

To: Councillor Lovelock (Chair)
Councillors Yeo, Cresswell, Davies,
Emberson, Ennis, Gavin, Goss, Hornsby-
Smith, Leng, Moore, Robinson, Rowland
and Williams

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2 January 2024

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NOTICE OF MEETING - PLANNING APPLICATIONS COMMITTEE 10 JANUARY 2024

A meeting of the Planning Applications Committee will be held on Wednesday, 10 January 2024 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	-		9 - 16
2. DECLARATIONS OF INTEREST	-		
3. QUESTIONS	-		
4. POTENTIAL SITE VISITS FOR COMMITTEE ITEMS	Decision	BOROUGHWIDE	17 - 20
5. PLANNING APPEALS	Information	BOROUGHWIDE	21 - 24
6. APPLICATIONS FOR PRIOR APPROVAL	Information	BOROUGHWIDE	25 - 30
7. PROPOSED TREE WORK TO ONE PROTECTED COUNCIL TREE OUTSIDE 30 CHAZEY ROAD	Decision	CAVERSHAM HEIGHTS	31 - 34
8. STREET NAME ASSIGNMENT AT SITE OF 97A-117, CAVERSHAM ROAD	Decision	THAMES	35 - 38

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PLANNING APPLICATIONS TO BE CONSIDERED

- | | | | | |
|-----|--|--|----------|---------|
| 9. | 230574/FUL - JACKSON'S CORNER, 1-9 KINGS ROAD | Decision | ABBEY | 39 - 50 |
| | Proposal | Proposed shopfront alterations, installation of external kitchen. Extract system to rear and internal alterations. | | |
| | Recommendation | Application Permitted | | |
| | | | | |
| 10. | 231495/REG3 - CIVIC OFFICES, BRIDGE STREET | Decision | ABBEY | 51 - 66 |
| | Proposal | Proposals to extend the Reading Borough Council Offices on Bridge Street to enable the accommodation of the relocated Reading Central Library function, currently on Kings Road, Reading, and provide an enhanced Customer Services reception. Site is currently use class E, proposal to co-locate with library use - class F1. | | |
| | Recommendation | Application Permitted | | |
| | | | | |
| 11. | 230974/FUL - 19 NEWCASTLE ROAD | Decision | REDLANDS | 67 - 80 |
| | Proposal | Proposed demolition of no. 19 Newcastle Road and erection of 9 new dwellings with associated landscaping and parking on land to rear of no.s 17-29 Newcastle Road. | | |
| | Recommendation | Application Permitted | | |
| | | | | |
| 12. | 231494/REG3 - THAMESIDE PRIMARY SCHOOL, HARLEY ROAD, CAVERSHAM | Decision | THAMES | 81 - 88 |
| | Proposal | Retrospective retention of existing demountable 1 storey modular classrooms and temporary permission to further retain the modular unit for 5 years and minor associated works. | | |
| | Recommendation | Application Permitted | | |

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GUIDE TO PLANNING APPLICATIONS

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 Lovelock (Chair);
Councillors Yeo (Vice-Chair), Cresswell, Davies, Emberson, Ennis, Gavin, Goss, Hornsby-Smith, Leng, Moore, Robinson, Rowland and Williams

RESOLVED ITEMS

62. MINUTES

The Minutes of the meeting held on 1 November 2023 were agreed as a correct record and signed by the Chair.

63. DECLARATIONS OF INTEREST

Councillor Moore declared a pecuniary interest in Items 72 and 73 as his partner had carried out the ecological surveys on both sites.

Councillor Yeo declared a non-pecuniary interest in Item 75 as he was currently completing a PhD at the University of Reading.

64. POTENTIAL SITE VISITS FOR COMMITTEE ITEMS

The Committee considered a report setting out 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. The report also listed previously agreed site visits which were yet to take place.

It was reported at the meeting that the previously agreed accompanied site visit to the Civic Offices would be held on 4 January 2024.

Resolved -

- (1) That none of the listed sites be the subject of a site visit;
- (2) That the position be noted.

65. PLANNING APPEALS

The Committee received a report on notifications received from the Planning Inspectorate on planning appeals registered with them or decisions made and providing summary reports on appeal decisions of interest to the Committee.

Appendix 1 to the report set out details of eight new appeals lodged since the last Committee. Appendix 2 to the report set out details of three appeals decided since the last Committee. There were no reports on appeal decisions in Appendix 3.

Resolved –

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

66. APPLICATIONS FOR PRIOR APPROVAL

The Committee received a report on the types of development that could be submitted for Prior Approval and providing a summary of 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. Table 1 set out four prior approval applications received, and Table 2 set out six? applications for prior approval decided, between 19 October and 23 November 2023.

Resolved – That the report be noted.

67. OBJECTION TO TREE PRESERVATION ORDER 5/23 RELATING TO 65-83 GROVE ROAD, EMMER GREEN

The Committee considered a report on an objection to Tree Preservation Order (TPO) 5/23 relating to one Sycamore on Council land at 65-83 Grove Road, Emmer Green. A copy of the TPO plan was attached to the report at Appendix 1 and photographs were provided in Appendix 2.

The report stated that several complaints had been received from Emmer Green Kindergarten at 85 Grove Road relating to the Sycamore tree since 2019. Officers had responded to requests to prune the tree to alleviate the concerns raised and had done so in July 2022 and March 2023. Despite the pruning, concerns had continued relating to nuisance caused by the tree, as set out in a complaint letter, received on 13 June 2023, in which it had been suggested by the owner of the Kindergarten that the tree be pollarded. They had been advised this would not be good arboricultural practice for the tree, hence it would not be acceptable.

The complainant had made it clear that if the Council did not prune the tree to their satisfaction that they would hire a tree surgeon to prune the tree back to the boundary, which they had acknowledged would make the tree unstable. Given this, a TPO had been considered appropriate to protect the tree from such harmful works and this had been served on 19 July 2023.

The report summarised objections to the TPO that had been received from the owner of the Emmer Green Kindergarten and set out officer comments in response.

The report concluded that pruning had already been carried out and additional pruning had been agreed to alleviate the concerns raised. Significant work in the form of pruning the entire crown back to the boundary or pollarding would go against good arboricultural practice as it would be harmful to the health and amenity value of the tree. Without a TPO,

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the former could be carried out under common law. The presence of the TPO prevented detrimental works to the high-amenity, Council-owned tree and the recommendation was therefore to confirm the TPO.

It was reported at the meeting that the additional pruning had now been carried out.

Resolved –

That the Tree Preservation Order be confirmed.

68. LOCAL LISTING - THE RESTORATION PUBLIC HOUSE

The Committee considered a report on a proposal to add the Restoration Public House, 928 Oxford Road, Tilehurst to the list of Locally-Important Buildings and Structures. The following documents were attached to the report:

- Appendix 1: Location map
- Appendix 2: Relevant photos and illustrations
- Appendix 3: Nomination Form
- Appendix 4: Proposed Local List text

The report set out the results of the consultation on the proposal and an assessment against the criteria in Appendix 2 of the Reading Borough Local Plan, concluding with reasons why the building qualified for addition to the Local List.

Ward Councillor Mark Keeping attended the meeting and addressed the Committee on this item.

Councillor Rowland suggested some typographical corrections and amendments to the proposed local list text and officers said that they would liaise with Councillor Rowland.

Resolved –

That the Restoration Public House be added to the List of Locally-Important Buildings and Structures.

69. 231464/FUL - UNITS 49, 50 & 52, BROAD STREET MALL

Amalgamation of units 49- 50 and 52, change of use from Use Class E (Commercial, Business and Service) to sui generis use (family entertainment centre) and external alterations on Queens walk frontage.

The Committee considered a report on the above application. An update report was tabled at the meeting which provided additional information on proposed changes to conditions, on a pavement licence and an advertisement consent application and on the contents of an information pack sent to Councillors, including a proposed internal layout plan which was attached at Appendix 1 to the update report.

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Comments were received and considered.

Resolved –

That planning permission be granted for application 231464/FUL, subject to the conditions and informatives as recommended in the original report, with the amendments to conditions set out in the update report.

70. 221880/FUL & 221881/LBC - 23-24 MARKET PLACE

- 221880/FUL - Change of use of first, second and third floors from Class E to 4 x 1 bed flats and 1 x 2 bed flats (C3 use)
- 221881/LBC - Internal and external alterations including new ventilation outlets to rear elevation associated with proposed change of use of first, second and third floors from Class E to 5 flats (C3 use) under planning application ref. 221880

The Committee considered a report on the above applications. An update report was tabled at the meeting which provided additional information on the affordable housing contribution which had been agreed with the applicant and stated that all the recommended pre-commencement conditions had been agreed with the applicant. The Heads of Terms had been amended accordingly.

Comments were received and considered.

Resolved –

- (1) That the Assistant Director of Planning, Transport and Public Protection Services be authorised to grant planning permission for application 221881/FUL, subject to the completion of a Section 106 legal agreement by 15 December 2023 (unless a later date be agreed by the Assistant Director of Planning, Transport and Public Protection Services) to secure the Heads of Terms set out in the update report, with an additional clause regarding the private waste collection arrangements to allow the Local Authority to request at any time a log of the collections carried out;
- (2) That the Assistant Director of Planning, Transport and Public Protection Services be authorised to make such minor changes to the conditions, Heads of Terms and details of the legal agreement as may reasonably be required to issue the permission;
- (3) That, in the event of the requirements set out not being met, the Assistant Director of Planning, Transport and Public Protection Services be authorised to refuse permission;
- (4) That planning permission be subject to the conditions and informatives recommended in the original report;
- (5) That listed building consent for application 221881/LBC be granted, subject to the conditions and informatives recommended in the original report.

71. 221345/OUT - CURZON CLUB, 362 OXFORD ROAD

Outline Application for the demolition of existing buildings and erection of a building of up to five storeys containing 30 flats, ground floor retail space and associated parking, with landscaping reserved.

The Committee considered a report on the above application which explained that consideration of the application had been deferred at the previous meeting to explore options for securing the possibility of community uses at ground floor level. The report proposed an amendment to the originally proposed Condition 4 to widen the use class restriction from Class E to Classes E and F2. The report had appended the original report submitted to the 1 November 2023 Committee meeting.

Resolved –

- (1) That the Assistant Director of Planning, Transport and Public Protection Services be authorised to grant planning permission for application 221345/OUT, subject to the completion of a Section 106 legal agreement by 1 February 2024 (unless a later date be agreed by the Assistant Director of Planning, Transport and Public Protection Services) to secure the Heads of Terms set out in the 1 November 2023 report;
- (2) That, in the event of the requirements set out not being met, the Assistant Director of Planning, Transport and Public Protection Services be authorised to refuse permission;
- (3) That planning permission be subject to the conditions and informatives as recommended in the 1 November 2023 report, with the amendment to Condition 4 set out in the 6 December 2023 report.

72. 230613/REG3 - AMETHYST LANE

Demolition and redevelopment of the Site at Amethyst Lane to deliver a new respite care facility alongside 17 new houses, soft and hard landscaping, parking and ancillary works.

The Committee considered a report on the above application. An update report was tabled at the meeting which provided additional information on SUDS and ecology, additional consultation responses and corrections to the original report on objections received, additional conditions and additional plans submitted. The recommendations had been amended accordingly.

It was recommended at the meeting that an additional condition be added to remove Permitted Development Rights for the 17 houses in terms of porches, extensions, outbuildings and extensions to the roof.

Comments and objections were received and considered.

Resolved –

- (1) That, subject to the confirmation of satisfactory on-site, off-site or a combination arrangement in terms of Bio-diversity Net Gain (BNG), the Assistant Director of Planning, Transport and Public Protection Services be authorised to grant planning permission for application 230613/REG3, subject to the completion of a Section 106 legal agreement (unilateral undertaking) by 1 February 2024 (unless a later date be agreed by the Assistant Director of Planning, Transport and Public Protection Services) to secure the Heads of Terms set out in the original report;
- (2) That the Assistant Director of Planning, Transport and Public Protection Services be authorised to make such minor changes to the conditions, Heads of Terms and details of the legal agreement as may reasonably be required to issue the permission;
- (3) That, in the event of the requirements set out not being met, the Assistant Director of Planning, Transport and Public Protection Services be authorised to refuse permission;
- (4) That planning permission be subject to the conditions and informatives as recommended in the original report, with the additional conditions as recommended in the update report and the extra additional condition recommended at the meeting.

(Councillor Moore declared a pecuniary interest in this item as his partner had carried out the ecological survey on the site. He left the meeting and took no part in the debate or decision).

73. 230612/REG3 - DWYER ROAD

Redevelopment of the Site at Dwyer Road to deliver 30 new dwellings, alongside new access, soft and hard landscaping, parking and ancillary works.

The Committee considered a report on the above application. An update report was tabled at the meeting which provided further information on SUDs and on an updated response from the Natural Environment Officer regarding natural environment and ecology.

Comments and objections were received and considered.

Resolved –

- (1) That the Assistant Director of Planning, Transport and Public Protection Services be authorised to grant planning permission subject to the completion of a Section 106 legal agreement and receipt of a satisfactory SUDS strategy by 31 January 2024 (unless a later date be agreed by the Assistant Director of Planning, Transport and Public Protection Services) to secure the Heads of Terms set out in the original report;

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 6 DECEMBER 2023

- (2) That the Assistant Director of Planning, Transport and Public Protection Services be authorised to make such minor changes to the conditions, Heads of Terms and details of the legal agreement as may reasonably be required to issue the permission;
- (3) That, in the event of the requirements set out not being met, the Assistant Director of Planning, Transport and Public Protection Services be authorised to refuse permission;
- (4) That planning permission be subject to the conditions and informatives as recommended in the original report;
- (5) That the external materials be approved in consultation with Ward Councillors.

(Councillor Moore declared a pecuniary interest in this item as his partner had carried out the ecological survey on the site. He left the meeting and took no part in the debate or decision).

74. 230953/FUL - UNITS 7, 8, 9, 10 & 11 BRUNEL RETAIL PARK, ROSE KILN LANE

Amalgamation and change of use of Units 7, 8, 9, 10 and 11 from Class E to Class B8; installation of mezzanine floorspace; associated external works including reconfiguration of car park and cycle parking and landscaping works.

The Committee considered a report on the above application. An update report was tabled at the meeting giving information on an amended site layout and correcting errors in the floorspace figures. The update report had appended an amended site plan and ground floor plan, and two additional conditions were recommended.

It was reported at the meeting that a further updated amended plan had now been received removing all forms of enclosure, which was shown at the meeting.

It was recommended at the meeting that an additional condition be added to remove Permitted Development Rights for any fences, gates and walls in order to ensure continued restriction on all forms of enclosure.

Comments were received and considered.

Resolved –

That planning permission be granted for application 230953/FUL, subject to the conditions and informatives as recommended in the original report, with the additional conditions set out in the update report and the extra additional condition recommended at the meeting.

75. 231581/ADJ - TOB1, EARLEY GATE, WHITEKNIGHTS CAMPUS, UNIVERSITY OF READING

Full planning application for the erection of the headquarters building of European Centre for Medium-Range Weather Forecasts (ECWMF) with access parking and landscaping, following demolition of existing buildings.

The Committee considered a report on the above application. An update report was tabled at the meeting that set out comments from the Transport Development Control Manager and recommended that the Committee object to the proposal on the transport grounds set out in the report.

Comments and objections were received and considered.

Resolved –

- (1) That Wokingham Borough Council be informed that Reading Borough Council raised an objection to the proposal on the transport grounds set out in the update report;
- (2) That Wokingham Borough Council be sent a copy of the report for their information and use.

(Councillor Yeo declared a non-pecuniary interest in this Item as he was currently completing a PhD at the University of Reading.)

(The meeting started at 6.30 pm and closed at 8.32 pm)

Planning Applications Committee

10 January 2024



Reading
Borough Council
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Title	POTENTIAL SITE VISITS FOR COMMITTEE ITEMS
Purpose of the report	To make a decision
Report status	Public report
Report author	Julie Williams, Development Manager (Planning & Building Control)
Lead Councillor	Councillor Micky Leng, Lead Councillor for Planning and Assets
Corporate priority	Not applicable, but still requires a decision
Recommendations	<p>The Committee is asked to:</p> <ol style="list-style-type: none"> 1. note this report and confirm if the site(s) indicated on the appended list are to be visited by Councillors. 2. confirm if there are other sites Councillors wish to visit before reaching a decision on an application. 3. confirm if the site(s) agreed to be visited will be arranged and accompanied by officers or unaccompanied with a briefing note provided by the case officer.

1. Executive Summary

- 1.1. To identify those sites where, due to the sensitive or important nature of the proposals, Councillors are advised that a Site Visit would be appropriate before the matter is presented at Committee and to confirm how the visit will be arranged. A list of potential sites is appended with a note added to say if recommended for a site visit or not.

2. The Proposal

- 2.1. A site visit helps if a proposed development and context is difficult to visualise from the plans and supporting material or to better understand concerns or questions raised by a proposal.
- 2.2. Appendix 1 of this report provides a list of applications received that may be presented to Committee for a decision in due course. Officers will try to indicate in advance if visiting a site to inform your decision making is recommended. Also, Councillors can request that a site is visited by Committee in advance of consideration of the proposal.
- 2.3. However, on occasion, it is only during consideration of a report on a planning application that it becomes apparent that Councillors would benefit from visiting a site to assist in reaching the correct decision. In these instances, Officers or Councillors may request a deferral to allow a visit to be carried out.
- 2.4. Accompanied site visits are appropriate when access to private land is necessary to appreciate matters raised. These visits will be arranged and attended by officers on the designated date and time. Applicants and objectors may observe the process and answer questions when asked but lobbying is discouraged. A site visit is an information gathering opportunity to inform decision making.
- 2.5. Unaccompanied site visits are appropriate when the site can be easily seen from public areas and allow Councillors to visit when convenient to them. In these instances, the

case officer will provide a briefing note on the application and the main issues to assist when visiting the site.

2.6. It is also possible for officers to suggest, or Councillors to request, a visit to a completed development to assess its quality.

2.7. Appendix 2 sets out a list of application sites that have been agreed to be visited at previous committee meetings but are still to be arranged.

3. Contribution to Strategic Aims

4.1 The processing of planning applications contributes to creating a healthy environment with thriving communities and helping the economy within the Borough, identified as the themes of the Council's Corporate Plan.

4. Environmental and Climate Implications

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

4.2. 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.

5. Community Engagement

5.1. Statutory neighbour consultation takes place on planning applications.

6. Equality Implications

6.1. 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.

6.2. It is considered that an Equality Impact Assessment (EIA) is not relevant to the decision on whether sites need to be visited by Planning Application Committee. The decision will not have a differential impact on people with the protected characteristics of; age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex (gender) or sexual orientation.

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 and Councillor costs.

9. Timetable for Implementation

9.1. Site visits are normally scheduled for the Thursday prior to committee. Planning Administration team sends out notification emails when a site visit is arranged.

10. Background Papers

10.1. There are none.

Appendices

1. Potential Site Visit List:

Ward: Southcote

Application reference: 231580

Application type: Householder

Site address: 6 Circuit Lane, Reading, RG30 3HA

Proposal: Proposed wrap around single storey extension to an existing semi detached house. Frontage landscaping creating of a level driveway parking pad with a cross over to the road.

Reason for Committee item: RBC Application

2. Previously Agreed Site Visits with date requested:

- 230613 - Amethyst Lane – accompanied agreed by PAC 21.06.23
- 230612 - Dwyer Road – accompanied agreed by PAC 21.06.23
- 230745 - "Great Brighams Mead", Vastern Road – accompanied agreed by PAC 06.09.23
- 231041 - Portman Road – unaccompanied agreed by PAC 06.09.23
- 231495 – Civic Offices – accompanied agreed by PAC 01.11.23

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Planning Applications Committee

10 January 2024



Reading
Borough Council
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Title	PLANNING APPEALS
Purpose of the report	To note the report for information
Report status	Public report
Report author	Julie Williams, Development Manager (Planning & Building Control)
Lead Councillor	Councillor Micky Leng, Lead Councillor for Planning and Assets
Corporate priority	Inclusive Economy
Recommendations	The Committee is asked: 1. To note the report.

1. Executive Summary

- 1.1. To advise Committee on notifications received from the Planning Inspectorate on planning appeals registered with them or decision made and to provide summary reports on appeal decisions of interest the Planning Applications Committee.

2. Information provided

- 2.1. Please see Appendix 1 of this report for new appeals lodged since the last committee.
- 2.2. Please see Appendix 2 of this report for appeals decided since the last committee.
- 2.3. Please see Appendix 3 of this report for new Planning Officers reports on those appeal decisions of interest to this committee.

3. Contribution to Strategic Aims

- 3.1. Defending planning appeals made against planning decisions contributes to creating a sustainable environment with active communities and helping the economy within the Borough as identified as the themes of the Council's Corporate Plan.

4. Environmental and Climate Implications

- 4.1. The Council declared a Climate Emergency at its meeting on 26 February 2019 (Minute 48 refers).
- 4.2. 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

5. Community Engagement

- 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 Implications

- 6.1. 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.
- 6.2. It is considered that an Equality Impact Assessment (EIA) is not relevant to the decision on whether sites need to be visited by Planning Application Committee. The decision will not have a differential impact on people with the protected characteristics of; age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex (gender) or sexual orientation.

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. Timetable for Implementation

- 9.1. Not applicable.

10. Background Papers

- 10.1. There are none.

APPENDIX 1

Appeals Lodged:

WARD: CAVERSHAM
APPEAL NO: APP/E0345/W/23/3328159
CASE NO: 230158
ADDRESS: "Junction Of", Cromwell Road and Henley Road, Caversham, Reading
PROPOSAL: Application for prior notification of Proposed 5G telecoms installation - 15m street pole ancillary equipment cabinets and associated ancillary works.
CASE OFFICER: Ryan Allen
METHOD: Written Representation
APPEAL TYPE: REFUSAL OF PLANNING PERMISSION
APPEAL LODGED: 21st November 2023

WARD: KATESGROVE
APPEAL NO: APP/E0345/W/23/3324763
CASE NO: 221905
ADDRESS: 73 Mount Pleasant, Reading
PROPOSAL: Change of use from dwellinghouse (Class C3) to 5 bedroom small HMO (Class C4) including a single storey rear extension
CASE OFFICER: Marcie Rejwerska
METHOD: Written Representation
APPEAL TYPE: REFUSAL OF PLANNING PERMISSION
APPEAL LODGED: 24th November 2023

APPENDIX 2

Appeals Decided:

WARD: KATESGROVE
APPEAL NO: APP/E0345/Z/23/3326490
CASE NO: 230533
ADDRESS: "Highway Verge", Junction of the A33 and Rose Kiln Lane, Reading
PROPOSAL: Single leg freestanding advertising structure featuring two internally illuminated sequential display screens
CASE OFFICER: Gary Miles
METHOD: Written Representation
DECISION: REFUSAL
DATE DETERMINED: 12th December 2023

WARD: WHITLEY
APPEAL NO: APP/E0345/Z/23/3326490
CASE NO: 230095
ADDRESS: "Junction of", Whitley Wood Road and Whitley Wood Lane, Reading
PROPOSAL: Proposed 5G telecoms installation - H3G 15m street pole and additional equipment cabinets
CASE OFFICER: Nicola Taplin
METHOD: Written Representation
DECISION: ALLOWED
DATE DETERMINED 18th December 2023

APPENDIX 3

Planning Officers reports on appeal decisions.

- None available at this time.

Planning Applications Committee

10 January 2024



Reading
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Title	APPLICATIONS FOR PRIOR APPROVAL
Purpose of the report	To note the report for information
Report status	Public report
Report author	Julie Williams, Development Manager (Planning & Building Control)
Lead Councillor	Councillor Micky Leng, Lead Councillor for Planning and Assets
Corporate priority	Inclusive Economy
Recommendations	The Committee is asked: 1. To note the report.

1. Executive Summary

- 1.1. To advise Committee of the types of development that can 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. Prior Approval

- 2.1. There are a range of development types and changes of use that can be carried out as permitted development but are subject to the developer first notifying the planning authority of the proposal, for it to confirm that “prior approval” is not needed before exercising the permitted development rights. The matters for prior approval vary depending on the type of development and these are set out in full in the relevant Parts in Schedule 2 to the General Permitted Development Order. A local planning authority cannot consider any other matters when determining a prior approval application.
- 2.2. If the decision is that approval is required, further information may be requested by the planning authority in order for it to determine whether approval should be given. The granting of prior approval can result in conditions being attached to the approval. Prior approval can also be refused, in which case an appeal can be made
- 2.3. The statutory requirements relating to prior approval are much less prescriptive than those relating to planning applications. This is because seeking prior approval is designed to be a light-touch process given that the principle of the development has already been established in the General Permitted Development Order. The government is clear that a local planning authority should not impose unnecessarily onerous requirements on developers should not seek to replicate the planning application system.
- 2.4. However, this means that large development schemes, often involving changes of use to residential, can proceed without meeting many of the adopted planning policies; such as contributing towards affordable housing, and the application fees for these “light touch” applications are significantly less than the equivalent planning application fee.
- 2.5. For this reason, at the Planning Applications Committee meeting on 29 May 2013, it was agreed that a report be brought to future meetings to provide details of applications received for prior approval, those pending a decision and those applications which have

been decided since the last Committee date. It was also requested that a rolling estimate be provided for the possible loss in planning fee income.

3. 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. Estimates of the equivalent planning application fees are provided.
- 4.3 The planning considerations to be taken into account when deciding each of these types of application are specified in more detail in the GDPO. In some cases the LPA first needs 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 appeals on prior-approval decisions will be included elsewhere in the agenda.

4. Contribution to strategic aims

- 4.1. 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 contribute to the strategic aims of the Council.
- 4.2. However, the permitted development prior approval process allows the LPA to consider a limited range of matters in determination of the application. These are: transport and highways impacts of the development, contamination risks on the site, flooding risks on the site, impacts of noise from commercial premises on the intended occupiers of the development and the provision of adequate natural light in all habitable rooms of the dwellinghouses. Officers will refuse to grant approval or will seek conditions in those cases where a proposal fails to satisfy on these matters thereby contributing to the themes of the Corporate Plan.

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 encourages developers to build and use properties responsibly by making efficient use of land and using sustainable materials and building methods. The Prior Approval process facilitates the re-use of existing buildings and in most cases the refurbishment will be required to comply with current building regulations which seek improved thermal performance of buildings.

6. Community Engagement

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

7. Equality 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. 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 now estimated to be £ 1,885,096

(Class E (formally office) Prior Approvals - £ 1,701,247

Householder Prior Approvals - £91,410

Retail Prior Approvals - £16,840:

Demolition Prior Approval - £6,623

Storage Prior Approvals - £5716:

Shop to Restaurant/Leisure Prior Approval - £6331;

Light Industrial to Residential - £20,022:

Dwellings on detached block of flats - £2048:

Additional storey on dwellings - £206:

New dwellinghouses on terrace/detached buildings - £17,483.

Demolition of buildings and construction of new dwelling - £128;

Prior approval to mixed use including flats - £2942

Figures since last report:

Class E (formerly office) Prior Approvals - £911

- 9.2. However, it should be noted that the prior approval application assessment process is simpler than 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. Finally, it should not be assumed that if the prior approval process did not exist that planning applications for the proposed developments would come forward instead.

10. Timetable for Implementation

- 10.1. Not applicable.

11. Background Papers

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

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

Appendices

Table 1 - Applications received since 23 November 2023 to 15 December 2023

Type:	How many received since last report:	Loss in possible fee income:
Householder Prior Approvals	0	£0
Class E Prior Approvals	1	£453
Demolition Prior Approval	0	£
Solar Equipment Prior Approval	0	n/a
Prior Notification	0	n/a
Telecommunications Prior Approval	0	n/a
Dwellings on detached block of flats	0	0
Householder Additional Storey	0	0
New dwellinghouses on terrace/detached buildings	0	0
Demolition of buildings and construction of new dwelling	0	0
Prior approval to mixed use including flats	1	£458
TOTAL	2	£911

Table 2 - Applications decided since 23 November 2023 to 15 December 2023

Type:	Approved	Refused	Not Required	Withdrawn	Non Determination
Householder Prior Approvals	0	0	0	1	0
Class E Prior Approvals	1	1	0	0	0
Demolition Prior Approval	0	0	0	0	0
Solar Equipment Prior Approval	1	0	0	0	0
Prior Notification/ Other	0	0	0	0	0
Telecommunications Prior Approval	0	0	0	0	0
Dwellings on detached block of flats	0	0	0	0	0
Householder Additional Storey	0	0	0	0	0
New dwellings on terrace buildings or New dwellings on detached buildings	0	0	0	0	0
Demolition of buildings and construction of new dwelling	0	0	0	0	0
Prior approval to mixed use including flats	0	0	0	0	0
TOTAL	2	1	0	1	0

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Planning Applications Committee

10 January 2024



Reading
Borough Council
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Title	PROPOSED TREE WORK TO ONE PROTECTED COUNCIL TREE OUTSIDE 30 CHAZEY ROAD
Purpose of the report	To make a decision
Report status	Public report
Report author	Sarah Hanson, Natural Environment Officer
Lead councillor	Councillor Micky Leng, Lead Councillor for Planning and Assets
Corporate priority	Healthy Environment
Ward	Caversham Heights
Recommendations	The Committee is asked: 1. To approve the proposed tree works

1. Executive summary

- 1.1. To report to Committee on proposed work to one Japanese pagoda tree; that being T1 of TPO 24/06 (copy of TPO plan attached – Appendix 1).

2. Policy context

- 2.1. The Council's new Corporate Plan has established three themes for the years 2022/25. These themes are:

- Healthy Environment
- Thriving Communities
- Inclusive Economy

- 2.2. These themes are underpinned by “Our Foundations” explaining the ways we work at the Council:

- People first
- Digital transformation
- Building self-reliance
- Getting the best value
- Collaborating with others

- 2.3. Full details of the Council's Corporate Plan and the projects which will deliver these priorities are published on the [Council's website](#). These priorities and the Corporate Plan demonstrate how the Council meets its legal obligation to be efficient, effective and economical.

2. Background

- 2.1 The tree is one of three in a row, of the same species, the other two being on private land. Following concerns from the resident of 30 Chazey Road, an inspection was carried out by Reading Borough Council's Tree Surveyor in

Streetscene, which identified fungal brackets at the base, alongside cavities. On 7 December 2023 an application was received from the Tree Surveyor seeking consent for works to one Japanese pagoda tree (application reference 231777). The works proposed are:

- Overall significant crown reduction, back to secondary growth points, as indicated below:



- 2.2 The aim of the work is to make the tree safe whilst retaining it in some form due to the rarity of the species in the borough. It is not known whether the tree will respond favourably to the significant work, particularly given its sub-optimal condition, but it is considered an important enough specimen to try, as opposed to felling in the first instance.
- 2.3 As the Council-maintained tree in question is subject to a Tree Preservation Order, a formal tree works application is required for the works to be approved.
- 2.3 The Town and Country Planning Act 1990 requires applications for works to protected Council owned or maintained trees to be decided by a Committee of the Council which is not responsible for managing the land to which the application relates.
- 2.4 The law also requires a public notice to be displayed for at least 21 days giving details of the proposed works and contact details for any comments to be sent. A site Notice was attached to the tree on 12 December 2023 and left for the required period.

3. Result of consultation

- 3.1 Due to the urgent nature of the works, it needed to be considered at a Committee as soon as possible, meaning this report was completed prior to the end of the consultation period. An update on any public comments will be provided at Planning Applications Committee.

4. Conclusion and recommendation

- 4.1 The works proposed are necessary to make the tree safe and whilst there is a risk the tree may not respond favourably, it is considered that it should be done, as opposed to felling, given the rarity of the species. Subject to no substantive objections or comments being received as a result of the public notice, it is recommended that the works 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 None of this report. It is understood that works to the tree would be funded by the Council from existing budgets.

7. Equality impact assessment

- 7.1 None required.

8. Contribution to strategic aims

- 8.1 The aim of the TPO's is to secure trees of high amenity value for present and future generations to enjoy. Trees have multiple environmental benefits creating cleaner, greener and more attractive places to live. This contributes to creating a healthy environment as identified as one of the themes of the Council's Corporate Plan. See Section 2 of this report for more information.

9. Environmental & Climate implications

- 9.1 The Council declared a Climate Emergency at its meeting on 26 February 2019 (Minute 48 refers).
- 9.2 Trees have multiple environmental benefits that include flood alleviation, wildlife benefits, air pollution mitigation and air cooling. The proposed works are not expected to substantially impact the trees' contribution to these multiple environmental benefits, as the intention of the works is to enable the tree to be retained in preference to felling.

10. BACKGROUND DOCUMENTS

- 10.1 Register of Tree Preservation Orders

Appendix 1 - TPO 24/06 (plan)



CERTIFIED A TRUE COPY OF
THE ORIGINAL

CTRO

AUTHORISED SIGNATORY
READING BOROUGH CO
CIVIC OFFICES, CIVIC CL...
READING RG1 1TD

CHAZEY ROAD

1, T2, T3 - Sophora japonica (Pagoda tree)

READING BOROUGH COUNCIL

23 FEB 2006

E TREE PRESERVATION ORDER:- 30-36 CHAZEY ROAD, CAVERSHAM, READING ENVIRONMENT

NO E2351	DATE JANUARY 2006
WN BY EW33967	SCALE 1:500

Reading
BOROUGH COUNCIL
PLANNING SUPPORT TEAM

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Planning Applications Committee



Reading
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10 January 2024

Title	Street Name assignment at site of 97a-117, Caversham Road, Reading. (SN&N Ref: 34520231002)
Purpose of the report	To make a decision
Report status	Public report
Report author	Heather Porter, Data and GIS Manager (Data Intelligence and Policy)
Lead councillor	Councillor Micky Leng, Lead Councillor for Planning and Assets
Corporate priority	Our Foundations
Recommendations	<p>The Committee is asked:</p> <ol style="list-style-type: none"> 1. To approve the street name from table at 3.3 of the report. 2. Should the proposed name be considered unsuitable Committee needs to select a name from the Approved Street Names list (previously circulated).

1. Purpose 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. Background

- 2.1 The development is located at Caversham Road, Reading. The Committee are requested to approve a street name to be reserved for the development. A plan of the site detailing the road layout is attached in Appendix 1.

3. Proposed changes

- 3.1 That Committee approve the name for the development from the table presented in 3.3.
- 3.2 Should Committee consider the name put forward to be unacceptable, an alternative name will need to be selected. Refer to the Approved Street Names list previously circulated (October PAC).

3.3 Table of Proposed Names

Name	Reason for name	Ward	Site	Source
Carters Close	To reflect the former use/occupier of the site.	Thames	97a-117, Caversham Road, Reading.	GIS team

4. Contribution to strategic aims

- 4.1 Street Naming and Numbering falls under the Council's "Our Foundations" corporate theme. Street Naming and Numbering data is a foundational part of our digital transformation; producing high quality, authoritative reference datasets which can be used across the Council's services provides a high level of confidence in our products and outputs across our community.

5. Community engagement

- 5.1 No community engagement activities are required for these proposals.
- 5.2 During the consultation with Councillors, a response was received from Cllr Barnett-Ward on behalf of all consulted Councillors, signalling their support for Carters Close.

6. Equality impact assessment

- 6.1 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.
- 6.2 In terms of the key equalities protected characteristics, it is considered that the proposed changes would not have adverse impacts.

7. Environmental and climate implications

- 7.1 The Council declared a Climate Emergency at its meeting on 26 February 2019 (Minute 48 refers).
- 7.2 The Planning & Building Control and Planning Policy Services play a key part in mitigating impacts and adapting building techniques using adopted policies to encourage developers to build and use properties responsibly, making efficient use of land, using sustainable materials and building methods. Developments coming forward through prior approval will need to meet current building control standards, which include energy efficiency and performance.

8. Legal implications


- 8.1 There are no legal implications arising from the proposals in the consultation.
- 8.2 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.

9. Financial Implications

- 9.1 There are no direct financial implications arising from this report.

Appendix 1 - Site of 97a-117, Caversham Road, Reading. (Street Plan)



Title: STREET NAMING & NUMBERING PLAN. **NEW ROAD NAME REQUIRED.**  **Reading**
 Former Carters Site, 97a-117, Caversham Road, Reading. Borough Council
Working better with you

SN&N Xref.No.: 34520231002 Date: 23/11/2023 Scale at A4: 1:650
 Produced by GIS & Mapping Services Ref: G:\SN&Numbering\RBC process\2023\1023 Applications Oct 2023\34520231002

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10 January 2024



Reading

Borough Council

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Title	PLANNING APPLICATION REPORT
Ward	Abbey
Planning Application Reference:	230574/FUL
Site Address:	Jackson's Corner, 1-9 Kings Road, Reading RG1 3AS
Proposed Development	Proposed shopfront alterations, installation of external kitchen extract system to rear and internal alterations.
Applicant	Fat Hippo Group
Report author	Marcie Rejwerska
Deadline:	13/10/2023
Recommendations	Grant planning permission, subject to conditions as follows:
Conditions	<ol style="list-style-type: none"> 1. Time Limit (Standard) 2. Approved Plans 3. Materials As Specified 4. Proposed Mechanical Plant/Equipment Noise Restricted 5. Ventilation & Extraction (As Specified)
Informatives	<ol style="list-style-type: none"> 1. Terms 2. Building Control 3. Complaints about construction 4. Encroachment 5. Positive and proactive - approval

1. Executive summary

- 1.1. This report explains the proposal submitted by the Fat Hippo Group for removal of the existing flat canopy with Jackson's lettering to be replaced with a black awning. The remainder of the shopfront remains largely unchanged. The proposal also includes installation of a kitchen extract flue to the rear of the building to accommodate the new use of the unit as a restaurant, and internal alterations associated with the new use. The main concerns discussed within this report relate to the appearance and design of the new shopfront design, as well as the pollution implications of the proposed new kitchen extract.

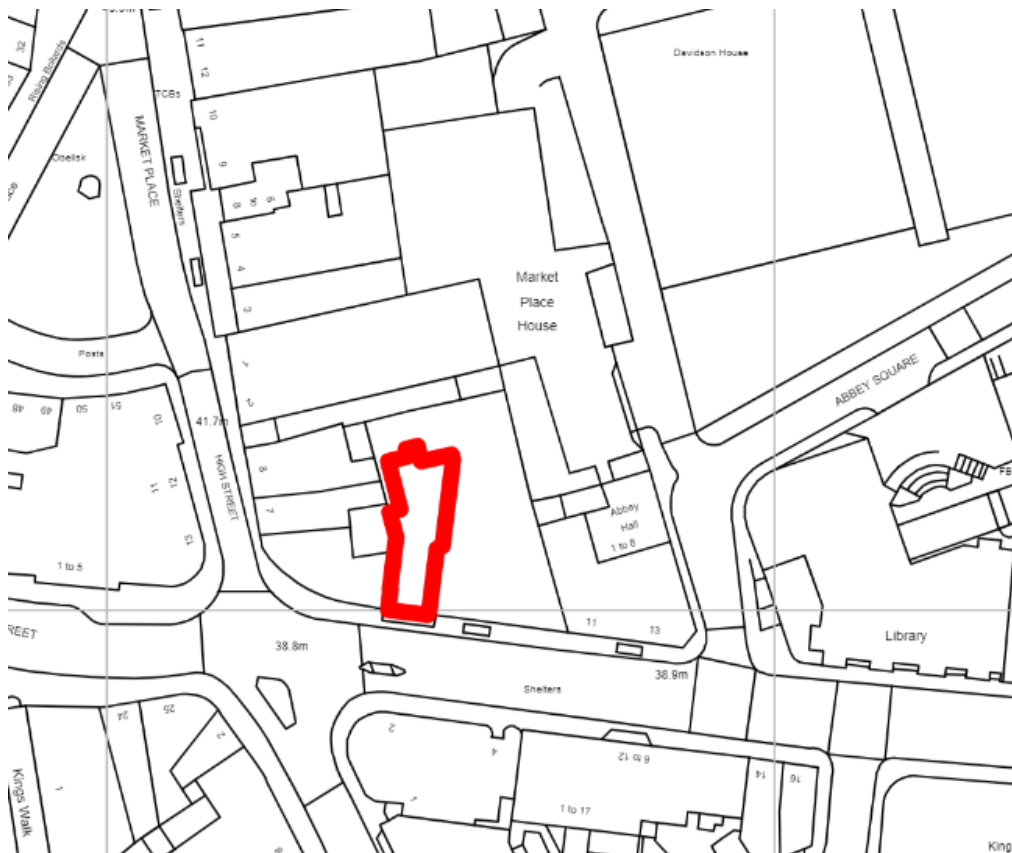
2. Introduction and site description

- 2.1. The application is referred to Committee at the request of Cllr Page.
- 2.2. The application site comprises Unit 2 within the ground floor of Jackson's Corner on Kings Road in Reading town centre. This unit has a separate doorway access from

Kings Road which has a flat concrete canopy above the door with individual gold letters spelling “Jackson’s” mounted on top of the canopy close to the outside edge.

- 2.3. The surrounding area is predominately commercial, however there are residential units above the ground floor within the Jackson’s Corner building and other properties on Kings Road.
- 2.4. Jackson’s Corner is a building of townscape merit within the Market Place/London Street conservation area. The building is also identified as a primary frontage within Central Reading. The application site, now known as Unit 2, is a former public house, acquired in 1960 as an extension to the Jackson’s Corner department store, to connect the original store at the corner of the crossroads and the 1954 extensions on Kings Road. This is reflected in the inconsistent design of the shopfronts, especially the stonework frame present at Unit 2.

Site location plan:



3. The Proposal

- 3.1. Planning permission is sought for alterations to the existing shopfront consisting of removal of the existing concrete flat canopy with the gold Jackson’s lettering, to be replaced with a retractable black awning. The awning when extended would be at the same height as the existing canopy. The support structure of the awning is proposed to align with the height of the historic awnings present at Unit 1 of Jackson’s Corner, with a timber fascia above the support structure.
- 3.2. The remainder of the shopfront remains largely unchanged, with the exception of replacement doors and repainting to a black colour.
- 3.3. The proposal includes internal alterations to the unit, specifically the creation of toilets on the ground floor, a bar servery and a new staircase to the proposed kitchen and storage area on the first floor.

- 3.4. The proposal also includes installation of a new kitchen extract unit, to be located externally within the courtyard between Unit 1 and 2 of Jackson's Corner on the ground floor.
- 3.5. The use of the unit as a restaurant is not development as both existing and proposed uses fall within Class E. Permission is therefore not required for the restaurant use itself and it would be beyond the scope of this application to seek to control matters relating to the use.
- 3.6. Submitted plans and documentation:
 - 2210 Rev A Design & Access Statement, John Taylor Architects Ltd, received 27 April 2023
 - 2210 Rev A Heritage Statement, John Taylor Architects Ltd, received 27 April 2023
 - Site Location Plan, received 27 April 2023
 - 2210PL-001A Existing Site/Block Plan, dated 15 September 2022, received 27 April 2023
 - 2210PL-002A Existing GA Ground Floor Plan, dated 15 September 2022, received 27 April 2023
 - 2210PL-005B Proposed Site/Block Plan, dated 1 April 2023, received 27 April 2023
 - 2210PL-003B GA Floor Plans, dated 1 April 2023, received 27 April 2023
 - 2210PL-004F Existing & Proposed Shopfront, dated 10 October 2023, received 13 October 2023
 - 2221627 Plant Noise Assessment Rev1, Sharps Redmore Acoustic Consultants, dated 14 September 2023, received 15 September 2023
 - Specification & EMAQ Report, dated 17 October 2023, received 28 November 2023

4. Planning history

- 4.1. 221373/FUL - Proposed shopfront alterations, installation of external kitchen extract system to rear and internal alterations – Application refused due to following reasons:
 - “The proposed awning, by reason of its positioning and siting on the building, coupled with a reduction in shopfront glazing and replacement tiling, would fail to integrate with the wider building (units 1 and 3), 1-9 Kings Road, which is a building of townscape merit and located within a conservation area. As such, the proposal fails to comply with policies CC7, OU5 and EN3 of the Reading Borough Local Plan (2019) and the Design Guide to Shopfronts (2022).”*
 - 4.1.1. *“In the absence of a suitable noise assessment, the applicant has failed to demonstrate that the rear external kitchen extract system would be acceptable in terms of noise pollution for nearby residents. As such, the proposal is not compliant with policies EN16 and EN17 of the Reading Borough Local Plan (2019).”*
- 4.2. No other planning history relevant to Unit 2 of Jackson's Corner.

5. Consultations

- 5.1. Non-Statutory
 - 5.1.1. RBC Environmental Health – No objections to revised noise assessment; no objections to proposed odour control.
 - 5.1.2. RBC Transport Development – No objections subject to satisfactory canopy clearance above footway.

5.1.3. RBC Conservation Officer – No comments received.

5.1.4. RCAAC – No comments received.

5.2. Public

5.2.1. The following neighbouring properties were consulted by letter for both applications:

Flats 1-5, 8A High Street, Reading

Flats 1-3, 7 High Street, Reading

11-13 Kings Road, Reading

5.2.2. 1 letter of support received from the owner of the application site.

6. Legal context

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'. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12).

6.2. 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.

6.3. In this regard, the NPPF states that due weight should be given to the adopted policies of the Local Plan 2019 according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).

6.4. Accordingly, the latest NPPF and the following development plan policies and supplementary planning guidance are relevant:

Reading Borough Local Plan 2019

Policies:

CC1 Presumption in Favour of Sustainable Development

CC7 Design and the Public Realm

CC8 Safeguarding Amenity

EN1 Protection and Enhancement of the Historic Environment

EN3 Enhancement of Conservation Areas

EN4 Locally Important Heritage Assets

EN15 Air Quality

EN17 Noise Generating Equipment

OU5 Shopfronts and Cash Machines

CR1 Definition of Central Reading

CR2 Design in Central Reading

CR7 Primary Frontages in Central Reading

CR15 The Reading Abbey Quarter

Supplementary Planning Documents:

Design Guide to Shopfronts SPD (2022)

Other documents:

Market Place/London Street Conservation Area Appraisal (2007)

7. Appraisal

7.1. The main considerations are:

I. Design and appearance, implications on the conservation area

II. Amenity and pollution

I) Design and appearance

7.2. The existing concrete flat canopy at Unit 2 includes gold Jackson's lettering. The canopy is not mentioned in the conservation area appraisal as having any specific historic or aesthetic value.

7.3. It is important to note that the proposal does not include or affect the Jackson's Corner lettering on the upper floors which is to be retained.

7.4. The proposed awning was part of a previous submission by the applicant which was refused on the grounds that the proposed awning and shopfront alterations did not respect the continuity of the shopfront and its historical significance. This new proposal includes repositioning of the awnings from the previous submission to line up with the historic awnings at Unit 1 of Jackson's Corner. It is considered that this design sufficiently addresses the concerns raised by the case officer for the previously refused proposal.

7.5. The proposed materials and design of the awning is considered sympathetic to the application site. The design is a Victorian style fabric awning in black colour. Its positioning is sympathetic to the historic design of the Jackson's Corner shopfront and is therefore considered in line with the recommendations within the Shopfronts SPD and Policies OU5 and EN4.

7.6. When extended, the awnings will come down to the same height as the existing canopy, and as such retaining the existing clearance above the footpath. This is considered acceptable.

7.7. The remainder of the shopfront remains largely unchanged. A timber fascia board is proposed above the support structure of the awning which is in line with the Shopfront SPD recommendations for historic buildings.

7.8. Due to the minimal changes to the shopfront, active views into the unit are retained. This is in line with the recommendations of both the Shopfronts SPD and Policy CR7.

7.9. Overall, the changes are considered to be sympathetic to the site and its historical context. The proposal is not considered harmful to the wider conservation area nor the heritage asset and is therefore considered acceptable in terms of the proposed shopfront design.

II) Amenity and pollution

7.10. The main amenity concerns associated with restaurant use relate to the installation of the new kitchen extract and its potential in creating noise and odour pollution. This is of particular concern with relation to the residential units in the upper floors of Jackson's Corner and neighbouring properties on High Street and Kings Road.

- 7.11. The proposed extract unit will be located in the courtyard between Units 1 and 2, affixed to the wall on the west elevation. It is located nearby windows serving residential properties on the upper floors of the Jackson's Corner building and would be visible to residents within the newly created residential block behind Jackson's Corner.
- 7.12. The applicant has submitted a noise assessment to demonstrate that the noise arising from the extract would not exceed 10dB above background noise, in line with the limits set out in Policy EN17. This has been reviewed by the Environmental Health team and is considered acceptable.
- 7.13. The applicant has submitted an odour assessment to demonstrate that the odour abatement is sufficient for the type of cooking which would take place and to ensure that the odour abatement measures do not exacerbate the noise produced by the proposed kitchen extraction vent. The submitted odour control information states that the proposed measures, consisting of an electrostatic precipitator and carbon filters, are sufficient, will not exacerbate the noise generated and have considered the layout of the courtyard. This has been reviewed by the Council's Environmental Health team and is considered acceptable.

8. Equality implications

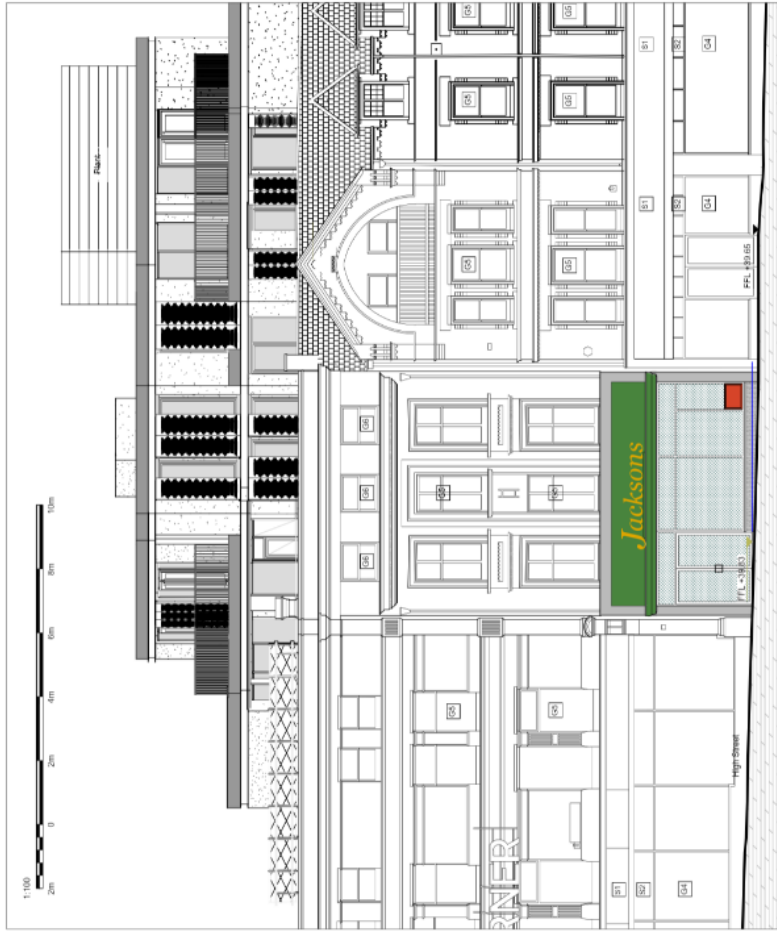
- 8.1. Under the Equality Act 2010, Section 149, a public authority must, in the exercise of its functions, have due regard to the need to—
- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - advance equality of opportunity between persons 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.
- 8.2. 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.

9. Conclusion

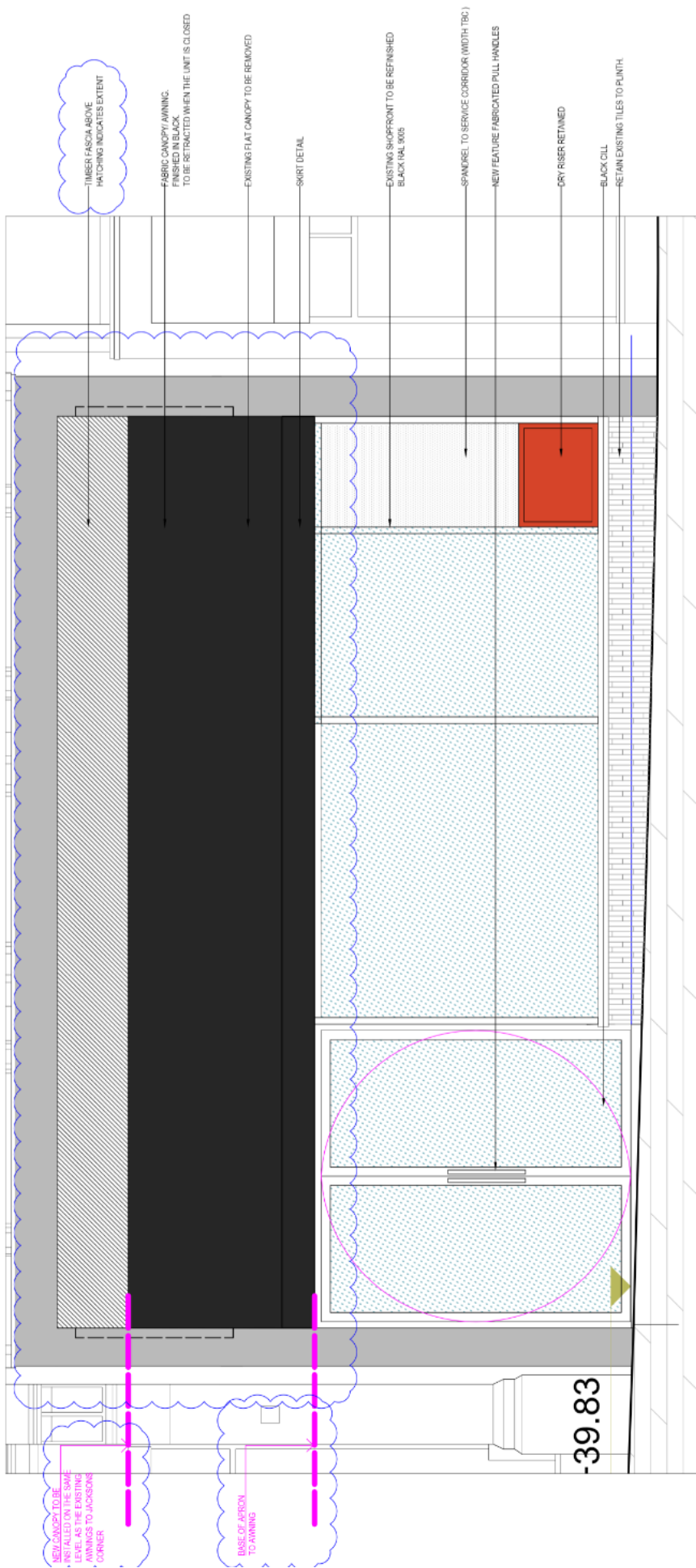
- 9.1 As with all applications considered by the Local Planning Authority, the application is required to be determined in accordance with the development plan unless material considerations indicate otherwise, as per Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 9.2 Officers consider that the proposed works are acceptable both in terms of design and the impact on the conservation area. The impact of the proposed kitchen extraction equipment on the amenity of neighbouring occupiers will also be acceptable as suitable noise and odour controls are proposed.
- 9.3 As such, this application is recommended for approval for Planning Permission subject to the recommended conditions.

Plans & Appendices

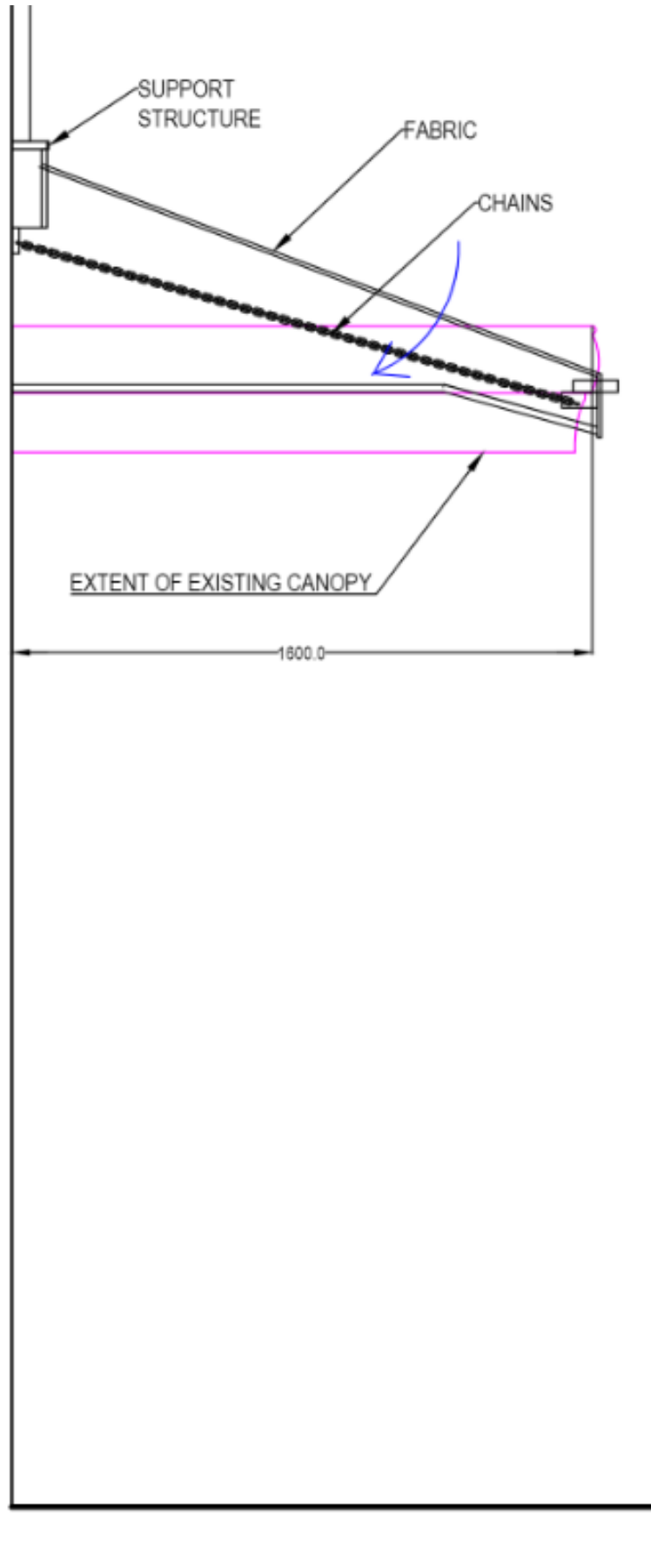
1. Existing Elevations



2. Proposed Elevations

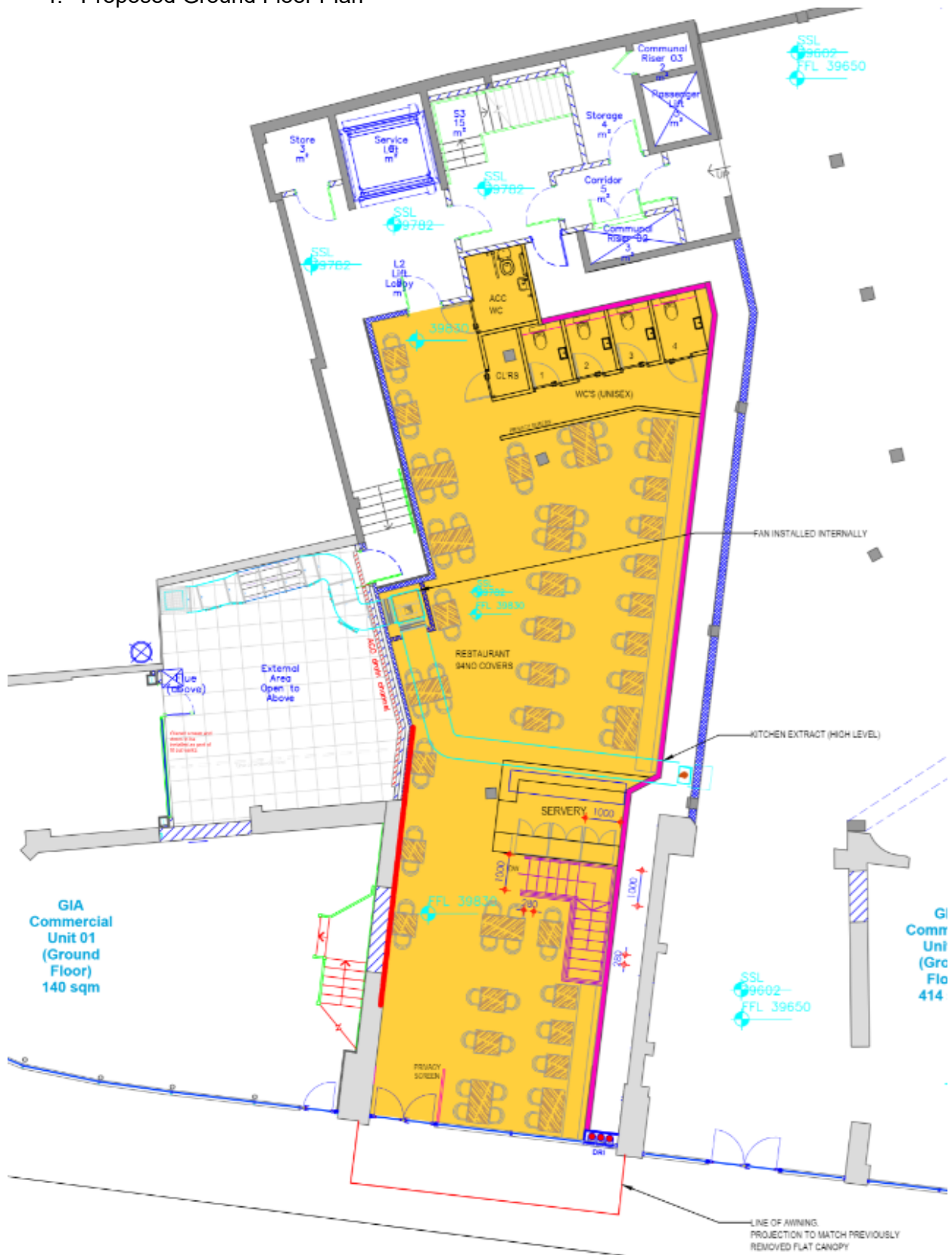


3. Side elevation view

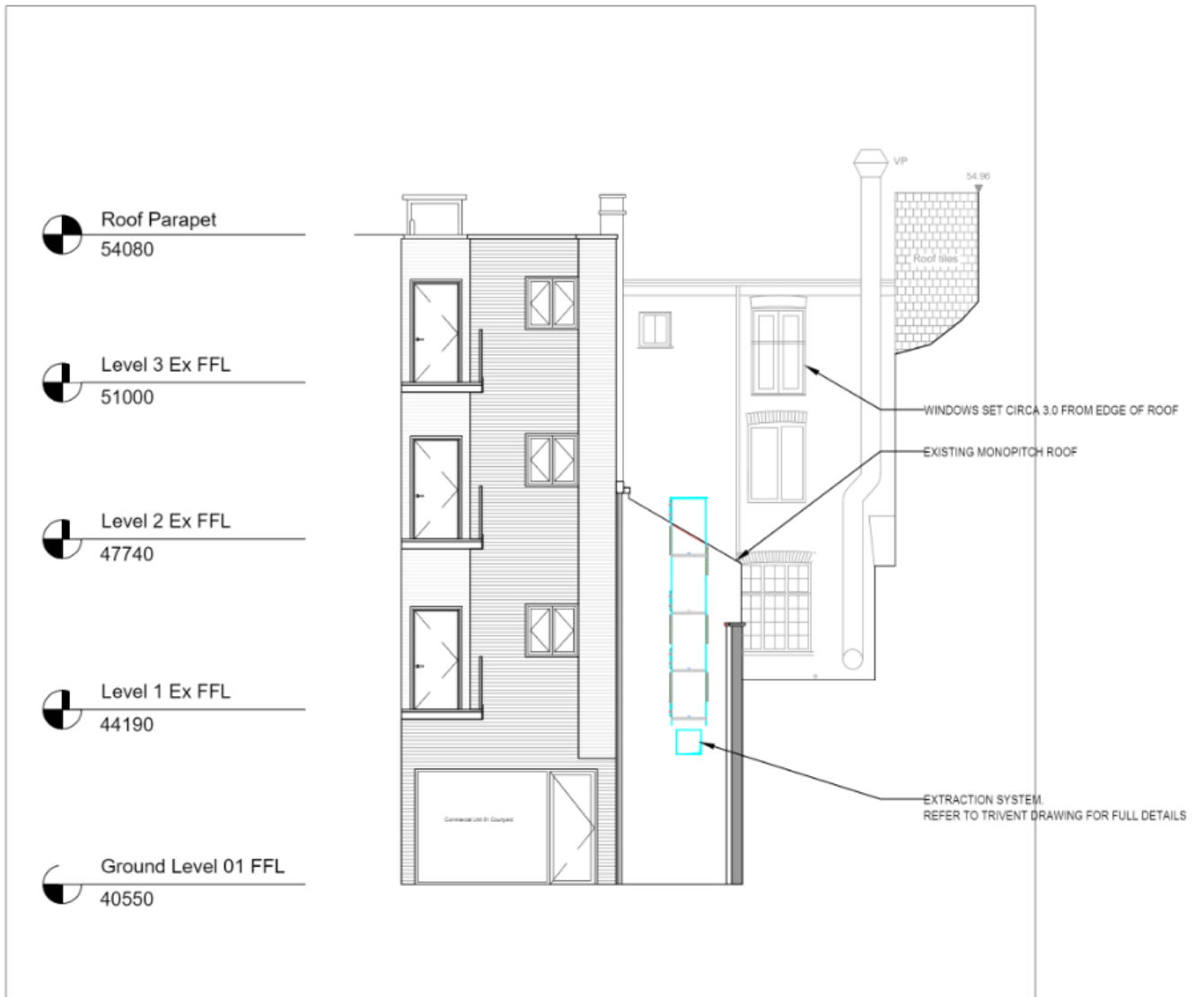


PART SIDE ELEVATION : CANOPY (1:20)

4. Proposed Ground Floor Plan



5. Proposed Courtyard Elevation



REAR ELEVATION (WEST FACING FROM WITHIN COURTYARD)

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10 January 2024



Reading

Borough Council

Working better with you

Title	PLANNING APPLICATION REPORT
Ward	Abbey
Planning Application Reference:	231495
Site Address:	Civic Offices, Bridge Street, Reading.
Proposed Development	Proposals to extend the Reading Borough Council Offices on Bridge Street to enable the accommodation of the relocated Reading Central Library function, currently on Kings Road, Reading, and provide an enhanced Customer Services reception. Site is currently Sui Generis use class, proposal to co-locate with library - use class F1.
Applicant	Reading Borough Council
Report author	Nicola Taplin
Deadline:	Original target date: 13 December 2023, extension of time date 17 January 2024
Recommendations	Delegate to the Assistant Director for Planning, Transport and Public Protection Services (AD PTPPS) to (i) GRANT full planning permission subject to the satisfactory completion of a Section 106 legal agreement.
S106Terms	Off-site Tree Planting - Secure a biodiversity compensation scheme to comprise 6 street trees to be delivered elsewhere in the Borough to include timetable for implementation.
Conditions	<ol style="list-style-type: none"> 1. Full - time limit - three years 2. Approved Plans 3. Pre-commencement archaeological Written Scheme of Investigation 4. Materials (samples to be approved prior to commencement of above ground works) 5. Pre-commencement hard and soft landscaping (including green roof details) to be submitted and approved 6. Pre-commencement Arboricultural Method Statement to be submitted and approved 7. Construction Method Statement to be submitted 8. Cycle Parking as specified 9. Servicing Management Plan 10. Unidentified Contamination 11. Noise Mitigation Implementation (external plant) 12. Off-site tree planting scheme 13. Pre-commencement lighting scheme submission and approval. 14. Ecological enhancements
Informatives	<ul style="list-style-type: none"> • Positive and Proactive • Pre-commencement conditions • Highways • Building Regulations • Complaints about construction

- Noisy Construction
- Contamination
- CIL

1 Executive summary

- 1.1 The proposal seeks planning permission to extend the Reading Borough Council Offices on Bridge Street to enable the accommodation of the relocated Reading Central Library function, currently on Kings Road, Reading, and provide an enhanced Customer Services reception. The site is currently Sui Generis use class, proposal to co-locate with library - use class F1. The proposal will provide further enhancements to the function of the existing civic centre in a highly sustainable and central location in Reading where there is a choice of travel options. The proposal is considered acceptable in visual terms, would not result in an undue loss of amenity and would represent an appropriate development in transport terms. The application is recommended for approval subject to the conditions as set out above.
- 1.2 The application is referred to Committee as this is a Council-own (Regulation 3) development.

2 Introduction and Site Description

- 2.1 The Civic Centre building is located towards the southern edge of Reading Town centre, on Bridge Street to the West of the Oracle Shopping Centre. It was constructed in the mid/late 1980s as office accommodation originally known as 'Plaza West', and is arranged over three floors formed around two square courtyards. Externally the ground and first floors are defined by brickwork bays separated with vertical slot windows between, with double height arched window openings to each bay, defined with contrasting brickwork. The building is entered via a protruding draught lobby which was constructed as part of the 2014 refurbishment and repurposing of the building as council offices. The majority of the parking associated with the building is in the basement, although there is a visitors' car park which includes accessible parking bays to the south of the building, accessed from Simmonds Street. The Grade II Listed Riverside House is located on Fobney Street and the northern part of the application site it within the St. Mary's Butts/Castle Street Conservation Area. There are a number of trees across the site. A large ash tree sits on the corner of Bridge Street and Fobney Street.

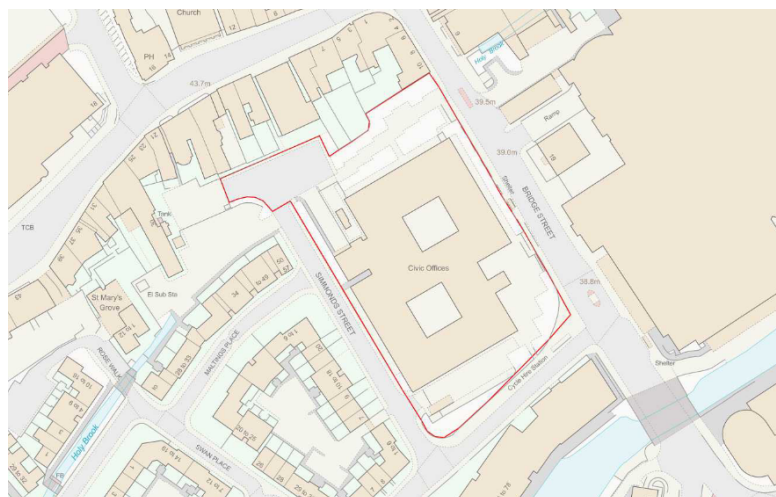


Figure 1 – Site location Plan (Not to scale)

3 The proposal

- 3.1 The proposal is to extend the Reading Borough Council Offices on Bridge Street to enable the accommodation of the relocated Reading Central Library function, currently on Kings Road, Reading, and provide an enhanced Customer Services reception. The

site is currently in Sui Generis use and the proposal will be to co-locate with the library use (Class F1).

- 3.2 In 2021, Reading Borough Council identified a requirement to improve the Library Service accommodation currently located at Kings Road, central Reading. A number of options were considered, but the Council agreed that that the relocation of the Central Library to the Civic Offices could engender a new, welcoming, 'Team Reading' public image to the building, and that the library function is well placed to enable this, given its diverse audience, from all across the Borough. In January 2023, Central Government announced that the Culture and Community at Minster Quarter bid, which included the re-provisioning of the Central Library at the Civic Offices, had been successful. The Council's Policy Committee on 20 February 2023 agreed delivery of the Levelling Up Fund (LUF) programme which included the re-provisioning of the Library at the Civic Offices.
- 3.3 The extension will form a new atrium-style front entrance to the Civic Offices with a solid flat-roofed customer services area and glazed front canopy. The proposal also includes the erection of a glazed roof over the southern courtyard in order to form additional space for the library.

Figure 2 – Proposed Site Plan (Not to scale)

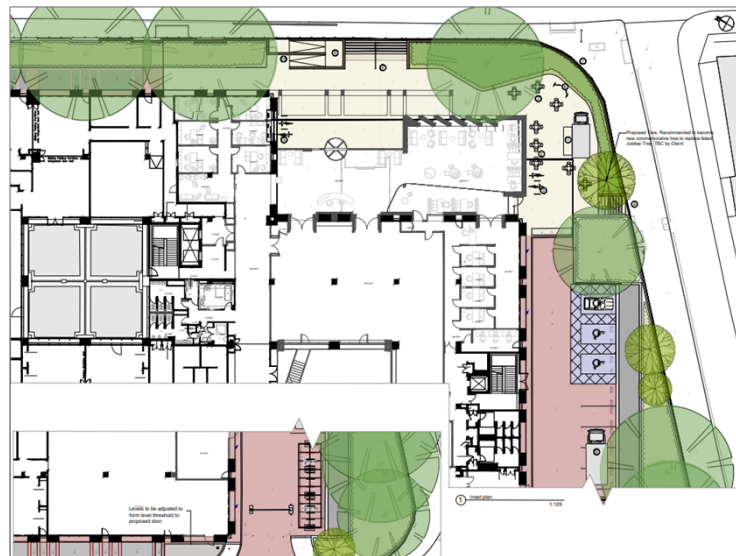


Figure 3 – Applicant's visualisation of the proposed scheme



3.4 The applicant has submitted the following documents for consideration:

- Archaeological Heritage Statement
- Access Strategy
- Plant Noise Assessment
- Transport Statement
- Ecological Appraisal and Biodiversity Net Gain Assessment
- Design and Access Statement
- Refuse and Waste Strategy
- 3D Visuals
- Arboricultural Impact Assessment
- Arboricultural Method Statement
- Landscape Design Principles
- E05236-HCC-00-B1-DR-A-2000-P1
- E05236-HCC-00-B1-DR-A-2100-P1
- E05236-HCC-00-00-L-7000 P02
- E05236-HCC-00-00-L-7007 P01
- E05236-HCC-00-00-DR-A-1000
- E05236-HCC-00-00-DR-A-2001
- E05236-HCC-00-00-DR-A-2101
- E05236-HCC-00-00-DR-A-3000
- E05236-HCC-00-00-DR-A-3050
- E05236-HCC-00-01-DR-A-2002
- E05236-HCC-00-01-DR-A-2102
- E05236-HCC-00-RP-DR-A-2005
- E05236-HCC-00-RP-DR-A-2103
- E05236-HCC-00-RP-DR-A-2105
- E05236-HCC-00-ZZ-DR-A-3100
- E05236-HCC-00-ZZ-DR-A-3150

4 Planning history

130687 - Change of use from B1 Office to Local Government Offices with ancillary Post Office, and external works to include erection of front lobby; and generator and secure screen to rear. – Application permitted 7 May 2013.

230442 - – Re-location of Reading Library and extension to Civic Offices. Pre-app response provided.

5 Consultations

The following consultation responses were received from statutory and internal consultees:

RBC Transport - There are no objections to the proposed development subject to conditions (discussed below).

RBC Conservation Officer - The proposal would have neutral impact on the settings of Grade II and Grade II* listed buildings on Castle Street and Bridge Street and St Mary's Butts/Castle Street Conservation Area, therefore it would be acceptable.

RBC Environmental Protection - No objection subject to the imposition of conditions relating to unidentified contamination and noise mitigation measures (detailed in the Noise Assessment).

RBC Ecology – No objection subject to conditions to secure ecological enhancements, precautionary measures to protect nesting birds and a condition to secure off site tree planting. Concerns raised about lighting and the impact that this could potentially to

disrupt the life cycles of invertebrates and birds that are trying to occupy these trees and reduce their wildlife value.

RBC Natural Environment – No objection in principle subject to the imposition of conditions to secure landscaping, A revised Arboricultural Method Statement and details of lighting to be approved.

Berkshire Archaeology - As shown, the application site falls within an area of archaeological significance and archaeological remains may be damaged by ground disturbance for the proposed development. No objection subject to a condition requiring programme of archaeological work including a Written Scheme of Investigation (WSI) to be submitted and approved prior to the commencement of development.

Public Consultation

Notification letters were sent to nearby occupiers on 6 June 2023. Site notices were displayed on 1 November 2023.

6 Legal and Planning Policy context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) – among them the ‘presumption in favour of sustainable development’. However, the NPPF does not change the statutory status of the development plan as ‘the starting point for decision making (NPPF paragraph 12).

In this regard, the NPPF states that due weight should be given to the adopted policies of the Local Plan 2019 according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).

Accordingly, the latest NPPF and the following development plan policies and supplementary planning guidance are relevant:

National Policy – National Planning Policy Framework (NPPF) December 2023

Section 2 – Achieving Sustainable Development
Section 4 – Decision Making
Section 5 – Delivering a sufficient supply of homes
Section 6 – Building a strong, competitive economy
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

National Planning Practice Guidance (2014 onwards)

Reading Borough Local Plan (November 2019) policies are:

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
EN3: Enhancement of conservation areas
EN12: Biodiversity and the Green Network

EN14: Trees, Hedges and Woodland
EN15: Air Quality
EN16: Pollution and Water Resources
EN17: Noise Generating Equipment
OU1: New and Existing Community Facilities
TR1: Achieving the Transport Strategy
TR3: Access, Traffic and Highway-Related Matters
TR4: Cycle Routes and Facilities
TR5: Car and Cycle Parking and Electric Vehicle Charging

RBC Supplementary Planning Documents

Planning Obligations under S106 (2015)
Sustainable Design and Construction (2019)
Parking Standards and Design (2011)

Other relevant documentation

Reading Tree Strategy (2021)
Reading Biodiversity Action Plan (2021)
The National Design Guide (2019)
The National Model Design Code (2021)

7 Appraisal

The main considerations are:

- Land Use Considerations
- Design Considerations – Layout, Scale and Appearance
- Impact on Parking/Highways
- Natural Environment – Trees and Landscaping
- Ecology
- Environmental Protection Matters – Contaminated Land
- Residential Amenity

Land Use Considerations

- 7.1 Policy CC1 (Presumption in favour of Sustainable Development) requires a positive approach to development proposals that reflect the presumption in favour of sustainable development, which lies at the heart of the National Planning Policy Framework (NPPF). To achieve sustainable development a proposal needs to meet economic, social and environmental objectives.
- 7.2 Policy OU1 supports new, extended or improved community facilities, particularly where this will involve co-location of facilities on a single site. Proposals for on-site intensification of important facilities, such as schools and healthcare uses, will be supported, subject to other policies in the plan. The Policy goes on to state that new community facilities should be located where there is a choice of means of travel (including walking and cycling), and in existing centres where possible. In this respect, the proposal involves the co-location of the library with the existing civic functions conducted at the site. The proposal is being funded via the Government's 'Levelling Up' Fund. The site is located in a highly sustainable, central location in Reading where there is a choice of travel options and the proposed extension will provide further enhancements to the function of the existing Civic Offices' function. Therefore, subject to the detailed considerations set out below, the principle of development considered to be acceptable.

Design Considerations – Layout, Scale and Appearance

- 7.3 Policy CC7 (Design and the Public Realm) seeks to ensure that new development enhances and preserves local character. The policy places importance on the layout of the urban structure and urban grain, stipulating that development should respond positively to the local context and create safe and accessible environments. The policy requires, “...*high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located*”.
- 7.4 Paragraph 135 of the NPPF 2023 details that decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character including the surrounding built environment.
- 7.5 The National Design Guidance identifies 10 key components for good design and of particular note is the characteristic of ‘Context’ and it states that it is important that, “...*well designed new development responds positively to the features of the site itself and the surrounding context beyond the site boundary. It should enhance positive qualities and improve negative ones.*” Additionally, there is specific reference to ‘views inwards and outwards’.
- 7.6 The extension will square up the entrance along Bridge Street and will involve a two-storey height, predominantly glazed, extension. While the host building has a more traditional red brick appearance, the extension does take some architectural cues from the building and the rationale for a predominantly glazed extension to serve as an enhanced welcome area to the civic building is considered acceptable in design terms. The enclosure of the courtyard is not considered to result in any adverse visual impact.
- 7.7 Policy EN1 requires that all proposals to protect and, where possible, enhance the significance of heritage assets and their settings, historic character and local distinctiveness of the area in which they are located. It echoes the NPPF by stating, “Proposals should seek to avoid harm in the first instance. Any harm to or loss of a heritage asset should require clear and convincing justification, usually in the form of public benefits”. Policy EN3 requires that development proposals within Conservation Areas contribute positively to local character and distinctiveness. Policy EN6 also requires new development to contribute to, respect and enhance the architectural and visual qualities of the historic environment characterised by heritage assets.
- 7.8 The application site partly lies within the St Mary’s Butts/Castle Street Conservation Area. Given the location of the application site and the position of the proposed front extension, the proposal would have possible, limited heritage impacts on the on the character and appearance and views into the Conservation Area.
- 7.9 The Council’s Conservation Officer has advised that overall, the proposed development would have a neutral impact on views to the St Mary’s Butt/Castle Street Conservation Area. It would not have any impact on the Grade II* Listed Culvert to the Holy Brook as the proposal would not touch the listed building physically and/or visually. Similarly, due to the distances involved, the extension would result in no harm to the settings of the various Grade II listed buildings on Bridge Street, Fobney Street or Castle Street.

Impact on Parking/Highways

- 7.10 Policies TR3 (Access, Traffic and Highway related matters), TR1 (Achieving the Transport Strategy) and TR5 (Car and Cycle Parking and Electric Vehicle Charging) of the Local Plan seek to address access, traffic, highway and parking related matters relating to development.

Pedestrian Accessibility

- 7.11 Footways are provided on both sides of Bridge Street, with street lighting located on either side of the carriageway. The site's pedestrian access will be retained on Bridge Street, which also includes a ramp in place to accommodate disabled site users. The site's vehicle access will be retained via Simmonds Street, where access is restricted via a barrier and limited to 'authorised parking only.' The Council's Transport Manager has confirmed that in principle the above present access arrangements remain acceptable for the proposed development.

Cycle Accessibility

- 7.12 The library in its current location on Kings Road has 6 full time and 9 part time staff members and, on this basis, an additional 3 cycle spaces should be provided for staff and providing this is secured, this complies with the Council's standards. The proposed library has approximately 1500m² gross internal area and based on the Council's requirement of 1 space per 300sqm this equates to 5 spaces. The Council's Transport Manager has confirmed that the provision of 4 Sheffield type stands (8 cycle spaces) is therefore considered acceptable. The cycle parking is to be located within the proposed covered area located to the site frontage and is considered acceptable. To the south of the building, cycle parking in the form of 6 Sheffield stands are currently provided and these are to be relocated to an acceptable location.

Bus Services

- 7.13 The nearest bus stop to the site is Bridge Street Stop MI, which is located within 100 metres of the site. There are further route stops in St. Mary's Butts meaning the application site is well served by buses, and then to Reading Station.

Car Parking

- 7.14 With reference to the Parking and Design SPD, the application site is in Zone 1, within Reading Central Area and Reading's primary shopping area. As such and considering the excellent public transport provision in the surrounding area, the library element of the site will remain a car-free facility, as is the existing site in Kings Road. The Council's Transport Manager has confirmed this is acceptable given the parking restrictions that surround the site.

Servicing and Waste Collection

- 7.15 It is stated within the applicant's Transport Statement that delivery / servicing vehicles will access the site in the same way as the existing situation. However, it has been confirmed that library book deliveries will occur from the southern elevation of the building, ie. via the visitors' parking area. These deliveries will take place infrequently and by smaller transit-van type vehicles that could be accommodated within the car park and as such this is considered acceptable in highway terms.

Trip Generation and Impact Assessment

- 7.16 Consideration has been given to the use of the existing library facility at Kings Road and the proposed increase in footfall/pedestrian flows to the Civic Offices using the Bridge Street footway resulting from the combined use of the Civic Offices for its Sui Generis council use and proposed library use. The applicant has provided data in relation to users of the existing Reading Central Library on Kings Road and this equates to 461 visitors (equating to 922 total trips) a day. In relation to the existing use an assessment of the Trip Rate Information Computer System (TRICS) has been undertaken by the Highway Authority and this has identified that this would generate a provision of 338 total trips a day. Overall, this equates to an increase of 584 total trips although it is appreciated that not all trips will utilise the footway in Bridge Street for the purpose of this assessment, they have been assumed that they do as a worst case scenario.
- 7.17 To calculate an hourly trip rate, the 584 total trips have been divided by 9 (number of hours the library is open) which equates to a provision of 65 total trips per hour. This equates to roughly one trip per minute which along with the fact that the peak use for the existing library is a Saturday when the Council offices would not be in use thereby

freeing up capacity on the surrounding footways. This increase has been deemed acceptable by the Council's Transport Manager.

- 7.18 The proposed development will result in alterations to the basement area to facilitate support structures and an updated drawing has been provided that requires revisions to the car parking layout. This includes the loss of a car parking space but given the town centre location, this loss is acceptable.
- 7.19 Overall, the proposals would represent an appropriate development in transport terms and would comply with the Local Plan policies above.

Natural Environment - Trees and Landscaping

- 7.20 Policy EN14 (Trees, Hedges and Woodland) seeks to extend the Borough's vegetation cover and that development should make provision for tree planting whilst Policy CC7 (Design and the Public Realm) seeks proposal should include appropriate landscaping. Proposals should demonstrate an appropriate level of greening and/or net gain in the tree number.
- 7.21 The application is supported by an Arboricultural Impact Assessment. A landscape plan has also been submitted with the application which has been revised during the course of the application. The landscape proposals include the provision of 4 new trees (3 replacement). The Council's Natural Environment Officer has confirmed that the principles of the proposed landscape layout and planting, particularly trees, are considered acceptable. Detailed clarification is required within the AMS, the landscape maintenance arrangements and detailed specifications of the green roof. A pre-commencement landscaping condition is recommended which will secure planting details to include the species, maintenance, and management schedule. Officers are satisfied that the overall scheme is acceptable in principle, subject to clarification of these points and therefore complies with policies CS7 and EN14.

Ecology

- 7.22 Policy EN12 (Biodiversity and the Green Network) seeks that development should not result in a net loss of biodiversity and should provide for a net gain of biodiversity wherever possible by protecting, enhancing and incorporating features of biodiversity on and adjacent to development sites and by providing new tree planting and wildlife friendly landscaping and ecological enhancements wherever practicable.
- 7.23 The application is supported by an Ecological Appraisal and Biodiversity Net Gain Assessment report (Hampshire County Council, September 2023) which concludes that the proposals are unlikely to adversely affect bats or other protected species. The Council's Ecologist has confirmed that no objection is raised in this respect subject to a number of precautionary measures to protect nesting birds, detailed in the report which can be secured by way of condition.
- 7.24 The report concludes that the development will lead to a slight net loss of biodiversity. Recommendations are made within the report for the planting of 6 additional off-site trees which would result in a net gain of 12.18%. At the time of writing, this provision is proposed to be off-site tree planting and is proposed to be secured by way of a S106 Legal agreement. A fuller discussion of this matter is to be provided in the Update Report.
- 7.25 The Council's ecologist has expressed some concerns about lighting of trees and the potential to disrupt the life cycles of invertebrates and birds that are trying to occupy these trees. It is considered appropriate and necessary to secure details of a lighting scheme by way of condition to ensure that the potential disruption to wildlife can be minimised.

Environmental Protection Matters

Contaminated Land

- 7.26 Policy EN16 (Pollution and Water Resources) required that developments on land affected by contamination can be satisfactorily managed or remediated against so that it is suitable for the proposed use. Past uses of the application indicate that contamination may be present/possible.
- 7.27 The Council's Environmental Protection Officer is satisfied subject to the imposition of a condition relating to unexpected contamination in accordance with Policy EN16.

Noise

- 7.28 The nearest noise-sensitive properties are within Riverside House, Fobney Street and also properties on Simmonds Street. The application has been supported by a Noise Assessment which confirms that mitigation will be required in order for the proposed replacement plant to meet the Council's Standards. The Council's Environmental Protection Officer has confirmed that the proposal is acceptable subject to a condition requiring the proposed implementation of the mitigation.

Residential Amenity

- 7.29 Policy CC8 (Safeguarding Amenity) of the 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.
- 7.30 The proposed layout does not negatively impact on the surrounding properties and public space. The distance between the proposed and the existing buildings as well as the locations of windows has been carefully considered to ensure overlooking into existing properties is not exacerbated.

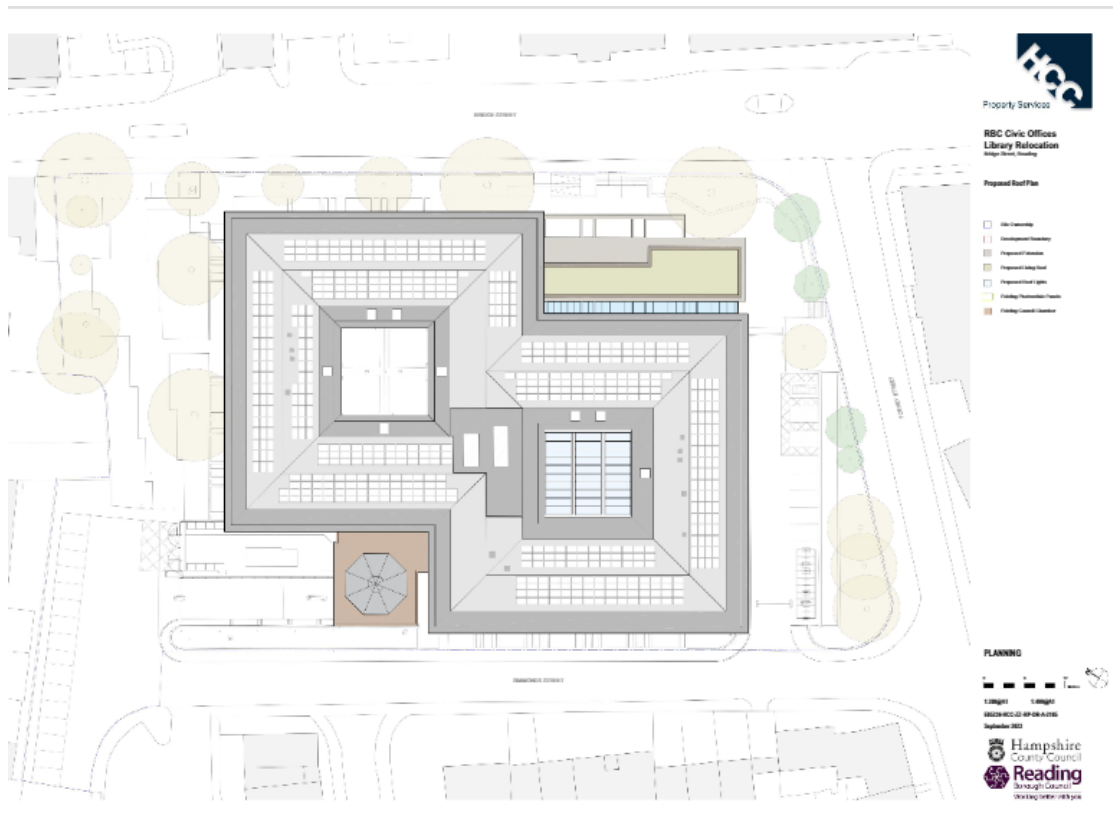
8 Equality implications

- 8.1 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.
- 8.2 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. Furthermore, the proposal would be a positive addition to Reading in terms of its use and the complementary nature of the uses.

9 Conclusion

- 9.1 As with all applications considered by the Local Planning Authority, the application is required to be determined in accordance with the development plan unless material considerations indicate otherwise, as per Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 9.2 The proposed extension will provide further enhancements to the function of the existing Civic Offices in a highly sustainable and central location in Reading where there is a choice of travel options. The proposal is considered acceptable in visual terms, would

not result in an undue loss of amenity and would represent an appropriate development in transport terms.





Property Services

**RBC Civic Offices
Library Relocation**

Bridge Street, Hastings

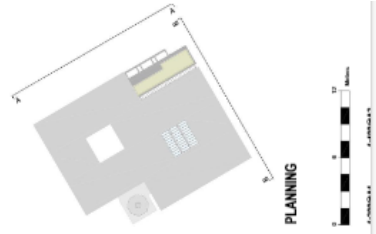
Proposed Elevations and Sections

Legend

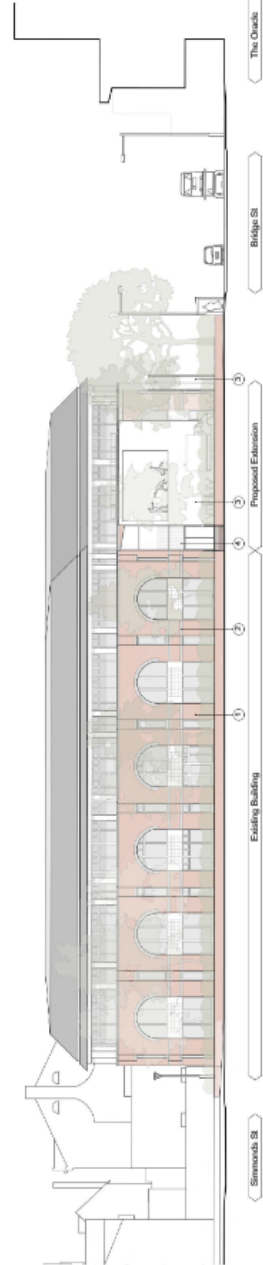
- ① Existing Red Brick
- ② Existing Grey Brick
- ③ Proposed panel cladding
- ④ Proposed glazing with curtain wall
- ⑤ Proposed window door with curtain wall



1



PLANNING

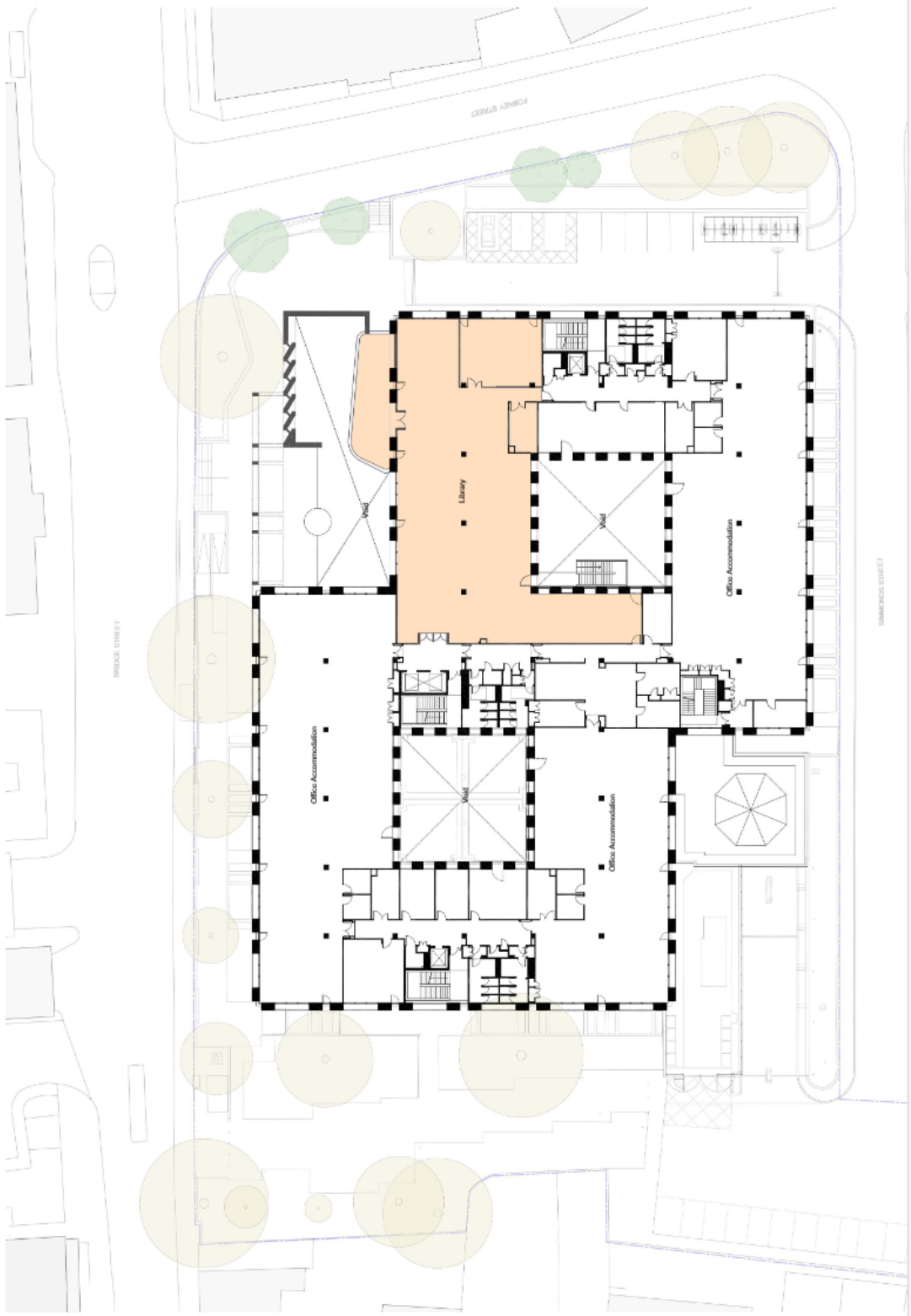


2



**RBC Civic Offices
 Library Relocation**
 Bridge Street, Houston

- Proposed Plan**
First Floor
- Site Ownership
 - Development Boundary
 - Proposed Classroom
 - Proposed Library



PLANNING

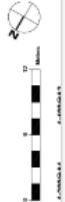




Figure 34. 1:100 development model

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10 January 2024



Reading
Borough Council
Working better with you

Title	PLANNING APPLICATION REPORT
Ward	Redlands
Planning Application Reference:	230974/FUL
Site Address:	19 Newcastle Road, Reading RG2 7TN
Proposed Development	Proposed demolition of no. 19 Newcastle Road and erection of 9 new dwellings with associated landscaping and parking on land to rear of no.s 17-29 Newcastle Road
Applicant	Brett Property Developments Ltd
Report author	Marcie Rejwerska
Deadline:	6 September 2023
Recommendation	Delegate to the Assistant Director for Planning, Transport and Public Protection Services (AD PTPPS) to (i) GRANT full planning permission subject to the satisfactory completion of a Section 106 legal agreement or (ii) to REFUSE permission should the Section 106 legal agreement not be completed and satisfactory SuDS strategy not be received by the 29 February 2024 (unless officers on behalf of the AD PTPPS agree to a later date for completion of the legal agreement).
S106 Terms	AFFORDABLE HOUSING – to secure the sum of £267,250.00 towards the provision of affordable housing elsewhere in Reading Borough, payable on first occupation of the development and index linked from the date of permission. BIODIVERSITY NET GAIN – to secure an off-site provision equivalent to 0.87 credits (and any additional credits which may result from any future revisions to landscaping)
Conditions	<ol style="list-style-type: none"> 1. Time Limit (Standard) 2. Approved Plans 3. Materials (To Be Approved) 4. Construction Method Statement (pre-commencement) 5. Vehicle Parking (As Specified) 6. Vehicular Access (As Specified) 7. Cycle Parking (As Specified) 8. Refuse and Recycling (As Specified) 9. Roads To Be Provided (As Specified) 10. EV Charging Points 11. SAP Assessment Minor – Design Stage 12. SAP Assessment Minor – As Built

	<ol style="list-style-type: none"> 13. Landscaping Large Scale to include all proposed biodiversity measures (pre-commencement) 14. Boundary Treatment (pre-commencement) 15. Arboricultural Method Statement (pre-commencement) 16. PD Rights Removed (relating to enlargement, alteration or improvement, and outbuildings) 17. Habitat Enhancement Scheme (pre-commencement) 18. Noise Assessment (pre-commencement) to include assessment of impact of sports courts and any mitigation required to buildings and associated mechanical ventilation where appropriate, and acoustic fencing to rear gardens as necessary. 19. Remediation Scheme (Implement and Verification) 20. Unidentified Contamination 21. Hours of Construction/Demolition 22. No Bonfires 23. Archaeology – To secure Written Scheme of Investigation (pre commencement)
Informatives	<ol style="list-style-type: none"> 1. Terms 2. Pre-commencement conditions 3. Building Control 4. Complaints about construction 5. Encroachment 6. CIL 7. S106 8. Noise between residential buildings 9. Highways 10. Access construction 11. Advice to adhere to approved Arboricultural Method Statement 12. Positive and Proactive - Approval

1. Executive summary

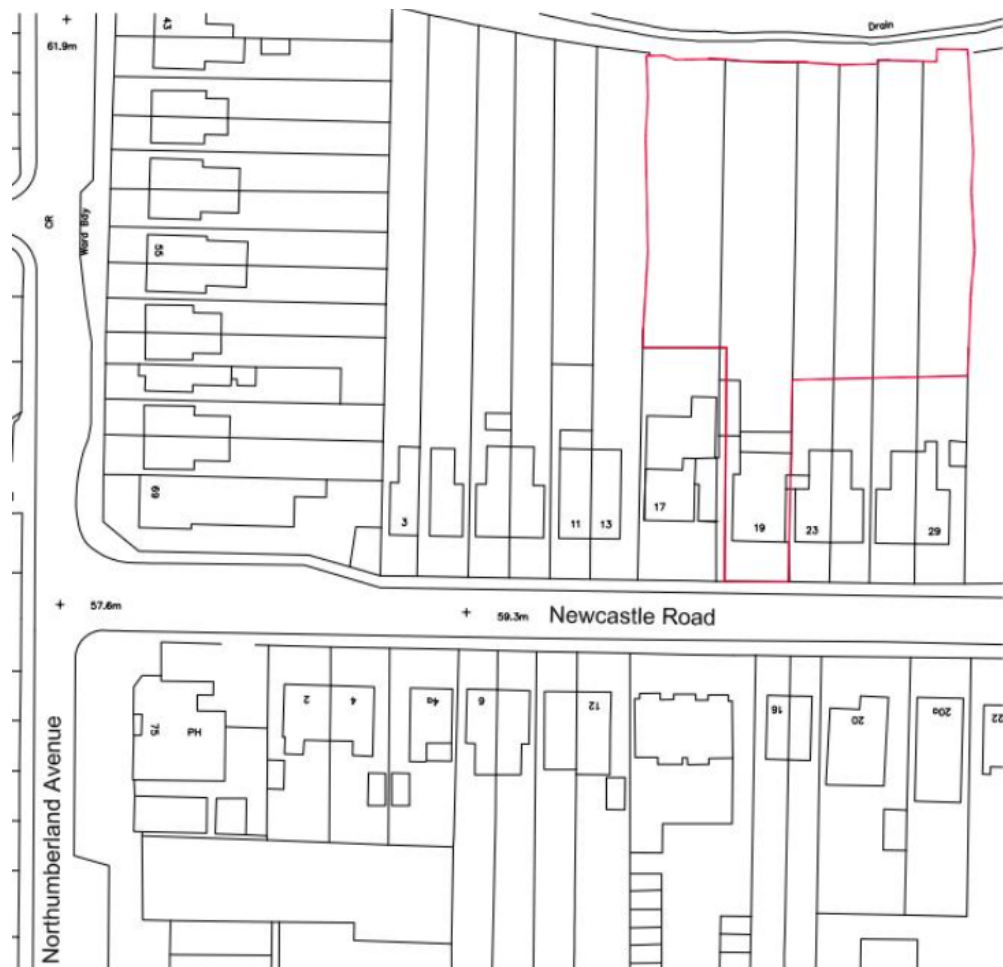
- 1.1. This report explains the proposal submitted by Brett Property Developments Ltd for demolition of no. 19 Newcastle Road to be replaced with a new access road to 9 new properties at the rear of nos. 17-29 (odd) Newcastle Road, which is a site allocated in the Local Plan for housing. The proposed new properties form two short terraces and are comprised of 5x 4-bedroom properties and 4x 2-bedroom properties. The proposal includes parking provision of 2x off road spaces per property and associated landscaping including new trees. The main concerns discussed within this report relate to the land-use principles, design, amenity impact, transport and biodiversity implications, and the agreed affordable housing contribution.

2. Introduction and site description

- 2.1. The application is referred to Committee at the request of Cllr McElroy.
- 2.2. The application site is located at the rear of nos. 17-29 Newcastle Road which front the north side of the road. The site is bounded by Cintra Park to the north and allotment gardens to the east. The site slopes north to south and contains mature vegetation and trees.

- 2.3. The surrounding area is predominately residential with the exception of the parade of shops west of the site at Northumberland Road. Newcastle Road is comprised of a varied mix of detached and semi-detached properties and short terraces. Although heights of properties vary, the dominant form is two-storey brick-facing or render finish.
- 2.4. The site is allocated for residential development within the Reading Local Plan 2019 under policy SR4b.

Site location plan:



3. The Proposal

- 3.1. Planning permission is sought for demolition of no. 19 Newcastle Road to create an access road to the site at the rear and erection of 9 new dwellings and associated landscaping and parking.
- 3.2. The proposed housing mix is 5x 4-bedroom dwellings and 4x 2-bedroom dwellings with rear and front gardens. The houses would be 2 storey in height with additional accommodation in the roof.
- 3.3. Submitted plans and documentation:
 - PSD-NEWCASTLERD-P-001 – Location Plan, dated September 2022, received 13 November 2023
 - 22-NEWCASTLERD-002 Rev.1 – Site Plan, dated January 2023, received 13 November 2023
 - P210317 Rev P01 – Existing Plan, dated 8 April 2021, received 12 July 2023

TR22-4038_RUR_CEL_v1 – Existing Sections, dated 2 August 2022, received 12 July 2023

22-NEWCASTLERD-004 Rev.1 – Elevations Plots 1-9, dated January 2023, received 12 July 2023

22-NEWCASTLERD-006B – CGI Streetscenes, dated July 2023, received 12 July 2023

22-NEWCASTLERD-003 Rev.1 – Floor Plans Plots 1-9, dated January 2023, received 12 July 2023

1529-C-6000-P6 – Below Ground Drainage, dated 15 July 2022, received 12 July 2023

Written Scheme of Investigation for Archaeological Evaluation [ECUS Ltd], dated September 2022, received 12 July 2023

Preliminary Bat Roost Assessment and Nocturnal Surveys [ECUS Ltd], dated September 2022, received 15 September 2023

Preliminary Ecological Appraisal and Baseline Biodiversity Assessment V4.4 [ECUS Ltd], dated 1 November 2023, received 1 November 2023

BNG Metric 4.0 Calculations, received 1 November 2023

PEA Site Photographs [ECUS Ltd], received 15 September 2023

Reptile Survey [Chase Ecological Consultancy], dated 14 June 2023, received 12 July 2023

Daylight and Sunlight Assessment Issue No.4 [T16 Design], dated 2 August 2023, received 4 August 2023

Technical Recommendation 11 RUR-CEL [Geosynthetics], dated 2 August 2022, received 12 July 2023

1529-HYDM-220808 P1 - Hydraulic Model [Spillways], dated 8 August 2022, received 12 July 2023

Phase I & II Geo-Environmental Assessment Issue 4 [EPS], dated 11 October 2022, received 12 July 2023

18762-LD-02 – Soft Landscape Proposals, Outline Specification and Maintenance Schedule, dated July 2022, received 12 July 2023

18762-LD-01 – Soft Landscape Proposals, dated July 2022, received 12 July 2023

Planning Statement Rev. 4 [Union 4 Planning], dated July 2023, received 12 July 2023

Transport Statement Rev.C [RGP Consulting Engineers Ltd], dated 11 July 2023, received 12 July 2023

221-1695 Arboricultural Impact Assessment, Protection Plan and Method Statement [Harrison Arboriculture], dated 5 August 2022, received 12 July 2023

27743.NIA.01 Noise Impact Assessment Report [KP Acoustics], dated 20 December 2023, received 21 December 2023

4. Planning history

- 4.1. 040581 – Demolition of 11 and 13 Newcastle Road and proposed development of 2x4 bed semidetached, 3x3 bed terraces and 8x4 bed terrace properties on land to rear of 3-17 Newcastle Road – Outline permission granted by Planning Applications Committee in 2005.
- 4.2. 221585 – Proposed demolition of no. 19 Newcastle Road and erection of 9 new dwellings with associated landscaping and parking on land to rear of nos. 17-29 Newcastle Road – Application withdrawn in February 2023

5. Consultations

5.1. Non-Statutory

- 5.1.1. RBC Natural Environment – The development is supported subject to conditions.
- 5.1.2. Ecology – No objections to submitted bat and reptile surveys. BNG 4.0 metric calculation fails on 'trading rules' and therefore off-site credits should be secured.
- 5.1.3. RBC Environmental Health – Revised AMS and landscaping plans requested.
- 5.1.4. RBC Transport Development – No objections subject to conditions.
- 5.1.5. Berkshire Archaeology – No objections subject to condition.
- 5.1.6. RBC Waste Operations – No comments received.

5.2. Public

- 5.2.1. The following neighbouring properties were consulted by letter on 25 July 2023 and reconsulted again on 2 November 2023:

2-22 (even) Newcastle Road
3-29 (odd) Newcastle Road
17 Warwick Road
24 Warwick Road
59 Northumberland Road

- 5.2.2. Letters of representation received:

Consultation round 1:

5 letters received. Objections relating to:

- Increased pressure to on-street parking
- No visitor parking provision
- Increased congestion and pedestrian safety
- Impact on drainage
- Overdevelopment of the site
- Negative impact on Cintra Park and associated trees
- Increased pressure to prune trees
- Development should be focused on brownfield sites elsewhere in the Borough.

Consultation round 2:

2 letters received. Objections relating to:

- Increased pressure to on-street parking
- Increased congestion
- Harm to existing trees and wildlife habitats on site

6. Legal context

- 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'. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12).

- 6.2. In this regard, the NPPF states that due weight should be given to the adopted policies of the Local Plan 2019 according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).
- 6.3. Accordingly, the latest NPPF and the following development plan policies and supplementary planning guidance are relevant:

Reading Borough Local Plan 2019

Policies:

- 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
- CC9 Securing Infrastructure
- EN7 Local Green Space and Public Open Space
- EN12 Biodiversity and the Green Network
- EN14 Trees, Hedges and Woodland
- EN16 Pollution and Water Resources
- H1 Provision of Housing
- H2 Density and Mix
- H3 Affordable Housing
- H5 Standards for New Housing
- H10 Private and Communal Outdoor Space
- H11 Development of Private Residential Gardens
- TR1 Achieving the Transport Strategy
- TR3 Access, Traffic and Highway-Related Matters
- TR5 Car and Cycle Parking and Electric Vehicle Charging
- SR4 Other Sites for Development in South Reading

Supplementary Planning Documents:

- Affordable Housing SPD 2021
- Revised Parking Standards and Design SPD 2011
- Planning Obligations under Section 106 SPD 2015
- Sustainable Design and Construction SPD 2019

Appraisal

6.4. The main considerations are:

- I. Principle of development
- II. Design and appearance
- III. Amenity
- IV. Transport
- V. Biodiversity
- VI. Affordable housing

I) Principle of development

- 6.5. Paragraph 119 of the NPPF states that “Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously developed or ‘brownfield’ land.”
- 6.6. The NPPF defines brownfield land as “land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.”
- 6.7. The application site forms part of the rear gardens of nos. 17-29 Newcastle Road as well as no. 19 Newcastle Road itself. The proposal would therefore constitute development of rear garden land.
- 6.8. Despite the principle of the use for housing being established with site being allocated within the Reading Borough Local Plan as a site for residential development, the proposal must still be assessed for its suitability in terms of the design criteria within Policy H11 for the development of private residential gardens.
- 6.9. Policy H10 seeks to ensure that adequate private and communal outdoor space is retained in terms of development proposals. The properties in the immediate surrounding area on the north side of Newcastle Road are characterised by deep rear gardens. The overall length of the existing gardens measures approx. 60m and this subdivision set at 10m will leave an overall development site depth of around 50m. It is noted however, that garden sizes vary widely across Newcastle Road.
- 6.10. Policy H10 provides the following guidance for outdoor private amenity space: “Useable private outdoor space should be no less than the gross floor area of the dwelling to which it relates (measured externally and including storage space).”
- 6.11. The gardens of the dwellings to be developed have already been fenced off from the land to the rear which forms the development site. The subdivision of the gardens is considered to result in plot sizes that are capable of accommodating and providing adequate garden amenity space to the existing dwellings as well as the proposed dwellings.

- 6.12. Policy H11 states that proposal should make a positive contribution to the character of the area, and the layout and scale should integrate with the surrounding area. The proposed dwellings are comprised of two short terraces of two-storey dwellings in similar character to properties on Newcastle Road.
- 6.13. The proposal will also contribute to the supply of housing in the area, particularly family-sized homes. The Reading Borough Local Plan 2019 sets out a target of 15,847 homes over the period 2013-2036 (an average of 689 homes per annum) and so therefore accords with Policy H1.
- 6.14. Overall, the proposal is considered in accordance with Policies H11, H10 and H1 of the Reading Borough Local Plan 2019.

II) Design and appearance

- 6.15. Policy CC7 of the Reading Borough Local Plan 2019 states “All development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located.”
- 6.16. The proposed dwellings would form part of a new road set behind existing houses with no frontages onto Newcastle Road. The proposals will not follow the existing street pattern and will establish a new character for the site.
- 6.17. Newcastle Road is comprised of two-storey properties in varying character and material finishes. The proposed dwellings would respect the two-storey scale which is characteristic of the area.
- 6.18. The proposed properties form two short terraces of two-storey dwellings finished in facing brick in two contrasting colours, with front gables and porches, creating visually attractive dwellings.
- 6.19. Further in-depth detail of the proposed materials is required before the dwellings are constructed, and therefore a pre-commencement condition is recommended to secure this.
- 6.20. 5 out of the proposed 9 properties will have modest single storey rear extensions, and all properties will have a paved patio in the rear garden. The proposed rear gardens of the proposed properties will be in similar size to some existing properties on Newcastle Road, measuring approx. 10m in depth.
- 6.21. An access footpath is proposed between the two terraces to enable access to the rear gardens.
- 6.22. An extensive schedule of soft landscaping has also been submitted by the applicant which demonstrates green verges and extensive tree planting, which is discussed in more detail below.

III) Amenity

- 6.23. Residential amenity has been considered for future occupiers of the proposed dwellings as well as the existing neighbouring properties.
- 6.24. For future occupiers, Policy H5 outlines the standards for new residential development. The proposed dwellings all conform with the nationally described minimum space standards, providing a good quality of housing.
- 6.25. The applicant has submitted a daylight and sunlight assessment which also concludes that the proposed fenestration and room layout of the proposed dwellings will allow access to natural daylight and sunlight in excess of the minimum requirements.
- 6.26. However, the assessment has not considered sunlight and daylight access to the proposed rear gardens, which will be shaded by the properties themselves to the south, and the trees at Cintra Park to the north.

- 6.27. The positioning of the new properties will be in close proximity to the sports courts at Cintra Park. The applicant has submitted a noise assessment, however, the assessment does not take into account levels of noise when the sports courts are in use, and therefore a revised noise assessment is required to establish whether any additional acoustic insulation is required, noting that the site has already been allocated for residential use in principle – a condition is recommended to secure the required noise mitigation details.
- 6.28. The distances between the proposed dwellings and the existing properties on Newcastle Road are in excess of 34m, which is considered adequate to prevent any concern of overlooking or loss of privacy.
- 6.29. Although the new access road would be adjacent to nos. 17 and 21 Newcastle Road, due to the scale of the development, it is not considered that the proposal would result in a harmful level of noise disturbance due to vehicle movements to and from the new properties.

IV) Transport

- 6.30. The site is located within Zone 2, Primary Core Area, of the Revised Parking Standards and Design SPD (2011). This zone directly surrounds the Central Core Area and extends to walking distance of 2km from the centre of Reading. Typically, this zone is well served by public transport, with buses continuing either into or out of the Central Core via this zone.
- 6.31. In accordance with the adopted Parking Standards and Design SPD, each 2-bedroom dwelling would require 1.5 parking spaces each, and each 4-bedroom dwelling would require 2 parking spaces each. This totals 13 parking spaces required.
- 6.32. The proposal includes 18 parking spaces (2 for each dwelling proposed), which conform with the Council's adopted standards for dimensions. The proposed parking provision is considered acceptable.
- 6.33. The design of the access road and proposed layout has considered the future potential development of this site without the need for a separate access. The Highway Development Control team has reviewed the proposed new access and consider the visibility splays acceptable.
- 6.34. In accordance with the adopted Parking Standards and Design SPD, the development is also required to provide a minimum of 2 cycle parking spaces for each dwelling; the submitted plans demonstrate that each property will be provided with storage for bikes in their rear gardens.
- 6.35. The applicant has also submitted tracking diagrams to demonstrate refuse vehicles will be able to enter and exit the development with ease.
- 6.36. Overall, the proposal is considered in accordance with Policies TR3 and TR5 of the Reading Borough Local Plan, and the adopted Parking Standards and Design SPD.

V) Biodiversity and trees

- 6.37. There are three existing mature trees north of the site within Cintra Park which are proposed to be retained and protected during the construction process. The applicant has submitted an Arboricultural Method Statement which has not been updated to show the proposed new layout of the site, and as such a pre-commencement condition is recommended to secure a revised copy of the statement.
- 6.38. At the advice of the Natural Environment team, a condition is recommended to remove Permitted Development rights relating to enlargements, alterations, and outbuildings in order to protect the root protection areas of the existing trees at Cintra Park.

- 6.39. Policy EN12 states “On all sites, development should not result in a net loss of biodiversity and geodiversity and should provide a net gain for biodiversity wherever possible.”
- 6.40. The applicant has submitted biodiversity net gain calculations using the new nationally described 4.0 metric, demonstrating a net gain on site. However, the calculations fail on account the existing bramble scrub is a ‘medium distinctiveness’ habitat and cannot be readily replicated on site in terms of its *quality* therefore there is an actual shortfall of 0.87 habitat units which will need to be provided for off-site through the purchase of 0.87 biodiversity credits.
- 6.41. The applicant has agreed to enter into a legal agreement to secure off-site provision equivalent to the shortfall of credits on site. The off-site provision is to be provided within the borough prior to commencement, or outside the Borough if it is demonstrated that it is not possible to provide within the Borough. The S106 should also provide for any future change to the landscaping which might occur at detailed design stage as secured by condition.

VI) Affordable housing

- 6.42. The Council’s adopted Policy H3 states “on sites of 5-9 dwellings, a financial contribution will be made that will enable the equivalent of 20% of the housing to be provided as affordable housing elsewhere in the Borough.”
- 6.43. The applicant has agreed to enter into a legal agreement to secure a financial contribution if planning permission were to be granted.
- 6.44. A Section 106 Legal Agreement has been drawn up, which secures a financial contribution of £267,250.00 for the purposes of providing affordable housing elsewhere within the Borough.
- 6.45. The figure has been calculated based on the valuations of the proposed dwellings from two independent estate agents.
- 6.46. As per Policy H3 and the Affordable Housing SPD (2021); for sites of 5-9 dwellings, where the contribution required by Policy H3 is 20%, this will equate to 10% of the GDV of the development.
- 6.47. This is considered acceptable and complies with Policy H3 of the Reading Borough Local Plan and the Affordable Housing SPD.

7. Equality 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. 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.

8. Conclusion & planning balance

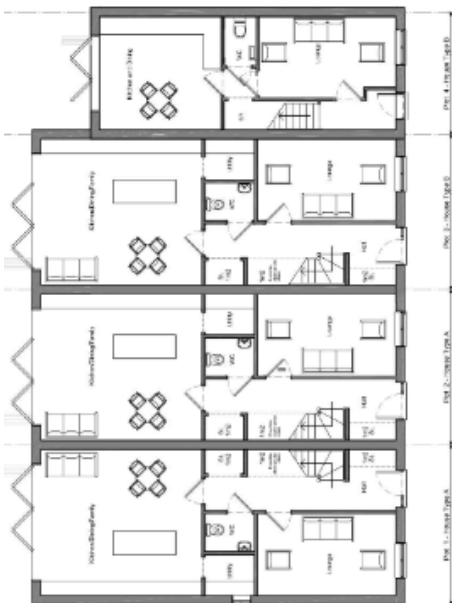
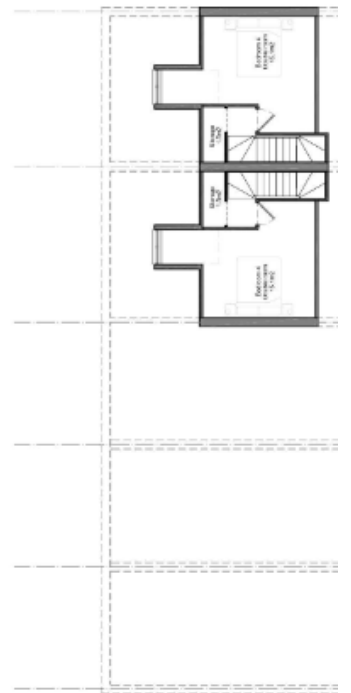
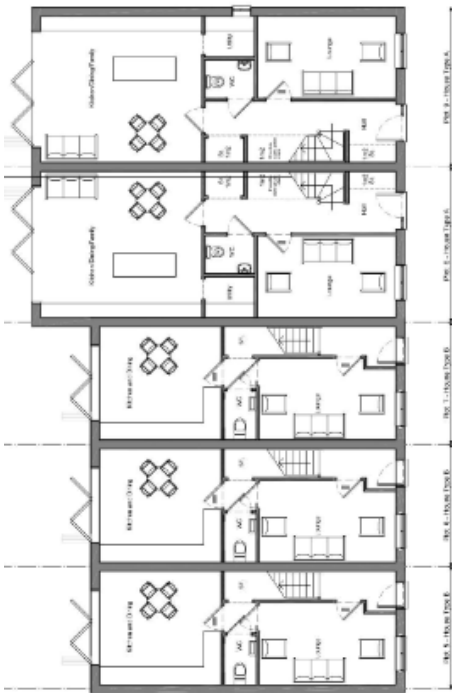
- 9.1 As with all applications considered by the Local Planning Authority, the application is required to be determined in accordance with the development plan unless material considerations indicate otherwise, as per Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 9.2 Any harmful impacts of the proposed development are required to be weighed against the benefits in the context of national and local planning policies, as detailed in the appraisal above. Officers consider that the proposed works are acceptable in relation to the policies as outlined within the report. Subject to the detailed recommendation as set out in this report, the proposal is considered acceptable in terms of layout and design of the proposed properties and is not considered harmful to the surrounding area. The relatively minor shortfall in biodiversity net gain is considered reasonably resolved by way of a legal agreement to secure biodiversity improvements elsewhere in the borough.
- 9.3 The application is recommended for approval subject to successful completion of the s106 legal agreement to secure both the Affordable Housing contribution and the Biodiversity off-site credits.

Plans & Appendices

Proposed Site Plan



Proposed Floor Plans

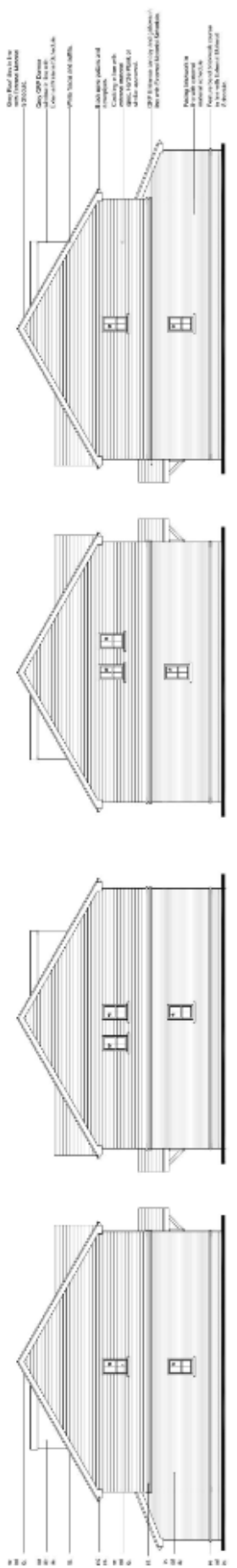
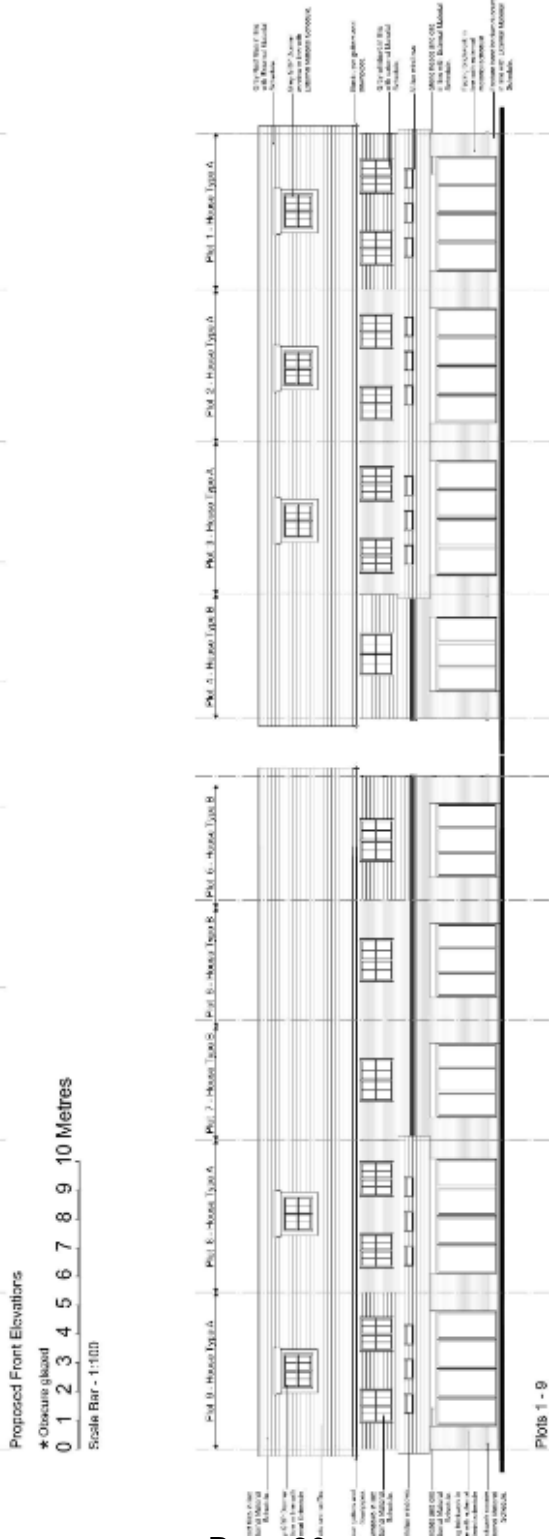
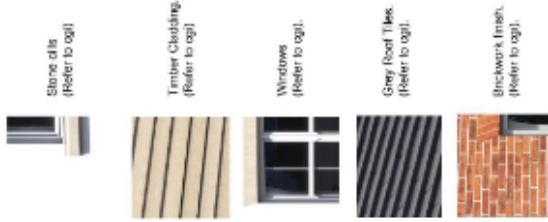


Plots 1 to 9 as shown
Ground Floor Layouts
- Outline plan
0 1 2 3 4 5 6 7 8 9 10 Metres
Scale Bar - 1:100

Plots 1 to 9 as shown
First Floor Layouts
- Outline plan
0 1 2 3 4 5 6 7 8 9 10 Metres
Scale Bar - 1:100

Proposed Elevations

Typical Proposed finishes



10 January 2024



Reading
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Working better with you

Title	PLANNING APPLICATION REPORT
Ward	Thames
Planning Application Reference:	231494
Site Address:	Thameside Primary School, Harley Road, Caversham, Reading, RG4 8DB
Proposed Development	Retrospective retention of existing demountable 1 storey modular classrooms and temporary permission to further retain the modular unit for 5 years and minor associated works.
Applicant:	Reading Borough Council – Property Management
Report author	Nicola Taplin
Deadline:	20 December 2023
Recommendations	Grant planning permission, subject to conditions as follows:
Conditions	<ol style="list-style-type: none"> 1. Temporary Buildings (Reinstatement) 2. Approved Plans
Informatives	<ol style="list-style-type: none"> 1. Terms 2. Building Control 3. Complaints about construction 4. Encroachment 5. Positive and Proactive - Approval

1. Executive summary

- 1.1 This report explains the proposal submitted by Reading Borough Council for the retrospective application to retain the existing demountable 1 storey modular classrooms and temporary permission to further retain the modular unit for 5 years and minor associated works. The proposal seeks permission to continue the use of this building for a further five years. The continued use of the unit as proposed is acceptable and there are minimal concerns raised in terms of amenity impacts arising from the proposal.

2. Introduction and site description

- 2.1. The application is referred to Committee owing to it being for works to Council owned (Regulation 3) property.
- 2.2. The application site is bounded by Harley Road to the north, industrial units adjacent to Wolsey Road to the west and a modern residential development to the south and east,

Elliot's Way. The existing modular unit is set away from boundary towards the east of the site.

2.3. The single modular unit was granted temporary planning permission (Application No: 140851) on 24 July 2014 for two years. The double classroom is currently in use by SEN (Special Educational Needs) pupils. The school has been struggling with increasingly demanding cohorts of SEN pupils who need additional accommodation to the mainstream classrooms. The Council as the Local Education Authority has a statutory duty to provide places for SEND.

2.4. Site location plan:



3. The proposal

3.1. The proposal is retrospective to retain the modular unit at the site since the previous permission lapsed in 2016. The application would retain the unit for an additional 5 years (until 2028).

3.2. The submitted planning statement identifies the need to retain the modular unit to provide classroom space for SEND students from January 2024.

3.3. Submitted plans and documentation:

3.3.1. Design, Access and Supporting Statement, received 18 October 2023

3.3.2. Location Plan, received 18 October 2023

3.3.3. Proposed Block Plan, received 18 October 2023

3.3.4. M13/03 B 01 Proposed Elevations, received 18 October 2023

3.3.5. E02347-F-04 Proposed plan received 18 October 2023

3.3.6. Floor Risk Assessment dated 27.5.2014 – PBA

3.3.7. Sewer Flooding Report - SFH/SFH Standard/2014_2673022

4. Planning history

4.1 140851/REG3 - Temporary modular building for 2 classrooms, removal and repositioning of existing canopies and external landscaping – Temporary planning permission 23.7.2014

130778/REG3 - Provision of four new storage sheds. Withdrawn 11/03/2014.

11/01688/REG3 (Civica Ref: 111653) - Erection of new canopy to main entrance and retrospective erection of canopy over front play area. Withdrawn 09/02/2012.

12/01595/REG3 (Civica Ref: 120712) - Erection of new canopy to main entrance. Withdrawn 05/12/2012.

5. Consultations

RBC Natural Environment – The original landscaping condition does not appear to have been discharged. Officers should consider whether it is reasonable to impose a condition.

RBC Transport Strategy – No objection subject to confirmation that there will not be an increase in the number of pupils

RBC Environmental Protection - No comments to make.

Environment Agency – Advises the LPA to apply their Standing Advice.

5.1. Public:

The following neighbouring properties were consulted by letter dated 31.10.23

Flat 21, Bristow Court, Harley Road, Caversham, Reading, RG4 8DA

Flat 9, Bristow Court, Harley Road, Caversham, Reading, RG4 8DA

Flat 24, Bristow Court, Harley Road, Caversham, Reading, Berkshire, RG4 8DA

25 Elliots Way, Caversham, Reading, Berkshire, RG4 8BW

43 Elliots Way, Caversham, Reading, Berkshire, RG4 8BW

19 Wolsey Road, Caversham, Reading, RG4 8BY

13 Wolsey Road, Caversham, Reading, RG4 8BY

16 Wolsey Road, Caversham, Reading, RG4 8BY

14 Wolsey Road, Caversham, Reading, RG4 8BY

21 Wolsey Road, Caversham, Reading, RG4 8BY

A Site notice was displayed at the site on 25 October 2023.

No letters of representation received.

6. Legal context

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'. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12).

6.2. In this regard, the NPPF states that due weight should be given to the adopted policies of the Local Plan 2019 according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).

6.3. Accordingly, the latest NPPF and the following development plan policies and supplementary planning guidance are relevant:

Reading Borough Local Plan 2019

Policies:

CC1 Presumption in Favour of Sustainable Development

CC7 Design and the Public Realm

CC8 Safeguarding Amenity

EN14 Trees, Hedges and Woodland

EN18 Flooding and Drainage

OU1 New and Existing Community Facilities

7. Appraisal

7.1. The main considerations are:

- I. Land use principles
- II. Amenity impacts
- III. Flood Impact
- IV. Traffic generation and parking
- V. Landscaping

Land use principles

- 7.2. The proposed works seek to continue use of the double classroom unit for SEND pupils, from January 2024 for a period of 5 years. The applicant advises that the school has been struggling with increasingly demanding cohorts of SEN pupils who need additional accommodation to the mainstream classrooms. The Council has a statutory duty to provide places for SEND.
- 7.3. The modular unit was erected in 2014. The area on which the modular unit sits was part of an area of playing field which was essentially lost through the granting of planning permission 140851.
- 7.4. As such, the retention of the modular unit is not considered to unreasonably reduce the amount of playing field space at the site since this was lost through the implementation of planning permission 140851 and therefore is considered to comply with Sports England Playing Fields Policy (Policy Exception 3), which reads "*The proposed development affects only land incapable of forming, or forming part of, a playing pitch, and does not result in the loss of or inability to make use of any playing pitch (including the maintenance of adequate safety margins), a reduction in the size of the playing areas of any playing pitch or the loss of any other sporting/ancillary facilities on the site.*"

Amenity impacts

- 7.5. The nearest residential property to the modular classroom is 20 Elliots Way whose side boundary is a minimum of 2.5m away from the modular classroom. Officers consider that there is no undue harm resulting from the continued temporary use of the building in terms of noise and disturbance. Risk of harm to the nearby properties in Elliots Way from the appearance and siting of the modular unit nor from factors associated with its use, such as noise.
- 7.5. The proposal is therefore considered to comply with Policy CC8 of the Reading Borough Local Plan 2019.

Flood Impacts

- 7.6. Thameside Primary School is located within Flood Zone 2 and the Environment Agency advised that their Flood Risk Standing Advice should be followed. Educational uses are classified as more vulnerable uses in the NPPF. The application site is located within Flood Zone 2, which satisfies the requirements of the NPPF Sequential Test. The applicant has submitted a Flood Risk Assessment which is supported by relevant plans and drawings. The applicant has demonstrated that the floor level of the development is set higher than ground floor levels which meet the standards set out in the Environment Agency's flood risk standing advice and are therefore acceptable.

Traffic generation and parking

- 7.7. The proposal does not increase the number of pupils attending the school and does not therefore create a requirement for additional car parking or cycle storage.

Landscaping

- 7.8. Condition 9 of the original planning permission ref: stated:

The approved development shall not begin until a landscaping scheme, with timetable, and an Arboricultural Methods Statement have been submitted and approved by the local planning authority. The landscaping scheme and the approved methods shall thereafter be implemented and timetable and methods adhered to.

Reason: in the interests of the appearance of the site.

Core Strategy Policy CS7

- 7.9 The condition was not discharged and a site visit has confirmed that landscaping works have not been carried out. Officers have considered the landscaped setting of the existing modular building which includes a number of shrubs to the north of the building and planting along the permitter boundary of the site along Elliots Way. Officers consider that the modular building assimilates satisfactorily within its setting and it would be unreasonable to impose a landscaping condition to retain the building for a further temporary period of five years. Following the expiry of the 5 year period there is a requirement under the provisions of condition 1 for the modular building to be removed and the land restored to its former condition.

8. Equality implications

- 8.1. 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.
- 8.2. 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.

9. Conclusion & planning balance

- 9.1 As with all applications considered by the Local Planning Authority, the application is required to be determined in accordance with the development plan unless material considerations indicate otherwise, as per Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 9.2 Any harmful impacts of the proposed development are required to be weighed against the benefits in the context of national and local planning policies, as detailed in the appraisal above. Having gone through this process officers consider that the proposal is acceptable in terms of use, design, flooding, landscaping and the impact on the surrounding residential area.
- 9.3 It is considered that officers have applied a suitable planning balance when reaching this conclusion. As such, this application is recommended for Planning Permission to be granted subject to the recommended conditions.

Plans & Appendices

Block Plan



Photos taken during site visit:



Google Streetview image:



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