5 - 1175 mm x 1150 High
- W6 - 1175 mm x 1150 High
- W7 - 1000 mm x 1200 High
- W8 - 1200 mm x 1200 High

FRONT ELEVATION (1:100)

REAR ELEVATION (1:100)

SIDE ELEVATION (1:100)

SIDE ELEVATION (1:100)

Table:

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YORK SHROTH COUNCIL
PLANNING
PROPOSED REFUSE CLEARING & DEMOLITION
AT
BEAUMY KING ROAD
BEAUMY

York Associates
Architects
16/012/OPT2

16/012/OPT2

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COMMITTEE REPORT

BY THE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 17th July 2019

Ward: Thames

Application No: 190434/FUL

Address: Land to the rear of 27 - 43 Blenheim Road Caversham

Proposal: Erection of 3 dwellings with parking, landscaping and access from Blenheim Road

Applicant: First Avenue Estates Ltd

Date Valid: 25/03/2019

Application target decision date: 20/05/19 Extension of time date: 07/08/2019

RECOMMENDATION

Delegate to Head of Planning, Development and Regulatory Services to (i) GRANT full planning permission subject to satisfactory completion of a section 106 legal agreement or (ii) to REFUSE permission should the legal agreement not be completed by the 7th August 2019 (unless officers on behalf of the Head of Planning, Development and Regulatory Services agree to a later date for completion of the legal agreement). The legal agreement to secure the following:

- Highways works - A contribution of three thousand pounds (£3000) towards a section 278 traffic regulation order for highways works for alterations to the speed cushions on Blenheim Road to be payable prior to the commencement of development (Policies DM12 and CS20)
- Affordable housing- A policy compliant contribution towards off-site affordable housing provision within the Borough (equating to 5% of the GDV of the proposed 3 houses) to be payable prior to first occupation (Policy DM6)
- Biodiversity off-setting - A contribution of twenty five thousand four hundred and ninety five pounds (£25,495) towards off-site biodiversity compensation within the Borough, to be payable prior to the commencement of development (Policy CS36)

And the following conditions to include:

1. Time Limit - 3 years
2. Approved plans
3. Pre-commencement approval of details (samples and manufacturer details) of all external materials (including brickwork, roof slate, glazing, window frames/sills/surrounds/reveals, doors, guttering and downpipes)
4. Pre-commencement approval of a construction method statement (including noise & dust)
5. Pre-commencement approval of a scheme of on-site biodiversity enhancements
6. Pre-commencement approval of a soft/hard landscaping details
7. Pre-commencement approval of a scheme of archaeological investigation
8. Pre-occupation approval of a refuse management plan
9. Pre-occupation implementation of bin collection area
10. Pre-occupation implementation of cycle parking details provided
11. Pre-occupation implementation of vehicle parking
12. Pre-occupation implementation of visibility splays to access, retention thereafter
13. Pre-occupation implementation of vehicular access

14. Standard construction hours
15. Implementation of arboricultural method statement
16. Implementation of approved hard and soft landscaping details
17. Landscaping maintenance for five years
18. Protection of wildlife during site clearance
19. No burning of waste on site
20. Implementation and maintenance of specific windows as obscure glazed
21. Removal of permitted development rights for residential extensions (Classes A, B, C and E)

Informatives:

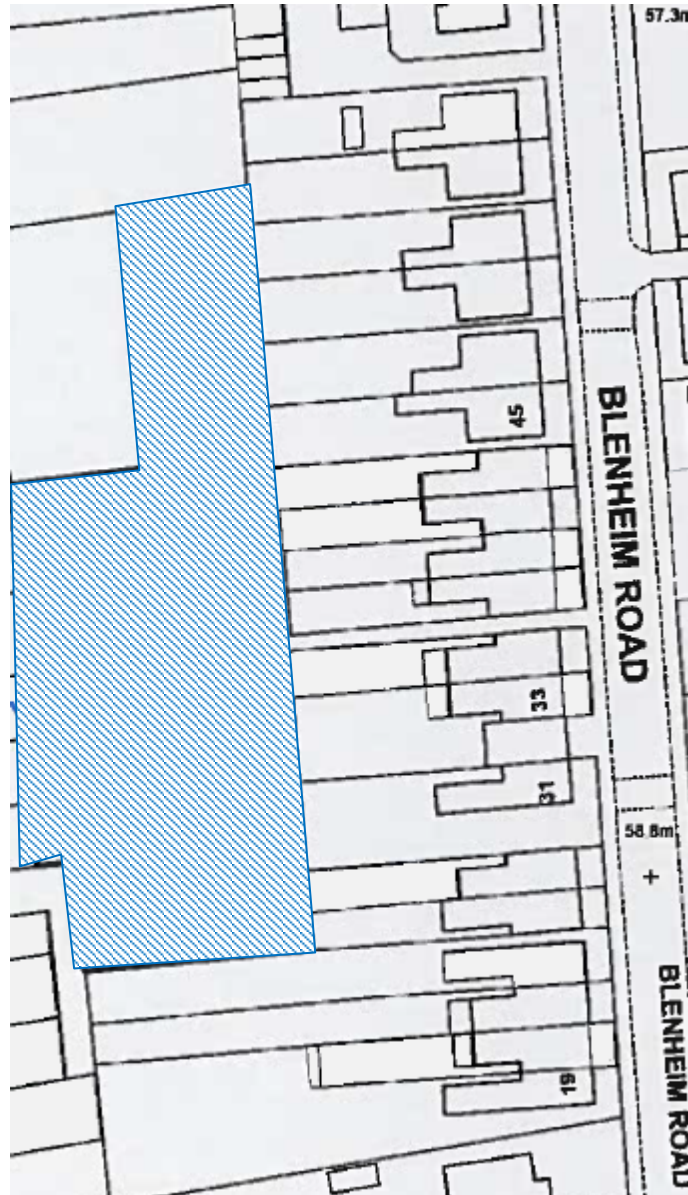
1. Positive and Proactive Statement
2. Highways works
3. Pre-commencement conditions relate
4. Section 278 agreement
5. Terms and conditions
6. Building Regulations approval required
7. Party Wall Act
8. CIL
9. Section 106 legal agreement

1. INTRODUCTION

- 1.1 The site is located to the rear of the gardens of no.s 27-43 Blenheim Road accessed between no.s 29 and 31 Blenheim Road. The site is largely overgrown and is part of a woodland area Tree Preservation Order (TPO) which covers land to the rear of no.s 27-53 Blenheim Road. The site contains the remains of a brick-built building to the north east corner together with the footings of other buildings but the site has been unattended and in a poor of repair for a number of years. The site has been subject to fly tipping. The land is separate from and does not form part of the rear gardens of the Blenheim Road properties. Blenheim Road contains a mix of housing styles.
- 1.2 The proposals are being considered at Planning Applications Committee following a call in by ward Councillor Stevens due to various concerns raised by local residents.

Site Location Plan (application site edged in red) (not to scale)





2. PROPOSALS

- 2.1 Full planning permission is sought for the erection of 3 dwellings with associated parking and landscaping with access from Blenheim Road.
- 2.2 The proposals are for a two storey semi-detached pair of 4 four bedroom dwellings with integral garages and driveway parking and a single two storey 3 bedroom detached dwelling with driveway parking. The three dwellings would each have their own rear gardens.
- 2.3 The development would be accessed from the existing vehicular entrance from Blenheim Road.

3. PLANNING HISTORY

- 3.1 00/0487 - Outline application for the erection of 5 houses with garages - Refused.

- 3.2 99/0482 - Erection of 10 mews-style terraced houses, four with garages. All with associated parking and amenity - Refused and dismissed on appeal.
- 3.3 180520/PREAPP - Pre-application advice for proposed development of 5 new dwellings - Advice given.
- 3.4 181471 - Erection of 5no. two storey dwellings (2 x pairs semi-detached dwellings and 1 x detached dwelling)with parking and landscaping and access form Blenheim Road - Withdrawn.

4. CONSULTATIONS

RBC Transport

- 4.1 No objections. Recommends conditions to secure submission and approval of a construction method statement prior to the commencement of any development, provision of the proposed vehicular parking spaces, vehicular access, cycle parking spaces, bin storage and visibility splays to Blenheim Road prior to first occupation of the dwellings. A contribution of £3000 is also sought to fund a Traffic Regulation Order to implement alterations to the speed cushions on Blenheim Road to be secured by way of a section 106 agreement.

RBC Environmental Protection

- 4.2 No objections, subject to conditions to secure submission and approval of a scheme for control of construction noise and dust prior to the commencement of development, control of construction hours (0800 to 1800 hrs Monday to Friday, 0900 to 1300 hrs Saturdays and no work on Sundays of Statutory Holidays) and also to prevent any burning of waste on site.

RBC Natural Environment (Trees)

- 4.3 The soft landscape planting proposed would help mitigate tree/habitat loss albeit the woodland habitat could not be replaced. Seek conditions to secure implementation of the submitted arboricultural method statement and tree protection measures as well as conditions to secure implementation and maintenance of the proposed landscaping scheme.

Ecology Consultant

- 4.4 The loss of habitats on this site (lowland mixed deciduous woodland) would be significant. Recommends on-site habitat replacement, but also recommends off-site biodiversity compensation to mitigate for the loss of Woodland and to ensure that there would be no net-loss of biodiversity within the Borough. To be secured by way of a section 106 agreement.

4.5 Berkshire Archaeology

Recommends a condition to secure implementation of a scheme of archaeological investigation in accordance with a written scheme of investigation which is to be submitted to and approved prior to the commencement of development.

Public consultation

4.6 Notification letters were sent to no.s 19-47 Blenheim Road and 10-28 Kidmore Road. Two site notices were also displayed, one outside the application site on Blenheim Road and one on Kidmore Road.

4.7 43 letters of objection have been received, raising the following issues:

Transport/Highway Issues

- Loss of parking to Blenheim Road
- Increased traffic congestion to Blenheim Road
- New access is unsafe
- Access is hazardous to pedestrians - Blenheim Road is the main pick up and drop off point for children attending Caversham Primary School
- The access is too narrow and it would be difficult for construction, delivery and emergency vehicles to access the site safely
- The swept path analysis of the access to the site is inaccurate
- There is a Public Right of Way in-front of the Woodland behind the gardens on no.s 19-25 Blenheim Road this would be blocked and lost as a result of the development (*Officer Comment: This is not a PROW but access to the pathway would be retained as part of the proposed development*)
- There are no footpaths to the new access way which is hazardous for pedestrians
- Insufficient parking for the new houses

Principle of development/Character Issues

- Negative impact on visual amenity of residents from loss of outlook over a wooded TPO area
- Inappropriate and unsuitable location for residential development
- Houses are of basic design and are out of keeping with the local area
- The proposal results in unacceptable tandem development contrary to Policy DM11
- Overdevelopment - the proposed garden areas are too small and out of keeping with the area
- The proposal would mark the beginning of the redevelopment of all the back gardens in this location for housing (*Officer comment: the application can only be considered on its own merits*)

Amenity Issues

- The development is on a higher level than the existing houses and therefore would result in loss of privacy, overlooking and would be overbearing
- The houses could be extended in future under permitted development rights resulting in increased overlooking and loss of privacy to neighbouring occupiers
- Loss of value to surrounding properties (*Officer Comment: Loss of value is not a material planning consideration*)
- Noise, vibration, air and light pollution from the houses, cars and security lighting associated with the development
- The higher ground level of the development could result in flooding from rainfall run off flowing down the access road onto Blenheim Road and adjacent houses (*Officer comment: The site is not located within an area at risk of flooding*)
- Caversham is already overpopulated with limited facilities and infrastructure-adding new houses is ridiculous
- Construction noise and disturbance to surrounding residents
- Noise and disturbance from use of the access way for to the occupiers of the adjacent dwellings would be unacceptable and no mitigation is proposed
- Noise, odour and disturbance from the proposed bin collection area on the new access way to the development
- Insufficient bin storage is proposed

Tree/Ecology Issues

- Loss of biodiversity habitat and protected species
- Harm to local landscape from loss of the Woodland TPO
- Loss of Woodland TPO is contrary to the Council's Tree Strategy
- Loss of mature trees
- Removal of the trees would result in loss of a distinctive woodland ridge to the Caversham skyline harmful to the character of the wider area
- The proposed replacement landscaping and planting is inadequate
- The land is a transitional site for wildlife accessing surrounding gardens
- The application does not propose sufficient mitigation/compensation for loss of the habitat
- Proposals are contrary to the NPPF as the application would not conserve or enhance biodiversity
- The ecological report submitted with the application significantly underestimates the biodiversity value of the site
- The existing trees to be removed help tackle poor air quality

Technical/Procedural Issues

- The applicant should not be allowed to submit repeated applications on the site (*Officer Comment: The Local Planning Authority must consider planning applications submitted on their individual planning merits-*
- Insufficient information submitted as part of the application - no daylight/sunlight assessment, no levels details, no parking details and no landscaping details (*Officer comment - Sectional drawings showing the site levels have been submitted as part of the application along with plans indicating space for on-site vehicle parking and hard and soft landscaping details. The separation to surrounding properties is such that a daylight/sunlight assessment is not considered necessary for this application. The Council's validation requirements for planning applications state that daylight/sunlight assessments in relation to impacts upon existing neighbouring properties are only required for buildings/extensions exceeding 4 storeys in height*)
- The proposals do not overcome the reasons for refusal of the previous applications on the site
- Insufficient consultation has been carried out for the application
- The application has been submitted at a time when many nearby residents will be away on holiday and therefore not able to comment (*Officer comment - the LPA cannot control when planning applications are submitted*)
- It has not been considered whether the existing sewerage system could cope with 3 new houses (*Officer comment - this would be a matter between the applicant and the utilities provider*)
- Re-consultation with neighbours should have been carried out on the updated tree survey submitted (*Officer comment - The planning system allows for updated/amended details to be submitted during the course of an planning application. There is no Statutory requirement to re-publicise a planning application if amended details are submitted. If significant amendments to the proposed development (i.e changes to the proposal/plans) are submitted by the applicant then this Council would re-notify neighbours; however in this instance the updated details relate to a supporting document in the form of the arboricultural report and the proposed development itself has not changed*)

Caversham and Districts Residents (CADRA) have also objected to the proposals raising the following issues:

- The proposed raised table to Blenheim Road would detract from the visual character of the public realm

- The proposed access is too narrow which will result in conflict between entering and existing vehicles and be dangerous to road safety on Blenheim Road which is already a busy road.
- Loss of existing on-street parking spaces for local residents
- Bin collection from the site would result in bin lorries blocking Blenheim Road
- The layout of the proposed houses indicates that future development proposals may be likely which would be unacceptable

5. LEGAL AND PLANNING POLICY CONTEXT

5.1 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'. The application has been assessed against the following policies:

5.2 National

National Planning Policy Framework (2019)

National Planning Policy Guidance (2014 onwards)

5.3 RBC Local Development Framework - Core Strategy (2008) (Altered 2015)

CS1 Sustainable Construction and Design

CS2 Waste Minimisation

CS4 Accessibility and the Intensity of Development

CS7 Design and the Public Realm

CS9 Infrastructure, Services, Resources and Amenities

CS14 Provision of housing

CS15 Location, Accessibility, Density and Housing Mix

CS24 Car / Cycle Parking

CS34 Pollution and Water Resources

CS35 Flooding

CS36 Biodiversity and Geology

CS38 Trees, Hedges and Woodlands

5.4 Sites and Detailed Policies Document (2012) (Altered 2015)

SD1 Presumption in Favour of Sustainable Development

DM1 Adaptation to Climate Change

DM4 Safeguarding Amenity

DM5 Housing Mix

DM6 Affordable Housing

DM10 Private and Communal Outdoor Space

DM11 Development of Private Residential Gardens

DM12 Access, Traffic and Highway Related Matters

DM18 Tree Planting

5.5 Reading Borough Council Supplementary Planning Documents

Affordable Housing SPD (2013)

Revised Parking Standards and Design SPD (2011)

Revised SPD on Planning Obligations under Section 106 (2015)

Sustainable Design and Construction SPD (2011)

Other docs:

Biodiversity Action Plan (2006)

Tree Strategy for Reading (2010)

6. APPRAISAL

6.1 The applicant sought pre-application advice prior to submitting the planning application. This advice - whilst supportive of the principle of a residential development - raised concerns regarding impact on the Woodland TPO, biodiversity impacts and impact of use of the proposed access upon adjoin dwellings to Blenheim Road.

6.2 Prior to the recent application for five dwellings on the site (ref. 181471) which was withdrawn (following officer concerns regarding loss of the Woodland TPO) there have been two previous applications on the site for residential development (as shown in the planning history) section above which have both been refused. The first application in 1999 for 10 dwellings was appealed and whilst dismissed the principle of the use of the site for residential purposes was nevertheless accepted. The appeal was dismissed on the basis of:

- Overdevelopment - harmful to the appearance of the area.
- Unacceptable impact on living conditions of no.s 29 and 31 Blenheim Road from use of the access road
- Unacceptable impact on the living conditions of no. 27 to 45 Blenheim Road from overshadowing and overlooking from the proposed dwellings
- Inadequate width and poor visibility of the proposed access - detrimental to highway safety

6.2 The second planning application from 2000 was for outline planning permission only for five dwellings was also refused but not appealed. This outline application was refused for the following reasons:

- Inadequate width and poor visibility of the proposed access - detrimental to highway safety
- Loss of on street parking spaces and unacceptable increased in parking congestion to Blenheim Road
- Inadequate footpath width resulting in pedestrian and vehicular conflict
- Overbearing and loss of daylight sunlight to no.s 37 to 43 Blenheim Road
- Loss of privacy and noise and disturbance from the proposed access road to no.s 29 and 31 Blenheim Road

6.3 These two previous applications which were refused are of some age (20 years ago). Both the site and National/Local Policy has changed in this period and these decisions whilst of some relevance are considered to carry full weight.

6.4 The main issues are considered to be:

- i) Principle of development
- ii) Trees, Landscaping and Ecology
- iii) Design considerations
- iv) Amenity
- v) Transport
- vi) Affordable Housing
- vii) Other matters

Principle of development

- 6.5 The NPPF states that the use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist. The NPPF definition of 'previously developed land' excludes private residential gardens. During consideration of the appeal on the site from 1999 for the development of 10 dwellings it was recognised that whilst the land may once have formed part of residential gardens this was a significant time ago (even then). OS maps dating back to 1932 show the land segregated from the adjacent gardens. It is again concluded that the application site is not residential garden land.
- 6.6 It is also noted that in consideration of the appeal in 1999 the principle of the use of the site for residential purposes was accepted by the LPA and this was not raised as an issue by the planning Inspector in dismissing the appeal, noting the presence of a number of outbuildings on the site, the remains of which are still present today. The location of the site within an existing residential area is considered acceptable in terms of its accessibility and in the context of Policy CS4 whilst in providing 3 additional dwellings to the Borough's housing stock the proposal would align with the broad objectives of Policy CS14, in assisting in meeting the Borough's annual housing targets. The proposed unit mix of 2 x 4 bedroom and 1 x 3 bedroom dwellings is considered to accord with Policy CS15 in providing an appropriate range of family housing.
- 6.7 The use of the site for residential purposes is again considered acceptable in principle, however, in the intervening time since 1999 the site has lain unchanged and the woodland become more overgrown and there is now an intrinsic value to this site in tree and ecological terms.
- 6.8 Whilst the site is not undeveloped garden land and therefore not directly relevant, the considerations of Policy DM11 (Development of Private Residential Gardens) are also considered to be helpful to assess the application. Policy DM11 seeks that proposals make a positive contribution to the wider area in terms of:
- a) It makes a positive contribution to the character of the area;
 - b) The site is of an adequate size to accommodate the development;
 - c) The proposal has a suitable access;
 - d) The proposal would not lead to an unacceptable tandem development;
 - e) The design minimises the exposure of existing private boundaries to public areas;
 - f) It does not cause detrimental impact on residential amenities;
 - g) The emphasis is on the provision of family housing;
 - h) There is no adverse impact on biodiversity, and
 - i) The proposal does not prejudice the development of a wider area.
- 6.9 These issues and other material planning considerations are discussed below

Trees, landscaping and ecology

- 6.10 Policy CS36 seeks that development should retain, protect and incorporate feature of biodiversity and Policies CS38 and DM18 seek that the Borough's vegetation cover be extended. Policy CS7 seeks that development is of high design quality and maintains and enhances the character of the area in which it is located including landscaping.
- 6.11 The site is subject to a Woodland TPO (ref. 19/15 which was confirmed on 11th November 2015) which whilst not based on the merits of individual trees, was

served and confirmed due to the amenity value of the site. The proposals have been reduced from the previously withdrawn scheme for 5 dwellings to the current proposal for 3 dwellings. This allows for a greater number of trees on site to be retained and also reduces pressure for future pruning of retained trees.

- 6.12 A tree survey and arboricultural impact and method statement have been submitted as part of the application. An updated (May 2019) tree survey has also been submitted during the course of the application on the basis that tree survey originally submitted was carried out in 2017. This identifies that of the 51 individual trees/tree groups on the site, all but 3 are identified as being either category U (trees of low quality and value considered to have little or no potential due to disease or defects) or category C (trees of low quality and value which might be expected to remain for around 10 years or less or with stems of less than 150mm in diameter). Nonetheless, as referred to above it is the value of the Woodland TPO as a whole rather than the merits of individual trees which warrants the TPO protection.
- 6.13 As part of this application it is proposed to remove two individual trees (T7 and T14 - category U trees), two small tree groups (T13 and T12 - category C trees) and two larger groups of trees (G2 and G5 - category C trees). The Council's Natural Environment (Tree) Officer acknowledges that it would not be possible to develop the site without losing trees and advises that whilst the replacement native landscape planting proposed would help mitigate the tree loss, the woodland habitat and character of the site would be lost.
- 6.14 An ecological appraisal of the site has also been submitted as part of the application. This identifies the site as a habitat of 'lowland mixed deciduous woodland' and that the site provides habitats which have moderate suitability for bats, badgers, breeding birds and a limited suitable habitat for reptiles and foraging and hibernating European hedgehog. The proposals have the potential to result in adverse impacts on these species through harm, loss of habitat and disturbance. The ecological appraisal concludes that the loss of the habitats could be partially compensated for through the provision of native species planting whilst further enhancements are considered to be necessary in the form of bat roosting and bird nesting boxes and reptile hibernacula (underground hibernation stations).
- 6.15 The Council's Ecological Consultant has reviewed the Ecological Appraisal and notes the loss of habitat and onsite mitigation/enhancement measures but does not consider that this would adequately compensate for the loss of the woodland, given the variety of habitats it currently provides. The consultant therefore advises that in accordance with Policy CS36 (Biodiversity and Geology) further biodiversity mitigation compensation would be required to ensure that there would be net loss of biodiversity within the Borough and that in this instance this would need to be secured off-site. Policy CS36 (which is also reflected in emerging Policy EN12 of the Councils New Local Plan) states that:

On sites with recognised biodiversity or geological value, development will not be permitted where there would be a direct or indirect adverse impact on the site, unless it can be clearly demonstrated that: -

- i. The need for development clearly outweighs the need to protect the value of the site; and*
- ii. Appropriate compensation, impact minimisation, mitigation and compensation are provided.*

- 6.16 Whilst the Woodland has biodiversity value the site is not designated as a wildlife site nor does it contain a level of ecological value to warrant designation as such with the habitat classified as being of moderate and low potential. There is a need for new housing to contribute towards the Borough's housing targets and in particular with respect towards family housing given the increasing prominence of smaller non-family units as a result of the prior approval conversions process. In this respect it is not considered that the site's ecological value would preclude its redevelopment, but that this must be subject to appropriate mitigation and compensation.
- 6.17 The applicant has used a bio-diversity off-setting calculation method in line with Natural England and DEFRA guidance to unitise potential loss of biodiversity on site as a result of the proposed development. This metric values lost 'biodiversity units' with the potential cost of replacing these units off-site. In this instance this had been calculated to equate to a financial contribution of twenty five thousand four hundred and ninety five pounds (£25,495). This contribution towards biodiversity improvements within the Borough is to be secured as part of the section 106 agreement to ensure that there would be no net loss of biodiversity within the Borough.
- 6.18 The amenity value of a Woodland TPO is related to its contribution to the local environment and enjoyment by the public where relevant factors to consider are the visibility and accessibility of the woodland and the collective impact of the woodland in terms of its contribution and relationship to the surrounding landscape. Whilst the site is not readily accessible to the general public, it is enjoyed by surrounding residents and the significant impact of the proposals on the Woodland TPO is acknowledged. However, officers are, on balance satisfied that the level of trees to be retained would mean that the site would still contribute positively to the local landscape. The proposed replacement native tree planting would mitigate for the trees to be lost whilst the on-site biodiversity mitigation and enhancements proposed together with the proposed off-site biodiversity compensation would ensure there was no net loss in biodiversity within the Borough.
- 6.19 Accordingly, officers are satisfied that the site is suitable for residential development and the impact on the environmental value of the site can be suitably mitigated in accordance with policies CS7, CS36, CS38 and DM18.

Design and Character

- 6.20 Policy CS7 seeks to preserve or enhance the character of the area in which a development is located. Policy DM10 seeks that the design of outdoor areas will respect the size and character or other similar spaces in the vicinity.
- 6.21 The site is located within a suburban residential area where there are a variety of styles of houses and Blenheim Road includes detached, semi-detached and terraced properties. But the characteristic feature of the dwellings to this side of Blenheim Road and Kidmore Road to the west is good sized rear gardens creating a green, spacious and open feel to rear parts of the site, although the grander houses on Kidmore Road tend to have more generous gardens. Other than the remains of the outbuildings on the application site there is no evidence of back land development between Blenheim Road and Kidmore Road. The overgrown nature of the site, although separate to the residential gardens, is such that it also retains a sense of spaciousness. Whilst the green character of the site is visible to those properties to Blenheim Road and Kidmore Road whose gardens directly adjoin the site, the site's location between the rear gardens of Blenheim Road and Kidmore Road properties,

on private land that is not publically accessible, is such that this green and wooded character does not obviously contribute to the character of the area and roads immediately surrounding the site. Nonetheless, trees on site and those within adjacent gardens are visible from longer range views towards Caversham.

- 6.22 The layout of the proposed development has been reduced to three dwellings from the five dwelling scheme which was withdrawn in 2018. It is considered that this results in a less cramped and more pleasing form of development within the site which retains good separation to the site boundaries and allows for a significant number of existing trees/tree groups to be retained around the north, south and western boundaries. The proposed plot sizes are considered to be reasonable and to provide for a suitable level of private garden amenity space for each of the units. Garden sizes vary significantly within the surrounding area and it is accepted that the gardens proposed would be towards the lower end of the local range.
- 6.23 Whilst reference to aims of Policy DM11 (as a guide only given the site is not residential garden land) the layout of the proposal is considered to be acceptable in the respect that it is considered to have been designed such that the site would not prejudice the satisfactory development of the wider area. Policy DM11 also seeks to avoid unacceptable tandem development (a dwelling built behind another, having no frontage and being accessed by a private roadway or track alongside the front building). The layout of the site does represent a tandem layout, albeit via an existing access and to a site which has not formed residential garden land for some time. The discussion within this report assesses the acceptability of the development layout proposed.
- 6.24 The level of hardstanding and car parking within the development has also been reduced from the previously withdrawn scheme in 2018. Notably this has allowed a greater number of trees/tree groups to be retained to the southern boundary of the site such that when looking up the existing access way from Blenheim Road views of the trees and green character of the site would be retained. The presence of the existing access is also such that significant works would not be required to provide to access the site and the character of this part of Blenheim Road would not change significantly.
- 6.25 The pair of semi-detached houses and single detached houses proposed would be in keeping with the nature of residential development in the surrounding area which contains detached, semi-detached and terraced properties. The proposed design of the dwellings is considered to be of good quality with red brick and white render finish, two storey bay windows, brick banding and detailing above windows and doors, arched and splayed brick headers, stone window sills and decorative gables features capping the bay windows. The proposed dwellings would only be visible to the rear of those properties to Blenheim Road and Kidmore Road in the close vicinity of the site and are considered to be suitably in-keeping with the prevailing residential character.
- 6.26 The site slopes down from west to east towards the rear of the existing dwellings to Blenheim Road such that the application site is raised up by around 2m above that of the Blenheim Road dwellings. Given the separation between these dwellings (28m) and such of shallow pitched roofs to reduce the prominence of the proposed dwellings it is not considered that the proposals would appear unduly dominant in relation to the dwellings on Blenheim Road. There would be over 50m separation to the rear of the dwellings to Kidmore Road and therefore no adverse impact in terms of visual/overlooking dominance to these properties.

6.27 It is considered that the proposal demonstrates a good level of design quality which would integrate well with the built form of surrounding dwellings. The layout and density of the development retains a suitable degree of spaciousness whilst the retention of a significant number of trees to the site boundaries combined with the proposed soft landscape planting and generous size of the rear amenity garden spaces to surrounding dwellings is such that the proposals are considered to successfully integrate with and preserve the green and spacious character of the site and surrounding area between Blenheim Road and Kidmore Road.

6.28 The proposed development is considered to accord with Policies CS7 and DM10.

Residential amenity

6.29 Policy DM4 seeks to protect the amenity of existing and future occupiers and Policy CS34 seeks to protect and mitigate development from pollution

6.30 The three proposed dwellings are considered to provide for a good standard of residential accommodation in terms of size, outlook, daylighting and access to private amenity space. The orientation of the dwellings and position of windows with non-habitable obscure glazed windows (to be secured by condition) to flank elevations is such that there are not considered to be any issues in terms of overlooking or loss of light to the dwellings within the proposed development.

6.31 In terms of the impact on surrounding properties the separation distance to the adjacent dwellings to both Blenheim Road and Kidmore Road would exceed the 20m recommended separation within Policy DM4 and is considered sufficient to ensure there would be no loss of privacy to neighbouring dwellings. A separation of 10m would also be maintained to the rear parts of the amenity spaces of these adjacent dwellings which are considered sufficient to prevent any undue overlooking in this respect. The significant separation to surrounding dwellings is also such that there are no concerns regarding any overbearing impact, loss of light or noise impacts to neighbouring occupiers. It is considered reasonable to remove permitted development rights for future alteration/extension of the new dwellings by way of condition to ensure that any proposed changes can be fully considered by the Local Planning Authority.

6.32 A noise assessment has been submitted to consider the impact of the proposed vehicular access way upon the adjacent dwellings either side of the driveway (no.s 29 and 31 Blenheim Road). This assessment concludes that use of the access by vehicles associated with the proposed three houses would be unlikely to result in loss of amenity to the occupiers of these dwellings during day time or night time hours. The application also proposes additional mitigation to the occupiers of these properties in the form of hedge planting and 1.8m high closed board timber fencing along the sides of the access way between the adjacent dwellings. The noise impact of the access was raised as a reason for refusal in both the refused applications for residential development on the site in 1999 and 2000. These previous schemes related to developments of 10 and 5 dwellings respectively. The current proposal for 3 dwellings would have a reduced number of associated vehicular movements and together with the proposed hedge and fence screening propose it is not considered that the use of the access way would result in any significant adverse harm to the amenity of the occupiers of the adjacent dwellings.

- 6.33 In terms of construction impacts upon neighbours conditions are recommended to secure a construction method statement and scheme for control of noise and dust to be submitted and approved prior to commencement of development.
- 6.34 The proposed development is considered to accord with Policies DM4 and CS34.

Transport

- 6.34 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.
- 6.35 The proposed site is located within Zone 3, Secondary Core Area, of the Council's adopted Parking Standards and Design SPD. Typically these areas are within 400m of a Reading Buses high frequency 'Premier Route', which provides high quality bus routes to and from Reading town centre and other local centre facilities.
- 6.36 In accordance with the adopted Parking Standards and Design SPD the proposed development is required to provide off road parking of 2 spaces per 3 and 4 bedroom dwelling. The proposals demonstrate that each dwelling will be allocated 2 off road parking spaces with the semi-detached dwellings being provided with a single garage as well as one parking space on the drive. The dimensions of the proposed integral garages comply with the Councils current standards of 3m x 7m. Forecourt depths to the driveway parking spaces of 6m have been provided which will allow adequate space to manoeuvre in and out of the spaces and exit the site in forward gear. The proposals for parking meet the Council's current standards and are considered acceptable.
- 6.37 Access to the new dwellings will be via an existing private drive from Blenheim Road between No.s 29 and 31. The width of the carriageway proposed is 4.1m for the first 10m then narrowing to 3.7m where the proposed bin storage is to be located and the width of the drive then increases to 4.1m. Plans showing visibility splays for the access point on to Blenheim Road have also been provided as well as a supporting speed survey. A turning head is also provided within the site to ensure vehicles, including small delivery vehicles can turn safely within the site and leave in a forward gear. The Council's Transport Development Control Manager has confirmed that the access arrangements are acceptable for vehicles to enter and leave the site safely.
- 6.38 The application also proposed to provide a bell mouth and raised table access at the junction of the access with Blenheim Road which would replace the existing speed bumps adjacent to the access point to mitigate against the increase in flow of traffic associated with the proposed additional dwellings over the current situation which is nil trips. The raised table would not reduce the existing on street parking along Blenheim Road as parking could take place on the raised table as it currently does on the speed cushions.
- 6.39 A Section 278 Traffic Regulation Order (TRO) agreement would be required to be obtained from the Council's Highways section before any works are carried-out on any footway, carriageway, verge, or other land forming part of the public highway to agree the access construction details proposed. It is recommended that a contribution of £3,000 towards the cost of the TRO for alterations to the speed bumps is secured as part of a section 106 legal agreement.

- 6.40 Secure cycle storage for 2 cycles per dwelling is proposed to be provided in garden sheds for all units which adheres to Council standards and is considered acceptable. Bin storage is proposed to be housed within the dwellings themselves with a collection point proposed along the access way where residents would be required to transfer bins to on collection day. It is proposed to secure a refuse management plan by way of condition ensure bins are not left within collection area outside of bin collection periods.
- 6.41 The Highway Authority has no objections to the proposal subject to the recommended conditions and s106 terms. Officers therefore advise that the proposed development is considered to accord with Policies DM12, CS20 and CS24.

Affordable Housing

- 6.42 West Berkshire District Council and Reading Borough Council applied for a judicial review of the Secretary of State's Written Ministerial Statement (WMS) to Parliament in 2014 on changes to national planning policy. Those changes sought to exempt developments of 10 or less dwellings from planning obligations for affordable housing and social infrastructure contributions and have now also been incorporated within the NPPF (2019).
- 6.43 The High Court handed down its judgment on the case on 31st July 2015. The High Court found in favour of the challenge by the local authorities and quashed the amendments to the NPPG. The Secretary of State appealed the judgment and the Court of Appeal has now quashed the decision of the High Court.
- 6.44 At its meeting of the Strategic Environment Planning and Transport Committee on 13th July 2016, the Council discussed the outcome of the Court of Appeal's decision on its challenge (the report can be found here: http://www.reading.gov.uk/media/5651/Item09-SEPT-C-Report-on-C-of-Appeal-judgement-05-16/pdf/Item09_SEPT_C_Report_on_C_of_Appeal_judgement_05_16.pdf).
- 6.45 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.

- 6.46 The Council's position on affordable housing has been supported by a significant number of appeal decisions which note the acute need for affordable housing within the Borough.
- 6.47 As per Policy DM6 an off-site financial contribution equating to 5% of the GDV is sought for schemes of between 1 and 4 new dwellings. In this respect the applicant has agreed to provide a policy compliant affordable housing contribution to be secured by way of the section 106 legal agreement. At the time of writing this report this sum is being established by officers and will be reported in an update report prior to the committee meeting.

Other matters

- 6.48 Sustainability - Policy DM1 seeks that proposal should incorporate measures to adapt to climate change. Policy CS1 seeks that proposals should incorporate sustainable design and construction techniques and energy efficiency measures. Following the Government's abolition of the Code for Sustainable Homes sustainability measures for minor new build housing schemes (less than 10 units) are now covered by Building Regulations' requirements. Notwithstanding this the applicant has provided details of the sustainability measures to be included within the development including energy efficient fittings, insulation and ventilation. The proposals are considered to accord with Policies CS1 and DM1.
- 6.49 Archaeology - whilst not in an identified Area of Archaeological Potential, Berkshire Archaeology have advised that there are records of archaeology in the surrounding area and therefore submission, approval and implementation of a scheme of archaeological investigation is to be secured by way of condition.
- 6.50 Community infrastructure levy (CIL) - the applicant has completed a CIL liability form with the submission. Based on the proposed floor area of 405.9m² the CIL liability of the development would be sixty thousand one hundred and seventy pounds (£60,170).
- 6.51 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 that the protected groups have or will have different needs, experiences, issues and priorities in relation to this particular application.

Issues raised in Representations

- 6.52 Issues raised are considered to have been addressed either in the appraisal section of this report or by way of officer comments in the public consultation section of this report.

7. CONCLUSION

- 7.1 The application site is considered to have localised tree and ecological value, however, this value can be mitigated in accordance with the Council's Development Plan policies. The site is suitable for a residential development and the layout is suitable to the prevailing character of the area and the development can be achieved without unacceptable disturbance to neighbouring properties or transport impacts. Suitable contributions towards ecology, local transport improvements and affordable housing are agreed. The proposals are considered to be acceptable within the context of national and local planning policies, as detailed in the appraisal above. As such, full planning permission is recommended for approval, subject to the recommended conditions and completion of the Legal Agreement.

Drawings & Documents Considered:

Drawing nos.

0733.1.3 - Landscape Hardworks Plan dated August 2018

0733.1.4 - Proposed Planting Plan dated March 2019

Received by the Local Planning Authority on 5th April 2019

K1751-03-100 Rev A - Existing Site Layout dated 28th February 2019

K1751-03-104 Rev B - Plot 1 & Cycle Store Details dated 28th February 2019
K1751-03-105 Rev B - Plot 2 & 3 dated 28th February 2019
K1751-03-108 Rev B - First Floor Site Layout dated 28th February 2019
K1751-03-107 Rev B - Ground Floor Site Layout dated 28th February 2019
K1751-03-103 Rev D - Proposed Site Layout Plan dated 28th February 2019
K1751-03-106 Rev B - Proposed Sections & Street Elevations Rev B dated 28th February 2019
Received by the Local Planning Authority on 20th March 2019

ITB13566-GA-010 Rev B - Proposed Site Access - Visibility Splays dated 3rd August 2018
ITB13566-GA-001 Rev E - Proposed Site Layout - Swept Path Analysis - Fire Tender dated 24th July 2018
ITB13566-GA-002 Rev E - Proposed Site Layout - Swept Path Analysis - Delivery Vehicle dated 24th July 2018
ITB13566-GA-009 Rev C - Proposed Site Layout - Swept Path Analysis - Delivery/Removals Vehicle dated 24th July 2018
ITB13566-GA-008 Rev D - Proposed Site Layout - Swept Path Analysis - Fire Tender dated 24th July 2018
Received by the Local Planning Authority on 20th March 2019

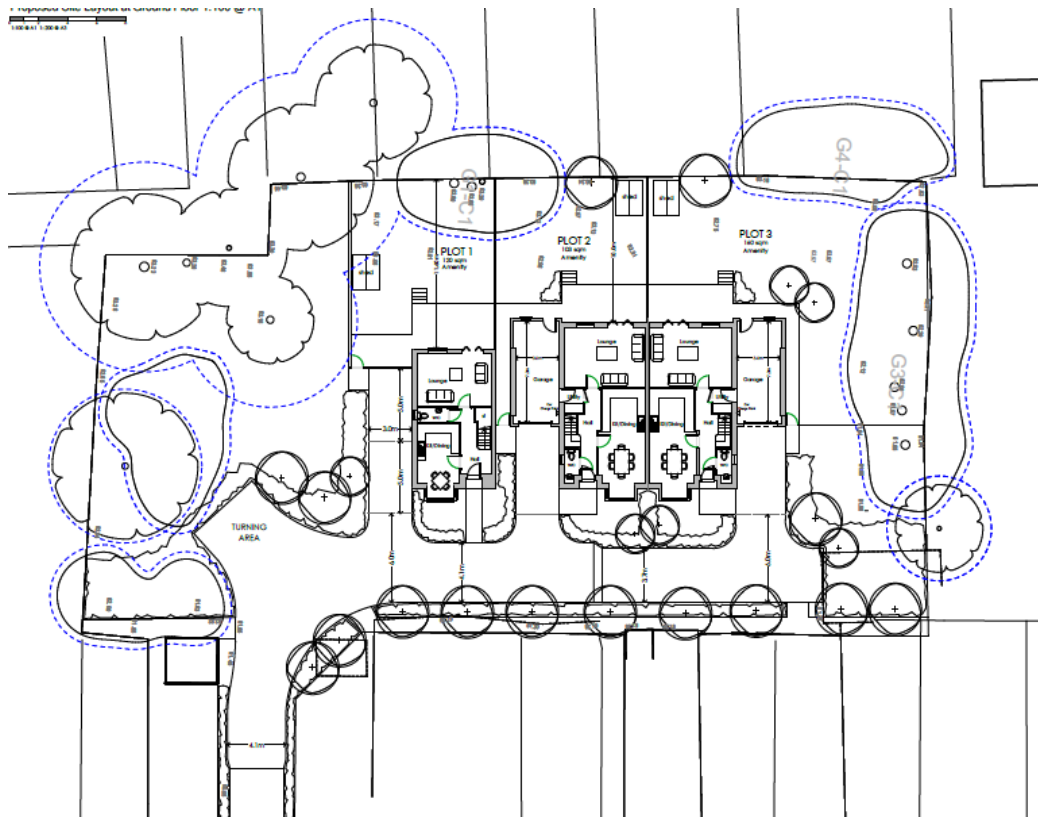
ECOSA Ecological Impact Assessment ref. 4513.F0 dated 15th March 2019
Key Land Estates Design and Access Statement dated February 2019
Paragon Vehicle Noise Assessment ref. 4266_VNA_1 dated 31st July 2018
Affordable Housing and Energy/Sustainability Statement
Received by the Local Planning Authority on 20th March 2019

Harrison Arboriculture Arboricultural Impact Assessment and Method Statement ref. 16012802/25/2019 dated 28th May 2019
Received by the Local Planning Authority on 31st May 2019

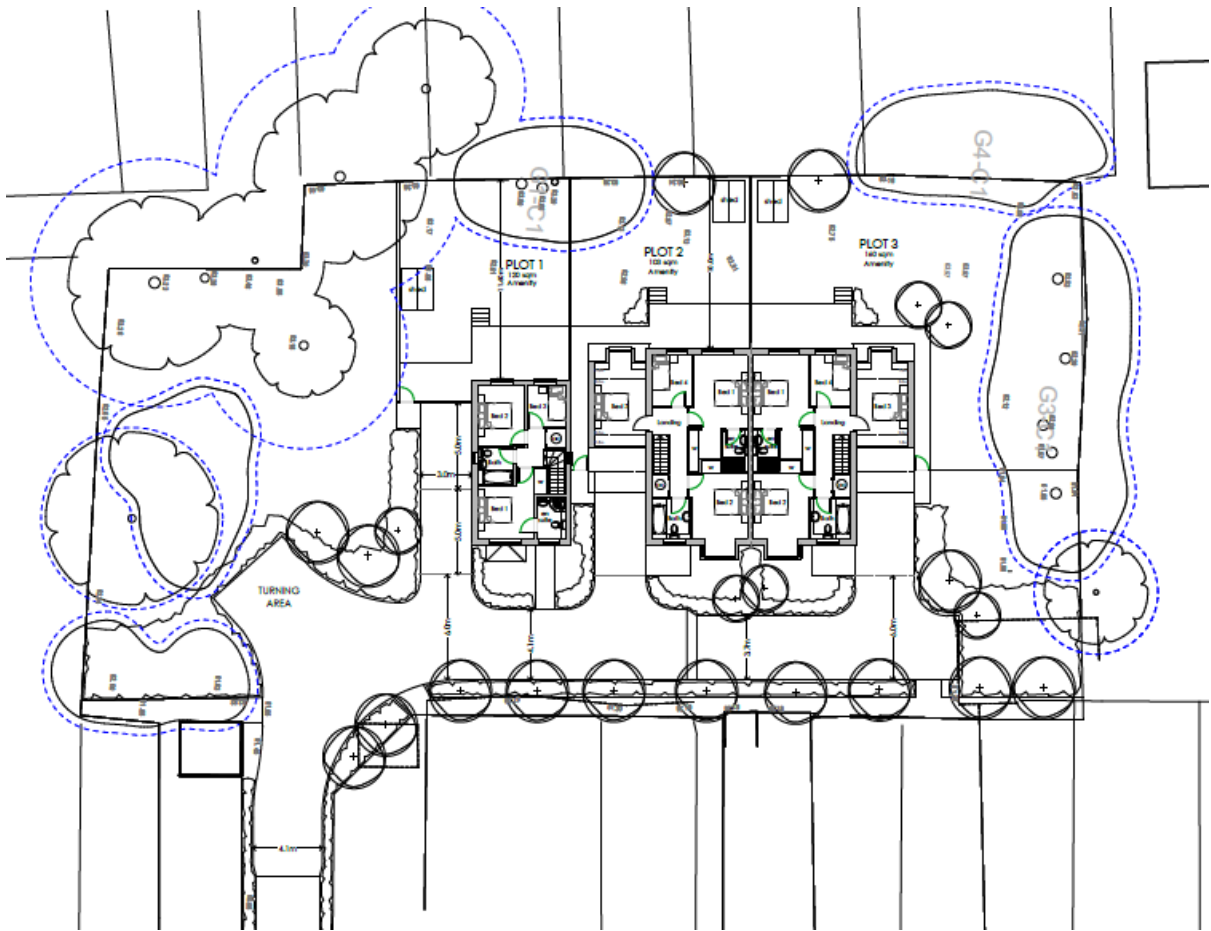
Case Officer: Matt Burns



Proposed Site Plan



Proposed Ground Floor Layout



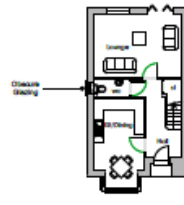
Proposed First Floor Layout



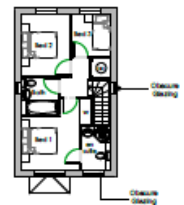
East Elevation
Plot 3



South Elevation
Plot 3



Plot 5
Ground Floor Plan



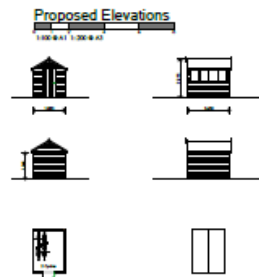
Plot 5
First Floor Plan



West Elevation
Plot 3



North Elevation
Plot 3



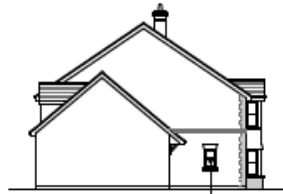
Proposed Plans

Cycle Storage Shed 1:100 @ A1

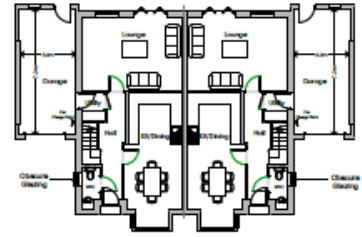
Plot 1 Elevations & Cycle Stores



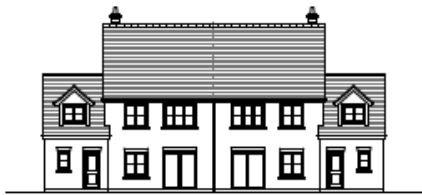
East Elevation
Plot 2 Plot 3



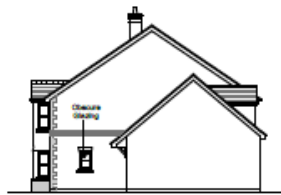
South Elevation
Plot 2



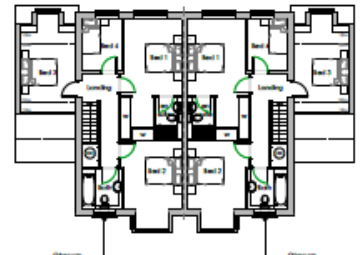
Plot 2 Plot 3
Ground Floor Plan



West Elevation
Plot 3 Plot 2



North Elevation
Plot 3



Plot 2 Plot 3
First Floor Plan

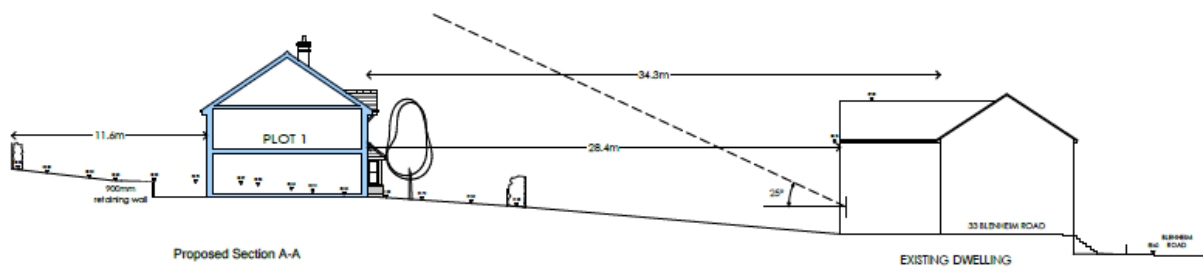
Plots 2 and 3 Proposed Elevations

Proposed Sections & Street Elevation 1:100 @ A1

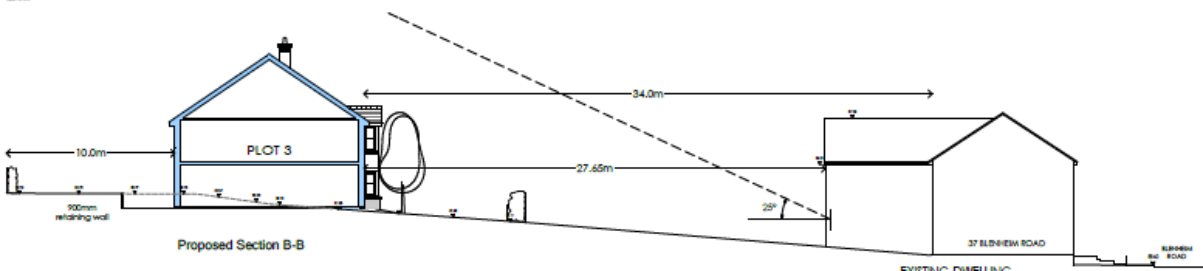
Proposed materials shown are indicative. Final materials and colors are to be agreed.



Plot 1 Plot 2 Plot 3
Proposed Street Elevation 1:100 @ A1

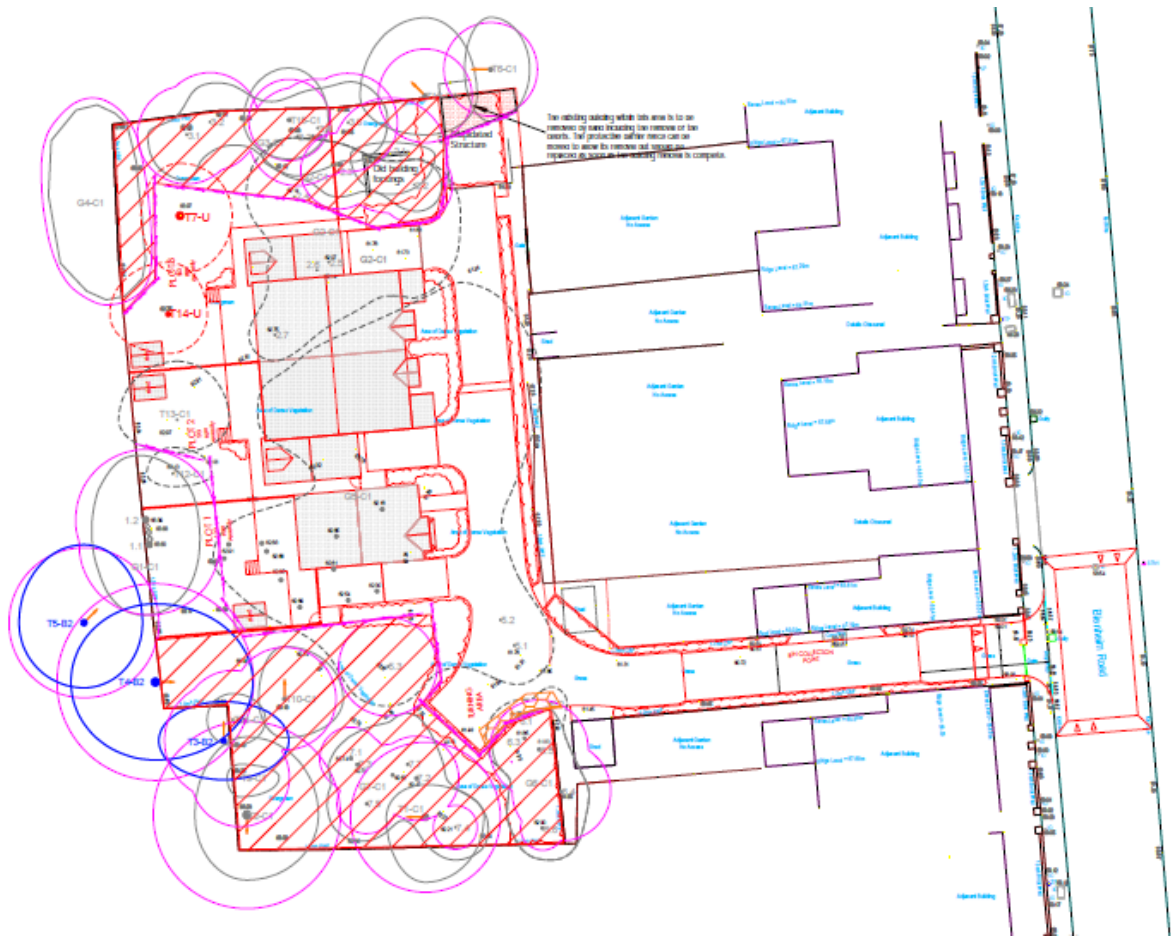


Proposed Section A-A



Proposed Section B-B

Proposed Street-Scene Elevation and Site Sections



Tree Removal/Retention Plan (dotted lines indicates those to be removed)

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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