

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

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1 September 2020

Your contact is: **Nicky Simpson - Committee Services (nicky.simpson@reading.gov.uk)**

NOTICE OF MEETING - PLANNING APPLICATIONS COMMITTEE 9 SEPTEMBER 2020

A meeting of the Planning Applications Committee will be held on Wednesday, 9 September 2020 at 6.30 pm via Microsoft Teams. The Agenda for the meeting is set out below.

AGENDA	ACTION	WARDS AFFECTED	PAGE NO
1. MINUTES	-		7 - 10
2. DECLARATIONS OF INTEREST	-		
3. QUESTIONS	-		
4. APPLICATIONS DETERMINED UNDER NEW DELEGATED AUTHORITY	Information	BOROUGHWIDE	11 - 14
5. PLANNING APPEALS	Information	BOROUGHWIDE	15 - 18
6. APPLICATIONS FOR PRIOR APPROVAL	Information	BOROUGHWIDE	19 - 24

PLANNING APPLICATION TO BE DETERMINED

7.	200716/REG3 - BLOCKS 1 & 2, AVELEY WALK	Decision	KATESGROVE	25 - 32
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Proposal Conversion of existing ground floor stores in 1 & 2 Aveley Walk to form a 1 bedroom dwelling in each block.
Recommendation Permitted subject to Legal Agreement

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

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GUIDE TO PLANNING APPLICATIONS Agenda Annex

1. There are many different types of applications processed by the Planning Service and the following codes are used to abbreviate the more common types of permission sought:
 - FUL - Full detailed planning permission for development or change of use
 - OUT - Principal of developing a site or changing a use
 - REM - Detailed matters “reserved matters” - for permission following approval of an outline planning application.
 - HOU - Applications for works to domestic houses
 - ADV - Advertisement consent
 - APC - Approval of details required by planning conditions
 - VAR - Significant change to a planning permission previously granted
 - NMA - Insignificant change to a planning permission previously granted
 - ADJ - Consultation from neighbouring authority on application in their area
 - LBC - Works to or around a Listed Building
 - CLE - A certificate to confirm what the existing use of a property is
 - CLP - A certificate to confirm that a proposed use or development does not require planning permission to be applied for.
 - REG3 - Indicates that the application has been submitted by the Local Authority.

2. Officer reports often refer to a matter or situation as being “a material consideration”. The following list tries to explain what these might include:

Material planning considerations can include (but are not limited to):

- Overlooking/loss of privacy
- Loss of daylight/sunlight or overshadowing
- Scale and dominance
- Layout and density of buildings
- Appearance and design of development and materials proposed
- Disabled persons' access
- Highway safety
- Traffic and parking issues
- Drainage and flood risk
- Noise, dust, fumes etc
- Impact on character or appearance of area
- Effect on listed buildings and conservation areas
- Effect on trees and wildlife/nature conservation
- Impact on the community and other services
- Economic impact and sustainability
- Government policy
- Proposals in the Local Plan
- Previous planning decisions (including appeal decisions)
- Archaeology

There are also concerns that regulations or case law has established cannot be taken into account. These include:

- Who the applicant is/the applicant's background
- Loss of views
- Loss of property value
- Loss of trade or increased competition
- Strength or volume of local opposition
- Construction noise/disturbance during development
- Fears of damage to property
- Maintenance of property
- Boundary disputes, covenants or other property rights
- Rights of way and ownerships disputes over rights of way
- Personal circumstances

Glossary of usual terms

Affordable housing - Housing provided below market price to meet identified needs.

Air Quality Management Area (AQMA) - Area where air quality levels need to be managed.

Apartment-hotel - A use providing basic facilities for self-sufficient living with the amenities of a hotel. Generally classed as C1 (hotels) for planning purposes.

Article 4 Direction - A direction which can be made by the Council to remove normal permitted development rights.

BREEAM - A widely used means of reviewing and improving the environmental performance of generally commercial developments (industrial, retail etc).

Brownfield Land - previously developed land.

Brown roof - A roof surfaced with a broken substrate, e.g. broken bricks.

Building line - The general line along a street beyond which no buildings project.

Bulky goods - Large products requiring shopping trips to be made by car: e.g. DIY or furniture.

CIL - Community Infrastructure Levy. Local authorities in England and Wales levy a charge on new development to be spent on infrastructure to support the development of the area.

Classified Highway Network - The network of main roads, consisting of A, B and C roads.

Conservation Area - areas of special architectural or historic interest designated by the local authority. As designated heritage assets the preservation and enhancement of the area carries great weight in planning permission decisions.

Control of Major Accident Hazards (COMAH) Competent Authority - The Control of Major Accident Hazards Regulations 1999 (COMAH) and their amendments 2005, are the enforcing regulations within the United Kingdom. They are applicable to any establishment storing or otherwise handling large quantities of industrial chemicals of a hazardous nature. Types of establishments include chemical warehousing, chemical production facilities and some distributors.

Dormer Window - Located in the roof of a building, it projects or extends out through the roof, often providing space internally.

Dwelling - A single housing unit - a house, flat, maisonette etc.

Evening Economy A term for the business activities, particularly those used by the public, which take place in the evening such as pubs, clubs, restaurants and arts/cultural uses.

Flood Risk Assessment - A requirement at planning application stage to demonstrate how flood risk will be managed.

Flood Zones - The Environment Agency designates flood zones to reflect the differing risks of flooding. Flood Zone 1 is low probability, Flood Zone 2 is medium probability, Flood Zone 3a is high probability and Flood Zone 3b is functional floodplain.

Granny annexe - A self-contained area within a dwelling house/ the curtilage of a dwelling house but without all the facilities to be self contained and is therefore dependent on the main house for some functions. It will usually be occupied by a relative.

Green roof - A roof with vegetation on top of an impermeable membrane.

Gross floor area - Total floor area of the house, including all floors and garage, measured externally.

Hazardous Substances Consent - Consent required for the presence on, over, or under land of any hazardous substance in excess of controlled quantity.

Historic Parks and Gardens - Parks and gardens of special historic interest, designated by English Heritage.

Housing Association - An independent not-for-profit body that provides low-cost "affordable housing" to meet specific housing needs.

Infrastructure - The basic services and facilities needed for the smooth running of a community.

Lifetime Home - A home which is sufficiently adaptable to allow people to remain in the home despite changing circumstances such as age or disability.

Listed building - Buildings of special architectural or historic interest. Consent is required before works that might affect their character or appearance can be undertaken. They are divided into Grades I, II and II*, with I being of exceptional interest.

Local Plan - The main planning document for a District or Borough.

Luminance - A measure of the luminous intensity of light, usually measured in candelas per square metre.

Major Landscape Feature - these are identified and protected in the Local Plan for being of local significance for their visual and amenity value

Public realm - the space between and within buildings that is publicly accessible, including streets, squares, forecourts, parks and open spaces whether publicly or privately owned.

Scheduled Ancient Monument - Specified nationally important archaeological sites.

Section 106 agreement - A legally binding agreement or obligation entered into by the local authority and a land developer over an issue related to a planning application, under Section 106 of the Town and Country Planning Act 1990.

Sequential approach A method of considering and ranking the suitability of sites for development, so that one type of site is considered before another. Different sequential approaches are applied to different uses.

Sui Generis - A use not specifically defined in the use classes order (2004) - planning permission is always needed to change from a sui generis use.

Sustainable development - Development to improve quality of life and protect the environment in balance with the local economy, for now and future generations.

Sustainable Drainage Systems (SUDS) - This term is taken to cover the whole range of sustainable approaches to surface water drainage management.

Tree Preservation Order (TPO) - An order made by a local planning authority in respect of trees and woodlands. The principal effect of a TPO is to prohibit the cutting down, uprooting, topping, lopping, wilful damage or wilful destruction of trees without the LPA's consent.

Guide to changes to the Use Classes Order in England.

Changes of use within the same class are not development.

Use	Use Class up to 31 August 2020	Use Class from 1 September 2020
Shop - not more than 280sqm mostly selling essential goods, including food and at least 1km from another similar shop	A1	F.2
Shop	A1	E
Financial & professional services (not medical)	A2	E
Café or restaurant	A3	E
Pub, wine bar or drinking establishment	A4	Sui generis
Takeaway	A5	Sui generis
Office other than a use within Class A2	B1a	E
Research & development of products or processes	B1b	E
For any industrial process (which can be carried out in any residential area without causing detriment to the amenity of the area)	B1c	E
Industrial	B2	B2
Storage or distribution	B8	B8
Hotels, boarding & guest houses	C1	C1
Residential institutions	C2	C2
Secure residential institutions	C2a	C2a
Dwelling houses	C3	C3
Small house in multiple occupation 3-6 residents	C4	C4
Clinics, health centres, creches, day nurseries, day centre	D1	E
Schools, non-residential education & training centres, museums, public libraries, public halls, exhibition halls, places of worship, law courts	D1	F.1
Cinemas, theatres, concert halls, bingo halls and dance halls	D2	Sui generis
Gymnasiums, indoor recreations not involving motorised vehicles or firearms	D2	E
Hall or meeting place for the principal use of the local community	D2	F.2
Indoor or outdoor swimming baths, skating rinks, and outdoor sports or recreations not involving motorised vehicles or firearms	D2	F.2

- Present:** Councillor McKenna (Chair);
Councillors Sokale (Vice-Chair), Duveen, Lovelock, McEwan (In place of Ennis), Page, Robinson, Rowland, Stanford-Beale and J Williams
- Apologies:** Councillor Ennis

RESOLVED ITEMS

30. MINUTES

The Minutes of the meeting held on 15 July 2020 were agreed as a correct record.

31. APPLICATIONS DETERMINED UNDER NEW DELEGATED AUTHORITY

The Executive Director of Economic Growth and Neighbourhood Resources submitted a report informing the Committee that, since the previous report, five planning applications had been decided and two Tree Preservation Orders confirmed by officers under the extended delegated authority to determine applications and manage 'called-in' applications during the Coronavirus crisis.

Resolved - That the report be noted.

32. 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 three 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

There were no appeals that had been determined since the previous report.

(iii) Reports on Appeal Decisions

There were no reports on appeal decisions.

Resolved - That the new appeals, as set out in Appendix 1, be noted.

33. APPLICATIONS FOR PRIOR APPROVAL

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 12 AUGUST 2020

The Executive Director for Economic Growth and Neighbourhood Services submitted a report giving details in Table 1 of 11 prior approval applications received, and in Table 2 of five applications for prior approval decided, since 2 July 2020.

Resolved - That the report be noted.

34. CHANGES TO THE GDPO AND UCO (SI 2020 755, 756 & 757)

The Executive Director of Economic Growth and Neighbourhood Services submitted a report advising the Committee of further important changes to the General Permitted Development Order (the GPDO) and the Use Classes Order (the UCO) as announced recently by Government.

The report summarised and provided commentary on changes relating to new permitted development for upward extensions, a new permitted development right for demolition of buildings to construct new dwellinghouses, and the new use classes.

Resolved -

That the report be noted and that officers investigate how the local planning authority should respond to the changes described.

35. 200122/REG3 - WENSLEY ROAD

Demolition of 29 garages and development of 46 new dwelling units, including the provision of affordable homes, provided in a mixture of houses and apartments (1 bed / 2 bed / 3 bed / 4 bed) in blocks of between 2.5 to 4 storeys, and the provision of bicycle parking spaces, car parking spaces and public realm works

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

An update report was tabled at the meeting which summarised additional responses to the public consultation and submissions from the Coley Park Residents' Group, with commentary from officers, and set out a further response from Reading Buses. The report also provided clarification regarding garage arrangements and an update on tree matters. The update report also had appended written representations from objectors and the applicant's agent who had requested to speak at the meeting. The recommendation had been amended to add a provision relating to a tree planting scheme and amend the wording of the provision relating to offer of garages in the proposed unilateral undertaking legal agreement. Alterations to the proposed condition relating to the demolition and construction method statement, and amendments to the informative relating to tree planting, were also recommended.

Additional changes to the proposed legal agreement, relating to garages and access to Courage Park, were proposed and agreed at the meeting. It was also agreed to add a bat activity survey to be carried out in the summer months to the proposed ecological

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 12 AUGUST 2020

enhancements condition and to consult ward councillors on the Construction Method Statement.

Objectors Paul Krykant and Karen Makepeace, Sarah Eley representing the applicant, Ward Councillors Ellie Emberson, Paul Gittings and Liz Terry, and Lead Councillor for Housing John Ennis, attended the meeting and addressed the Committee on this application. Mark Donaldson, Rob Lowe, Graham Sutton and Ruth Heyes, also representing the applicant, were in attendance and answered questions from the Committee.

Resolved -

- (1) That the Deputy Director of Planning, Transport and Regulatory Services be authorised to grant full planning permission for application 200122/REG3, subject to completion of a unilateral undertaking by 25 September 2020 (unless a later date be agreed by the Deputy Director of Planning, Transport and Regulatory Services) to secure the Heads of Terms set out in the original report, as amended by the update report, and further amended to clarify that a 'one-for-one' replacement for each existing garage would be offered, and with the further inclusion of a requirement to improve the pedestrian access route to Courage Park;
- (2) That, in the event of the requirements set out not being met, the Deputy Director of Planning, Transport and Regulatory Services be authorised to refuse permission;
- (3) That planning permission be subject to the conditions and informatives as recommended in the original report and amended by the updated report, with the condition relating to ecological enhancements amended to add the requirement for a bat survey to be carried out in the summer months;
- (4) That the Construction Method Statement be approved in consultation with ward councillors.

(The meeting started at 6.30 pm and closed at 9.08 pm)

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

TO:	PLANNING APPLICATIONS COMMITTEE		
DATE:	9th September 2020		
TITLE:	OUTCOME FOR APPLICATIONS THAT PREVIOUSLY MIGHT HAVE COME TO COMMITTEE BUT WERE DETERMINED BY OFFICERS UNDER NEW DELEGATED AUTHORITY		
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 the outcome for those applications that, following the agreement at Policy Committee on 27 April to extend the delegated authority to the Deputy Director of Planning, Transport & Regulatory Services to determine applications and to manage “called in” applications, have now been decided by officers.
- 1.2 Tables appended to this report list the applications where decisions have been made in accordance with this change.

2. RECOMMENDED ACTION

- 2.1 That you note the report and the decisions made shown on table 1

3. BACKGROUND

- 3.1 A report was presented at Policy Committee held on 27 April to explain that Section 78 of the Coronavirus Act 2020 and ‘The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020’ enables Council meetings to take place online during the current Covid-19 pandemic. The report provided revised protocols for running meetings to help manage online events and included a proposal to extend the delegated authority for making decisions on planning applications and confirming Tree Preservation Orders to reduce the work handled by Planning Applications Committee.
- 3.2 Policy Committee agreed that the Deputy Director of Planning, Transport and Regulatory Services delegated authority to determine planning applications and Tree Preservation Orders should be extended to help reduce the number of reports coming to the meeting.
- 3.3 Councillors can ask for an application that is delegated to officers to determine to be considered by Planning Applications Committee instead - known as “calling in” an application. This ability remains but councillors are now requested to seek advice from the Planning Manager and Chair of Planning when considering a “call in” so that a judgement can be made on the merits of bringing the application to Committee. For example; if an application fails to comply with a number of policies and having a debate about it at committee is not going to change that it

would be more efficient for the officer to determine the application within the target timescale than to delay the decision by having to bring a committee report to this meeting.

- 3.4 It was agreed at Policy Committee that a schedule of those applications affected by the change in delegations be presented to each Planning Applications Committee for information. Officer will also include in the list those applications that had been called in but then agreed by the relevant councillors could be decided by officers.

4. CONTRIBUTION TO STRATEGIC AIMS

- 4.1 The Planning Service contributes to the Council's strategic aims in terms of:
- Seeking to meet the 2019 Corporate Plan objectives for "Keeping the town clean, safe, green and active."
 - Seeking to meet the 2019 Corporate Plan objectives for "Providing homes for those in most need."
 - Seeking to meet the 2019 Corporate Plan objectives for "Providing infrastructure to support the economy."

5. ENVIRONMENTAL AND CLIMATE IMPLICATIONS

- 5.1 The Council declared a Climate Emergency at its meeting on 26 February 2019 (Minute 48 refers).
- 5.2 The Planning Service uses policies to encourage developers to build and use properties responsibly by making efficient use of land and using sustainable materials and building methods. As a team we work hard to reduce the amount of resources (paper and printing) we use to carry out our work so reducing the number of committee reports produced will also help.

6. COMMUNITY ENGAGEMENT AND INFORMATION

- 6.1 The changes to delegations do not change the need for statutory and non-statutory consultation on all planning applications.

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 There are no financial implications as a result of adopting these arrangements for determining applications.

10. BACKGROUND PAPERS

27th April 2020 Policy Committee Minutes

Table 1 - Planning Applications decided since 12th August 2020

Application reference	Date Validated	Case Officer	Called in by	Address	Ward	Proposal	Date decided	Decision	Taken by
200915		CD	J Skeats	87 Balmore Drive	Thames	Demolition of existing dwelling house and large detached garage and erection of proposed new dwellinghouse and associated works	N/A	WITHDRAWN	NA
200910		SH	J Lovelock	10 Pegs Green Close	Norcot	Certificate of Lawfulness for proposed Part single and part double storey rear extension, single storey side extension single storey front porch extension, roof extension and new hardstanding to front and dropped kerb	24/8	LDC GRANTED	Officer

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

TO:	PLANNING APPLICATIONS COMMITTEE		
DATE:	9 th September 2020		
TITLE:	PLANNING APPEALS		
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 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 2018-21 Corporate Plan objective for “Keeping Reading’s environment clean, green and safe”.

5. ENVIRONMENTAL AND CLIMATE IMPLICATIONS

- 5.1 The Council declared a Climate Emergency at its meeting on 26 February 2019 (Minute 48 refers).

5.2 The Planning Service uses policies to encourage developers to build and use properties responsibly by making efficient use of land and using sustainable materials and building methods. As a team we have also reduced the amount of resources (paper and printing) we use to carry out our work.

6. COMMUNITY ENGAGEMENT AND INFORMATION

6.1 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.

7. EQUALITY IMPACT ASSESSMENT

7.1 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.

8. LEGAL IMPLICATIONS

8.1 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.

9. FINANCIAL IMPLICATIONS

9.1 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”.

10. BACKGROUND PAPERS

10.1 Planning Appeal Forms and letters from the Planning Inspectorate.

APPENDIX 1

Appeals Lodged:

WARD: KATESGROVE
APPEAL NO: APP/E0345/D/20/3256349
CASE NO: 200465
ADDRESS: 26 Canterbury Road, Reading
PROPOSAL: Proposed first floor extension
CASE OFFICER: Natalie Weekes
METHOD: Householder written representation
APPEAL TYPE: REFUSAL
APPEAL LODGED: 20.08.2020

WARD: ABBEY
APPEAL NO: APP/E0345/D/20/3257587
CASE NO: 200147
ADDRESS: 30 Addison Road, Reading
PROPOSAL: Erection of single storey rear extension (part retrospective)
CASE OFFICER: Connie Davis
METHOD: Householder written representation
APPEAL TYPE: REFUSAL
APPEAL LODGED: 24.08.2020

APPENDIX 2

Appeals Decided: None

APPENDIX 3

Address Index of Planning Officers reports on appeal decisions.

No reports this time.

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

TO:	PLANNING APPLICATIONS COMMITTEE		
DATE:	9 th September 2020		
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 the types of development that can now be submitted for Prior Approval and to provide a summary of the applications received and decisions taken in accordance with the prior-approval process as set out in the Town and Country Planning (General Permitted Development) Order (GPDO 2015) as amended.

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.
- 3.2 Since May 2015 more and more changes of use or development have been brought under the prior approval approach in an attempt to give developers more certainty on their proposals by avoiding the typical planning application consultation and assessment process. Section 4 below lists the current types of prior approval applications.
- 3.3 Members have been advised in previous reports of changes to the Use Classes Order and a comparison list of old and new use classes has been added at the beginning of your agenda papers. These changes will have implications for change of use prior approvals going forward. The extract below from the Planning Portal website (the platform for submitting planning applications) tries to explain:

Changes to Use Classes

Wholesale legislative changes determining how uses of buildings and land in England are classified will take effect (with certain transitional procedures and periods) from 1 September 2020.

In making these changes, Government has also introduced a ‘material period’ that runs from 1 September 2020 until 31 July 2021 meaning that, for all the current Permitted Development rights, the Use Classes in place up to the end of August 2020 will remain in effect until the end of this period. This also

applies to any existing direction that restricts these rights.

So, what does this mean for content on the Planning Portal and our application service?

Applications submitted before 1 September 2020 will be determined based on the Use Classes in place up to the end of August 2020.

Based on the ‘material period’ detailed above, our permitted development content and Prior Approval application types will also continue to reference the ‘old’ Classes for the time being, though we will be updating relevant areas to acknowledge this.

For other applications, any reference that needs to be made to the new E & F Use Classes will need to be added as ‘Other’ and have detailed provided. This is an interim measure while we work to update the relevant question sets and our data standard to account for the new classes.

- 3.4 Officers are still unclear how this will all pan out as we start to receive applications for prior approval and I suspect that applicants and their agents will have similar questions to ours. For example, for Class J below some changes from retail to leisure will mean that the use remains in Class E but not all types of leisure uses.
- 3.5 The preparation of the application forms might help as the one published for Part 20 Class A has a checklist of 12 questions to establish if a site is eligible to use this process.

4 TYPES OF PRIOR APPROVAL APPLICATIONS

- 4.1 The categories of development requiring prior approval appear in different parts of Schedule 2 of 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. Those that are of most relevance to Reading Borough are summarised as follows:

SCHEDULE 2 - Permitted development rights

PART 1 - Development within the curtilage of a dwelling house

- **Householder development - larger home extensions. Part 2 Class A1.**
- **Householder development - upwards extensions. Part 2 Class AA.**

PART 3 – Changes of use

- **Change of use from A1 shops or A2 financial & professional, betting office, pay day loan shop or casino to A3 restaurants and cafes. Class C.**
- **Change of use from A1 shops or A2 financial & professional, betting office or pay day loan shop to Class D2 assembly & leisure. 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. Class M**
- **Change of use from an amusement arcade or a casino to C3 dwellinghouse & necessary works. Class N**
- **Change of use from B1 office to C3 dwellinghouse Class O*.**
- **Change of use from B8 storage or distribution to C3 dwellinghouse Class P**
- **Change of use from B1(c) light industrial use to C3 dwellinghouse 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. 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. Class R.
- Change of use from Agricultural buildings and land to state funded school or registered nursery D1. 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. Class T.

PART 4 - Temporary buildings and uses

- Temporary use of buildings for film making for up to 9 months in any 27 month period. Class E

PART 11 - Heritage & Demolition

- Demolition of buildings. Class B.

PART 16 - Communications

- Development by telecommunications code system operators. Class A
- GPDO Part 11.

Part 20 - Construction of New Dwellinghouses

- **New dwellinghouses on detached blocks of flats** Class A
- **Demolition of buildings and construction of new dwellinghouses in their place.** Class ZA

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. ENVIRONMENTAL AND CLIMATE IMPLICATIONS

6.1 The Council declared a Climate Emergency at its meeting on 26 February 2019 (Minute 48 refers).

6.2 The Planning Service uses policies to encourage developers to build and use properties responsibly by making efficient use of land and using sustainable materials and building methods. As a team we have also reduced the amount of resources (paper and printing) we use to carry out our work.

7. COMMUNITY ENGAGEMENT AND INFORMATION

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

8 EQUALITY IMPACT ASSESSMENT

8.1 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.

8.2 There are no direct implications arising from the proposals.

9. LEGAL IMPLICATIONS

9.1 None arising from this Report.

10. FINANCIAL IMPLICATIONS

10.1 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 £1,349,122

(Office Prior Approvals - £1,224,929: Householder Prior Approvals - £77,812: Retail Prior Approvals - £12,988: Demolition Prior Approval - £3233: Storage Prior Approvals - £5716: Shop to Restaurant Prior Approval - £5770: Shop to Leisure Prior Approval - £305: Light Industrial to Residential - £18,270)

Figures since last report

Office Prior Approvals - £0: Householder Prior Approvals - £440

10.2 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.

11. BACKGROUND PAPERS

- The Town and Country Planning (General Permitted Development) (England) Order 2015
- The Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016.

Table 1 - Applications received since 31st July 2020

Type:	How many received since last report:	Loss in possible fee income:
Householder Prior Approvals	4	£440
Office Prior Approvals	0	0
Shop to Restaurant Prior Approval	1	£366
Retail Prior Approvals	1	£366
Demolition Prior Approval	0	0
Solar Equipment Prior Approval	0	0
Light Industrial to Residential Prior Approval	0	0
Prior Notification	0	0
Shop to Assembly & Leisure Prior Approval	0	0
Telecommunications Prior Approval	0	0
TOTAL	6	£1,172

Table 2 - Applications decided since 31st July 2020

Type:	Approved	Refused	Not Required	Withdrawn
Householder Prior Approvals	2	0	4	0
Office Prior Approvals	4	0	0	0
Shop to Restaurant Prior Approval	1	0	0	0
Retail Prior Approvals	0	0	0	0
Demolition Prior Approval	1	0	0	0
Solar Equipment Prior Approval	0	0	0	0
Light Industrial to Residential Prior Approval	0	0	0	0
Prior Notification/ Other	0	0	0	0
Shop to Assembly & Leisure Prior Approval	0	0	0	0
Telecommunications Prior Approval	3	3	0	0
TOTAL	11	3	4	0

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COMMITTEE REPORT

BY THE DEPUTY DIRECTOR OF PLANNING, TRANSPORT AND REGULATORY SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 9th September 2020

Ward: Katesgrove

App No.: 200716/REG3

Address: Blocks 1 & 2, Aveley Walk, Reading

Proposal: Conversion of existing ground floor stores in 1 & 2 Aveley Walk to form a 1 bedroom dwelling in each block.

Applicant: Reading Borough Council

Deadline: 25th August 2020 and an extension of time has been agreed to 28th October 2020

RECOMMENDATION:

Delegate to Head of Planning, Development and Regulatory Services to (i) GRANT full planning permission subject to completion of a Unilateral Undertaking or (ii) to REFUSE permission should the Unilateral Undertaking not be completed by the 28th October 2020 (unless the planning officer, on behalf of the Head of Planning, Development and Regulatory Services agrees to a later date for completion of the legal agreement). The legal agreement is to secure the provision of the two proposed dwellings as affordable rental homes.

Conditions to include:

- 1) TL1 - Standard time limit 3 yrs.
- 2) AP1 - Approved plans.
- 3) M1 - Materials (brickwork to match existing and windows to be triple glazed)
- 4) To be used for affordable housing purposes only
- 5) DC20 - Parking permits 1
- 6) DC21 - Parking permits 2
- 7) C1 - Hours of construction/demolition
- 8) C4 - No bonfires

Informatives to include:

- 1) IF1 - Positive & Proactive
- 2) IF5 - Terms and Conditions
- 3) IF6 - Building Control
- 4) IF7 - Complaints about construction
- 5) I10 - Noise between residential properties
- 6) I11 - CIL not chargeable
- 7) I13 - Parking Permits

1. INTRODUCTION

- 1.1 Aveley Walk consists of three blocks of flats located to the north east of Nimrod Way and accessed via Elgar Road South/Waterloo Road. This application relates to Blocks 1 and 2 only. Block 1 consists of 12 dwellings and Block 2 10 dwellings. On the ground floor of each block adjacent to

the entrance door is a storage area. The storage areas in Blocks 1 and 2 have been redundant for some time and have sustained fire damage in the past.

- 1.1.1 Block 3 received prior approval on 3rd January 2019 for the conversion of the existing community office unit to a one bedroom flat with an internal floor area of 39sqm. This conversion appears to have been implemented.

Site Location Plan



2. PROPOSAL

- 2.1 The proposal is for the conversion of two ground floor stores (one store in Block 1 and one store in Block 2) to create 2 x 1 bedroom dwellings. Both stores have previously been fire damaged and are redundant. The dwellings will provide a kitchen, bathroom, living and dining room and bedroom. The dwellings would have an internal floor area of 45sqm.
 - 2.1.1 The entrance to the flats will be provided via an existing secure entry door that opens into the lobby with a front entrance door to the proposed dwellings being cut into the brickwork.
 - 2.1.2 External alterations include the replacement of the store doors with a kitchen window and new windows for the bedroom and dining room.
 - 2.1.3 Bin storage will be provided through existing arrangements which includes a bin storage compound at each block and informal/unallocated parking is located around the blocks.

3. SUBMITTED PLANS AND DOCUMENTS:

4. PLANNING HISTORY

92/00959/REG3 (Civica Ref: 920517) - Flat to pitched roof conversion to three blocks of flats. Permitted 11/02/1993.

02/00009/REG3 (Civica Ref: 021232) - Change of use of existing pram stores into community office. Permitted 06/03/2002.

181943/OPA (Block 3 Aveley Walk) - Change of use of ground floor from Class B1(a) (offices) to C3 (dwelling houses) to comprise of 1 x 1 bedroom flat. Prior Notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015. Prior Approval Not Required 03/01/2019.

5. CONSULTATIONS

5.1 Statutory

None.

5.2 Non-statutory

Development Control Transport

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 site is in a highly sustainable location with strong public transport links connecting the site with Reading town Centre. The average car ownership for a 1 person flat within Katesgrove ward is in the region of 0.48 spaces per unit which is lower than adopted standards.

Aveley Walk is unadopted and is not maintained or managed by the Local Highway Authority. The Design and Access Statement states that there are a number of parking laybys around the blocks but it does not appear that any spaces are allocated to specific flats.

The Council's adopted standards states that a lower provision is acceptable if the site is within a sustainable location and providing a lower provision of parking will not lead to highway safety issues as a result. A review of the area confirms that the surrounding highway network has parking restrictions in place. Whilst there is no Resident's Permit Scheme in operation, there are 'No Waiting' restrictions on the junctions preventing on-street parking to maintain the visibility splays.

In view of this, there is no objection to this application on parking grounds given that the development would not result in an unacceptable impact on highway safety. However, the future occupants of the dwellings should be aware that they would not be eligible for any residents parking permits if a residents parking scheme comes forwards in the future.

In accordance with the adopted Parking SPD, the development is required to provide a minimum of 0.5 cycle parking spaces for each residential unit in a conveniently located, lockable, covered store. This should be covered by condition.

Environmental Protection

Standing Advice states that for small residential conversions near noisy areas (Nimrod Way industrial estate) a noise assessment should be submitted with an application. As the proposed dwellings are in an existing residential block of flats a noise assessment is not considered necessary and the agent has confirmed that triple glazing will be installed in both dwellings (secure by condition). Environmental Protection officers were satisfied that this was adequate when dealing with the change of use of the community unit in Block 3 when the prior approval application was submitted.

5.3 Publicity

A site notice was displayed at Block 1 and Block 2 Aveley Walk on 7th August 2020. One letter of objection has been received with regards to:

- The address is not Aveley Court, Aveley Walk (*Officer Note: this has now been amended to Aveley Walk only*);
- Putting flats into storage rooms is “like ramming an extra biscuit into an already overfilled biscuit tin” the area is already overcrowded;
- The drains do not have the capacity to take more waste from additional dwellings;
- Where will bin storage be located;
- Concern about the small amount of time given to make comments (*Officer Note: the statutory 21 day consultation period was given when the site notice was put up*).
- Problems viewing the plans on the Council’s website (*Officer Note: there has been issues with the Council’s website but this matter has now been resolved and no calls have been received with regards to not being able to view the planning application*).

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) which states at Paragraph 11 “Plans and decisions should apply a presumption in favour of sustainable development”.

6.1.1 The development plan for this Local Planning Authority is the Reading Borough Local Plan (November 2019). The relevant policies are:

- CC1: Presumption in Favour of Sustainable Development
- CC2: Sustainable Design and Construction
- CC6: Accessibility and the Intensity of Development
- CC7: Design and the Public Realm
- CC8: Safeguarding Amenity
- H1: Provision of Housing

- H2: Density and Mix
- H3: Affordable Housing
- H5: Standards for New Housing
- H7: Protecting the Existing Housing Stock
- H8: Residential Conversions
- H10: Private and Communal Outdoor Space
- TR3: Access, Traffic and Highway-Related Matters
- TR5: Car and Cycle Parking and Electric Vehicle Charging

Relevant Supplementary Planning Documents (SPD) are:

- Residential Conversions (Nov 2013)
- Revised Parking Standards and Design (2011)
- Sustainable Design and Construction (2019)
- Planning Obligations under Section 106 (2015)
- Affordable Housing (2013)

7. APPRAISAL

The main matters to be considered are:

- Principle of development
- Design considerations and effect on character
- Living conditions of future residents and neighbouring properties
- Car and cycle parking
- Affordable Housing
- Other Matters

Principle of Development

- 7.1 The proposed development is located within two existing residential blocks of flats. The principle of development is therefore acceptable subject to the compliance with the relevant policy requirements.

Design considerations and effect on character

- 7.2 The proposal involves replacing the existing store doors with a kitchen window and installing two additional windows at the rear of each block. The proposed windows align with the existing windows in the blocks. All other alterations are internal and therefore the proposal is not considered harmful to the character or appearance of the area and is in accordance with Policy CC7 (Design and the Public Realm) of the Reading Borough Local Plan.

Living conditions of future residents and neighbouring properties

- 7.2.1 Policy CC8 (Safeguarding Amenity) of the Reading Borough Local Plan states that development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, in terms of:

- o Privacy and overlooking;
- o Access to sunlight and daylight;
- o Visual dominance and overbearing effects of a development;
- o Harm to outlook;

- o Noise and disturbance;
 - o Artificial lighting;
 - o Vibration;
 - o Dust and fumes;
 - o Smell;
 - o Crime and safety; or
 - o Wind
- 7.2.3 Policy H8 (Residential Conversions) states that proposals to convert buildings into self-contained flats will be assessed against the impact on the amenity and character of the surrounding area, particularly in terms of intensification of activity, loss of privacy, loss of external amenity space, the provision and location of adequate on-site car parking and the treatment of bin storage areas and other related servicing.
- 7.2.4 Policy H5 (Standards for New Housing) states that new build housing will comply with the nationally-described space standards. Although the proposal is for the conversion of two store areas each proposed dwelling has an internal area measuring 45sqm which exceeds the minimum gross internal floor area of 39sqm for a one person one bedroom dwelling.
- 7.2.5 The proposed internal layout is adequate and provides a kitchen closest to the main entrance door to each block of flats with the living and bedroom accommodation located at the rear with an outlook over the existing communal amenity space and the outlooks to the rear are raised, given the internal ground floor level. The internal layout will limit any noise from people entering the flats to the main habitable living space within each proposed flat and provide an acceptable amount of daylight and sunlight and outlook for future occupiers of the flats. Although the kitchen window is close to the main entrance doors to the flats, this is not an unusual arrangement in flat developments and the flat layout is such that the kitchen is not a habitable room.
- 7.2.6 There is not considered to be an adverse impact upon the amenity of neighbouring properties due to overlooking or harm to outlook and on the basis of the information submitted the proposal would not adversely affect neighbouring properties in terms of noise and disturbance.
- 7.2.7 Existing communal outdoor space is provided within the grounds of the existing development which complies with Policy H10 (Private and Communal Outdoor Space) whilst bin storage remains as existing which is located outside each block.
- 7.2.8 The proposed flats are considered acceptable in terms of their impact on neighbouring properties and future occupiers of the flats in accordance with the identified policies and guidance.

Car and cycle parking

- 7.3 There is no allocated parking at Aveley Walk and Transport Strategy has no objections to the proposal subject to a condition restricting parking permits should a residents parking scheme be introduced. Transport Strategy has requested secure cycle parking however there is no existing cycle parking within Aveley Walk. A cycle parking space was proposed inside the main entrance of the flats however it was not clear how this would be secure and it is likely to have encouraged further cycle parking which could be

potentially hazardous in terms of blocking access in the event of an emergency. On balance, officers consider that opportunities for providing a cycle parking space have been considered but are not being sought in this instance.

Affordable Housing

- 7.4 The applicant is willing to enter into a Unilateral Undertaking to secure the two proposed dwellings as affordable rental properties. This is acceptable and in accordance with Policy H3 (Affordable Housing) and the Council's Supplementary Planning Documents Planning Obligations under Section 106 (2015) and Affordable Housing (2013).

8. OTHER MATTERS

Community Infrastructure Levy (CIL)

- 8.1 CIL was implemented by the Council from April 1st 2015. Although the proposed scheme would be CIL liable development, because there is no net gain in GIA there would be no CIL charge for this scheme.

Equalities Impact

- 8.2 When determining an application for planning permission 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 as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this planning application. Therefore, in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the proposed development.

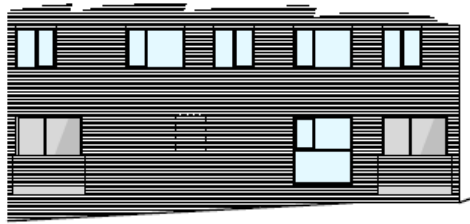
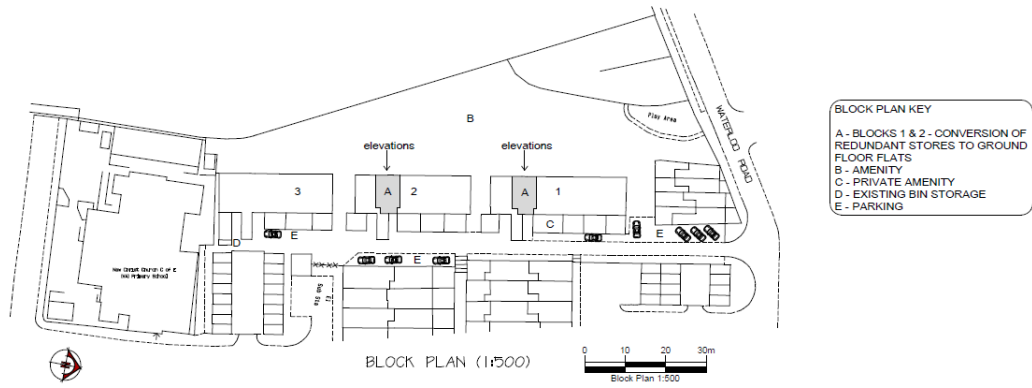
Neighbour comments

- 8.3 Neighbour comments have been received with regards to the capacity of the drains and the flats already being overcrowded. With regards to the drains this matter will be dealt with under the Building Regulations and the Statutory Undertaker and is not a planning matter. The proposal makes efficient alternative use of two redundant store areas which is considered to have minimal impact on the existing development.

9. CONCLUSION

- 9.1 This proposal has been carefully considered in the context of the Reading Borough Local Plan 2019 and supplementary planning documents. The recommendation is shown above.

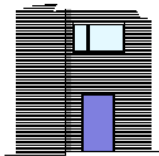
Case Officer: Claire Ringwood



WEST/REAR
PART EXISTING ELEVATIONS (1:100)



WEST/REAR
PART PROPOSED ELEVATIONS (1:100)

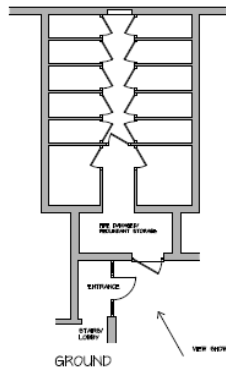


EAST/FRONT
PART EXISTING
ELEVATIONS (1:100)
BLOCKS 1 AND 2

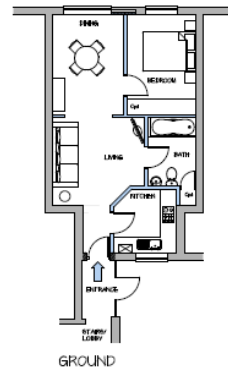


EAST/FRONT
PART PROPOSED
ELEVATIONS (1:100)

STORE REPL.



EXISTING PLANS (1:100)



PROPOSED PLANS



BLOCKS 1 AND 2 ENTRANCES - EXISTING VIEWS