

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

Direct ☎ : 0118 9372112

23 January 2024

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

NOTICE OF MEETING - PLANNING APPLICATIONS COMMITTEE 31 JANUARY 2024

A meeting of the Planning Applications Committee will be held on Wednesday, 31 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 - 14
2. DECLARATIONS OF INTEREST	-		
3. QUESTIONS	-		
4. POTENTIAL SITE VISITS FOR COMMITTEE ITEMS	Decision	BOROUGHWIDE	15 - 18
5. PLANNING APPEALS	Information	BOROUGHWIDE	19 - 22
6. APPLICATIONS FOR PRIOR APPROVAL	Information	BOROUGHWIDE	23 - 28
7. THIRD QUARTER PERFORMANCE REPORT - PLANNING & BUILDING CONTROL	Information	BOROUGHWIDE	29 - 32

PLANNING APPLICATIONS TO BE CONSIDERED

8. 230579/FUL & 230695/FUL - 109B OXFORD ROAD	Decision	ABBEY	33 - 46
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Proposal 230579 - Replacement shopfront, signage, and front forecourt modification (part retrospective)
230695 - Change of use from Sui Generis (Betting Shop) to E(b) Restaurant with ancillary Sui Generis takeaway and canopy extraction to the rear of the property (part retrospective)

Recommendation Applications Permitted

9. 231821/REG3 - COLEY PRIMARY SCHOOL, WOLSELEY STREET Decision COLEY 47 - 52

Proposal Retrospective retention of existing 1 no. demountable modular (double) classroom unit and temporary permission to further retain the modular unit for 5 years and minor associated works.

Recommendation Application Permitted

10. 231580/REG3 - 6 CIRCUIT LANE Decision SOUTHCOTE 53 - 62

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.

Recommendation Application Permitted

11. 231644/REG3 - PARK LANE PRIMARY SCHOOL INFANTS DEPARTMENT, 55 SCHOOL ROAD, TILEHURST Decision TILEHURST 63 - 76

Proposal Demolition of an existing modular building and installation of a double stack modular building (GIFA approx. 360sqm). Further internal refurbishment of a number of rooms within the existing main building with modifications to external areas, including new play areas, replacement boundary and internal fencing and a new pedestrian access off School Road, to segregate vehicles and pedestrians entering the site, with new staff car parking.

Recommendation Application Permitted

12. 231707/REG3 - PARK LANE
PRIMARY SCHOOL JUNIOR
DEPARTMENT, 130 SCHOOL
ROAD, TILEHURST

Decision

TILEHURST

77 - 86

Proposal

Replacement of current windows with double glazed aluminium windows. Internal refurbishment works, demolition of annexe building on Downing Road and extension of car park.

Recommendation

Application Permitted

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GUIDE TO PLANNING APPLICATIONS Agenda Annex

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

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

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

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

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

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

Glossary of usual terms

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

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

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

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

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

Brownfield Land - previously developed land.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Scheduled Ancient Monument - Specified nationally important archaeological sites.

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

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

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

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

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

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

Guide to changes to the Use Classes Order in England.

Changes of use within the same class are not development.

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

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

Apologies: Councillors Emberson and Goss

RESOLVED ITEMS

76. MINUTES

The Minutes of the meeting held on 6 December 2023 were agreed as a correct record and signed by the Chair.

Further to Minute 69 Councillor Hornsby-Smith requested that information be provided on whether the CCTV associated with application 231464/FUL for the development at Units 49, 50 & 52, Broad Street Mall would be connected to the Thames Valley Police system.

77. 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.

Resolved -

That none of the listed applications be the subject of a site visit.

78. 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 two new appeals lodged since the last Committee. Appendix 2 to the report set out details of two appeals decided since the last Committee.

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.

79. APPLICATIONS FOR PRIOR APPROVAL

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 10 JANUARY 2024

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 two prior approval applications received, and Table 2 set out four applications for prior approval decided, between 23 November and 15 December 2023.

Resolved – That the report be noted.

80. PROPOSED TREE WORK TO ONE PROTECTED COUNCIL TREE OUTSIDE 30 CHAZEY ROAD

The Committee considered a report on proposed work to one Japanese pagoda tree outside 30 Chazey Road, Caversham which was subject to a Tree Protection Order (TPO). The tree was shown as T1 on plan TPO 24/06 attached to the report at Appendix 1.

The report explained that following concerns from the resident of 30 Chazey Road, an inspection had been carried out by the Council's Tree Surveyor, which had identified fungal brackets at the base, alongside cavities. An application had been received from the Tree Surveyor seeking consent for overall significant crown reduction, back to secondary growth points.

The report concluded that the works proposed were necessary to make the tree safe and whilst there was a risk that the tree may not respond favourably, it was considered that it should be carried out, as opposed to felling, given the rarity of the species. It was recommended that the works be approved.

It was reported at the meeting that no objections or comments had been received in the public consultation on the proposed works.

Resolved –

That the proposed tree works be approved.

81. STREET NAME ASSIGNMENT AT SITE OF 97A-117, CAVERSHAM ROAD

The Committee considered a report seeking approval for a proposed street name for the development at the site of 97a-117, Caversham Road. The site and road layout was shown on a plan attached to the report at Appendix 1.

The report explained that the proposed name was Carters Close to reflect the former use and occupier of the site.

Resolved –

That the street name Carters Close be approved for the development at the site of 97a-117, Caversham Road.

82. 230574/FUL - JACKSON'S CORNER, 1-9 KINGS ROAD

Proposed shopfront alterations, installation of external kitchen extract system to rear and internal alterations.

The Committee considered a report on the above application. An update report was tabled at the meeting which recommended an additional condition to secure the appropriate minimum clearance of 2.4 metres above the footway when the new canopy was extended.

Comments were received and considered.

Resolved –

That planning permission for application 230574/FUL be granted, subject to the conditions and informatives as set out in the original report with the additional condition as set out in the update report.

83. 231495/REG3 - CIVIC OFFICES, BRIDGE STREET

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.

The Committee considered a report on the above application. An update report was tabled at the meeting which set out information on public consultation, land use: layout and circulation/co-location of facilities, design, trees and ecology, and transport and parking. The update report also set out a number of clarifications and corrections to the original report. Three additional conditions were recommended regarding submission of a feasibility study and/or schedule of works for the installation of the 'Cartwheeling Boys' sculpture, energy use, and no occupation of the development before completion of all access improvements.

It was reported at the meeting that the applicant had confirmed that six street trees could be accommodated on site. The proposed s106 agreement for off-site tree planting was therefore no longer required and it was recommended to grant planning permission subject to conditions and informatives.

It was also reported at the meeting that an additional condition was recommended to require submission of a tree planting plan and full details of landscaping and biodiversity net gain prior to commencement of development. Clarifications regarding the public art proposals and accessibility were also reported.

Comments were received and considered.

The meeting was adjourned between 7.07pm and 7.16pm in order for officers to seek further information from the applicant on issues raised by the Committee.

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 10 JANUARY 2024

Following the adjournment, it was reported that an additional condition regarding submission of a scheme of car park access was recommended. It was also recommended to amend the condition regarding access improvements, as set out in the update report, to change the trigger of the condition to be submission of a timetable for phasing of works for access upgrades.

Resolved –

- (1) That, pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, the carrying out of the development 231495/REG3 be authorised, subject to:
 - a. the conditions and informatives as recommended in the original report, with the additional conditions as recommended in the update report except that the access improvements condition be amended as recommended at the meeting, and
 - b. the two additional conditions recommended at the meeting regarding landscaping and biodiversity net gain, and car park access;
- (2) That details of the proposed car park access scheme be submitted to a future meeting of the Committee for approval.

84. 230974/FUL - 19 NEWCASTLE ROAD

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.

The Committee considered a report on the above application. An update report was tabled at the meeting which set out details of a revised noise assessment and recommended an amended condition to include modelling of the proposed acoustic fencing. The update also included information on contamination and recommended amending the remediation scheme condition to a pre-commencement condition.

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 for application 230974/FUL, subject to the receipt of a satisfactory SuDS Strategy and the completion of a Section 106 legal agreement by 29 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, 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 original report, with the amended conditions as recommended in the update report.

85. 231494/REG3 - THAMESIDE PRIMARY SCHOOL, HARLEY ROAD, CAVERSHAM

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.

The Committee considered a report on the above application.

Comments were received and considered.

Resolved –

That, pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, the carrying out of the development 231494/REG3 be authorised, subject to the conditions and informatives as recommended in the report.

(The meeting started at 6.30 pm and closed at 7.45 pm)

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Planning Applications Committee

31 January 2024



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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:

None since last PAC

2. Previously Agreed Site Visits with date requested:

- 230745 - "Great Brighams Mead", Vastern Road – accompanied agreed by PAC 06.09.23
- 231041 - Portman Road – unaccompanied agreed by PAC 06.09.23

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Planning Applications Committee

31 January 2024



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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: ABBEY
APPEAL NO: APP/E0345/W/23/3325863
CASE NO: 221443
ADDRESS: Dukesbridge House, 23 Duke Street, Reading
PROPOSAL: Construction of a pair of semi-detached mews houses with associated cycle and refuse storage
CASE OFFICER: Anthony Scholes
METHOD: Written Representation
APPEAL TYPE: REFUSAL OF PLANNING PERMISSION
APPEAL LODGED: 15.01.2024

WARD: REDLANDS
APPEAL NO: APP/E0345/W/23/3335887
CASE NO: 221162
ADDRESS: Land Adjacent, 300 Kings Road, Reading
PROPOSAL: Construction of a part five part three storey building of 14 residential apartments (C3) and associated undercroft car parking
CASE OFFICER: Anthony Scholes
METHOD: Hearing
APPEAL TYPE: REFUSAL OF PLANNING PERMISSION
APPEAL LODGED: 09.01.2024

APPENDIX 2

Appeals Decided:

NONE

APPENDIX 3

Planning Officers reports on appeal decisions.

- None available at this time.

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Planning Applications Committee



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31 January 2024

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 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 £1,885,924, made up of the following:

(Class E (formally office) Prior Approvals - £ 1,701,355

Householder Prior Approvals - £92,130

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 - £0

Householder Prior Approvals - £828

- 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 15 December 2023 to 18 January 2024

Type:	How many received since last report:	Loss in possible fee income:
Householder Prior Approvals	6	£828
Class E Prior Approvals	0	£0
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	0	£
TOTAL	6	£828

Table 2 - Applications decided since 15 December 2023 to 18 January 2024

Type:	Approved	Refused	Not Required	Withdrawn	Non Determination
Householder Prior Approvals	1	1	0	0	0
Class E Prior Approvals	0	0	0	0	0
Demolition Prior Approval	0	0	0	0	0
Solar Equipment Prior Approval	0	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	1	1	0	0	0

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Planning Applications Committee

31 January 2024



Reading
Borough Council
Working better with you

Title	THIRD QUARTER PERFORMANCE REPORT - PLANNING & BUILDING CONTROL
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. Purpose of report

- 1.1. To advise Committee on the work and performance of the Planning Development Management team and Building Control team for the third quarter of 2023/2024 (October to December) with comparison to same quarters in the previous year.
- 1.2. Unlike the annual report these quarterly reports are focussed on just planning and building control application processing performance.

2. Planning Development Management team

2.1 Performance Targets

a. For applications for major development: **60 per cent** of an authority's decisions should be made within the statutory determination period or such extended period as has been agreed in writing with the applicant.

b. For applications for non-major development: **70 per cent** of an authority's decisions should be made within the statutory determination period or such extended period as has been agreed in writing with the applicant.

Decisions Issued

2.2 The following Table 1a provides a breakdown on the decisions issued for the last three quarters of this year compared to the previous year's quarters. For those decisions issued within the statutory timeframe or within an agreed extended timeframe we have seen a welcome improvement to over 90% for the different types of planning applications handled even with a corresponding increase in overall decisions issued.

2.3 Fees for planning applications increased on 6 December 2023 (see next section) so it is too early to say if the increase (25% for most applications and 35% for Major applications) has had an impact on developers submitting applications.

**Table 1a: Planning Application Performance
By quarters in 2022/2023 and in quarter 1 2023/2024**

Description	DLUHC Target	Q1 2022 Apr-Jun	Q2 2022 Jul-Sept	Q3 22/23 Oct-Dec	Q1 2023 Apr-Jun	Q2 2023 Jul-Sept	Q3 2023 Oct - Dec
Major	60%	0/1 0%	5/5 100%	3/4 75%	7/7 100%	4/4 100%	5/5 100%
Minor	70%	35/57 61%	35/50 70%	37/44 84%	29/32 90%	29/35 82%	48/52 92%
Others (including householders)	70%	89/144 62%	60/111 54%	138/156 88%	110/119 92%	90/102 88%	85/92 92%
Overall Totals		124/202 61%	100/166 60%	178/204 87%	146/158 92%	123/141 87%	138/149 93%

Fee Income

- 2.4 Table 1b provides data on income from applications, pre-app enquiries and miscellaneous advice. It illustrates the continuing decline in applications and fees experienced across the country in 2023.
- 2.5 As explained above planning fees were increased in December 2023. The percentage increase seems high but it needs to be noted that this is the first increase since 2018. It is welcomed by local planning authorities given the increase in the costs of delivering the planning service over the past 5 years.
- 2.6 Also, most developers appreciate that the increase is overdue and welcome the ministerial statement which links the increase to achieving better performance. The Planning Guarantee for undetermined applications (which entitles applicants to a refund unless an extension of time is agreed) has been shortened to 16 weeks for the majority of applications (26 weeks still for Majors).

Table 1b provides information on fee income.

Fee Income	Q1 22/23 Apr-Jun	Q2 22/23 Jul-Sept	Q3 22/23 Oct-Dec	Q4 22/23 Jan-Mar	Q1 23/24 Apr-Jun	Q2 23/24 Jul-Sept	Q3 23/24 Oct - Dec
Applications	£189,196	£219,296	£222,689	£102,522	£203,555	£125,412	£117,368
Pre-App	£30,037	£29,074	£27,910	£9,498	£11,720	£47,813	£29,518.50
Miscellaneous	£5,161	£1,717	£4,943	£905	£1,436	£4,962	£358
Totals	£224,394	£250,087	£255,542	£112,925	£216,711	£178,187	£147,244

- 2.7 As well as the increase in fee and the tightening of timescales there was another significant change on 6 December with the removal of the entitlement to a “free go” for second applications of a determined or withdrawn application. Again, it is too early to report on the impact of this but could encourage the take up of pre-application advice to enable any formal application for planning permission to stand a better chance of being approved quickly.

3. Building Control

- 3.1 The team are in the process of reviewing processes and recruiting staff following the published amendments to the Building Regulations, which were introduced as of 1 October 2023. The new regulatory body is the Building Safety Regulator (BSR) and it is responsible for buildings classed as Higher Risk (mainly tall buildings) although the BSR would look to engage a Local Authority Building Control Building Inspector (Level 3) to work alongside them on such projects. Other development can be overseen by local authority building inspectors or private approved inspectors subject to staff having the correct certified competency for the work involved. The changes also place a legal responsibility on the client, the designer/architect and the contractor to confirm their competency in designing and carrying out the work.
- 3.2 Our team currently comprises the building control team leader, an assistant building control inspector, a trainee building inspector, three technical support officers and three agency surveyors (2 part time). The team is continues to recruit for experienced building control inspectors as it is the aim to employ a Level 3 Building Inspector to ensure we provide the level of competent inspector required in a town like Reading with such a diverse range of construction projects.
- 3.2 Table 2 shows performance for the team and applications dealt with for the past three quarters for this year 23/24 compared with the four quarters for last year.

Table 2: Building Control work performance.

Indicator	Q1 22/23	Q2 22/23	Q3 22/23	Q4 22/23	Q1 23/24	Q2 23/24	Q3 23/24
Dangerous structures attended.	5	4	7	11	12	8	5
Inspections carried out	Not recorded	Not recorded	Not recorded	Not recorded	333	339	380
Building Control applications submitted	97	92	140	64	70	165	91
Applications approved within 5 & 8 weeks Statutory limits	85/97 96%	88/92 96%	137/140 98%	44/44 100%	68/70 98%	155/165 95.2%	57/60 91.66%
Number of completion certificates issued	24	13	89	108	73	114	79
Fee income	£70,670	£62,044	£77,487	£69,597	£61,207	£63,651	£67,376
Approved Inspectors Initial Notices	131	65	124	43	107	97	92

4. Contribution to strategic aims

- 4.1 The processing of planning applications and associated work (trees, conservations areas and listed buildings) and building control activities contribute to creating a healthy environment with thriving communities and helps the economy within the Borough, identified as the themes of the Council's Corporate Plan in Section 2 of this report.

5. Community engagement

- 5.1 Statutory consultation takes place on most planning applications and appeals. The Council's website also allows the public to view information submitted and comments on planning applications and eventually the decision reached. There is also information on policy matters and the and this can influence the speed with which applications and appeals are decided. Information on development management performance is publicly available.

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 development management performance set out in this report has no 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.

8. Legal implications

- 8.1 The collection and monitoring of performance indicators is a statutory requirement. In addition, a number of the work targets referred to in this report are mandatory requirements including the determination of planning applications and the preparation of the development plan.

9. Financial Implications

- 9.1 There are no direct financial implications arising from this report although we welcome the commitment in the Levelling Up and Regeneration Bill to increase application fees which will help to better resource the planning service.

31 January 2024



Title	PLANNING APPLICATION REPORT
Ward	Abbey
Planning Application Reference:	230579/FUL and 230695/FUL
Site Address:	109b Oxford Road, Reading
Proposed Development	<p>230579/FUL Replacement shopfront, signage, and front forecourt modification</p> <p>230695/FUL Change of use from Sui Generis (Betting Shop) to E(b) Restaurant with ancillary Sui Generis takeaway and canopy extraction to the rear of the property</p>
Applicant	Express Team Ltd
Report author	Ethne Humphreys
Deadline:	1 st February 2024
Recommendations	<p>Grant planning permission subject to conditions as follows:</p> <p>Delegate to ADPTPPS to make such minor changes to the conditions, as may be reasonably required to issue the permission.</p>
Conditions (to include)	<p>230579/FUL (shopfront)</p> <ol style="list-style-type: none"> 1) Approved plans to be implemented and all unauthorised works (to be specified in condition) removed within 2 months from date of permission. 2) All external materials to be in accordance with the submitted details and samples. 3) Construction times limited to 08:00 – 18:00 Mon – Fri and 08:00 – 13:00 Sat. No works at all on Sun or BH <p>230695/FUL (change of use and extraction)</p> <ol style="list-style-type: none"> 1) The use approved shall cease within 1 month from the failure to comply with any one of the requirements set out in conditions 2 and 3. 2) Approved plans implemented and all unauthorised works (to be specified in condition) removed within 2 months from date of permission. 3) i) Kitchen ventilation system and cooling condenser units to be installed to specifications as approved and retained and maintained as such at all times thereafter and (ii) post installation verification by specialist to be submitted within one

	<p>month of installation to confirm system is operating effectively. All maintenance to be documented and recorded on site at time of service and shall be available to be provided to the Council within 7 days of written request.</p> <ol style="list-style-type: none"> 4) The plant (kitchen extraction equipment and cooling condensers) shall not exceed 10dB below background level at any time when all plant/equipment is in operation. 5) Hours of Use of the restaurant/takeaway not outside hours of: 11:30-23:00 Sun – Thurs and 11:30 – 23:30 Fri – Sat. 6) Delivery Hours/Waste Collections not outside hours of: 08:00 – 20:00 Mon – Sat and 10:00 – 18:00 Sundays and Bank Holidays. 7) Bin Storage and Litter Management Plan– to be carried out as per submitted details. 8) No takeaway use shall be carried out at any time other than that strictly ancillary to the primary use of the premises as a restaurant.
<p>Informatives</p>	<p>230579 and 230695</p> <ol style="list-style-type: none"> 1) Terms and conditions 2) Building Regs 3) Damage to highway 4) Works affecting highways 5) Positive and proactive 6) Enforcement

1. Executive summary

- 1.1 The current use, shopfront and kitchen extraction unit is unauthorised. The shopfront and kitchen extraction unit is considered to result in harm to the character and appearance of the Conservation Area. Noise and odour issues have arisen as a result of the unauthorised kitchen extraction unit. The proposals seek to address the issues above through replacement shopfront and new kitchen extraction system. The proposals are considered acceptable in visual and heritage terms and, subject to stringent conditions to be attached, noise and odour is considered to be acceptable.
- 1.2 Both applications are recommended for approval subject to conditions as set out above.

2. Introduction and site description

- 2.1 The application relates to a ground floor shop at the end of a terrace located on the south side of Oxford Road and forming the corner with Zinzan Street. Until 2018, the ground floor was occupied by a vacant betting shop 'Ladbrokes' - a *Sui Generis* use. The upper floors are in residential use.
- 2.2 This part of Oxford Road is characterised by retail/commercial activity at ground floor, with residential ancillary uses (to the ground floor use) on the upper floors. Backing on to the site are residential properties in Zinzan Street which are predominantly Victorian terraces. Oxford Road is a busy shopping street and a major route into and out of Reading town centre for vehicles and pedestrians alike.
- 2.3 The building is not listed but is located within Castle Hill/Russell Street/Oxford Road Conservation Area. The site is located within the defined Reading Central Area, but outside of the central core, primary shopping area and office core areas. In addition, the site is also within an air quality management area.
- 2.4 The applications were called in by Councillor Page and Councillor Rowland due to concerns regarding the impact on heritage assets and odour/noise disturbance.



Site Location Plan (not to scale)

The application site as seen from Oxford Road



The application site as seen from Zinzan Street



3. The proposal

- 3.1 Application 180273 granted planning permission for “Change of use from sui generis (betting shop) to A3 restaurant with ancillary takeaway and replacement shopfront”. This was approved subject to pre-commencement conditions intended to control the materials used in the new façade and the construction and control of kitchen extraction/ventilation equipment. No such details were submitted and, furthermore, works commenced on site which were not undertaken in accordance with the approved plans. Given that the change of use and associated development occurred without the discharge of conditions, the works are unauthorised.
- 3.2 In response and given the level of concern raised over the works that had taken place, an Enforcement Notice dated 17 January 2020 was served under ref Legal/SQ /IKEN13003 with the following requirements:
- (a) *“Cease the unauthorised use of the building on the land as a restaurant/takeaway (Use class A3/A5)*
 - (b) *Remove, in their entirety, the existing unauthorised shopfronts from the north (Oxford Road) and east (Zinzan Street) elevations including the incorrectly-positioned doorway, display window and transom light and the “ornate timber plinth”, “ornate timber columns” (including corbel mouldings) and “ornate timber panelling”, and restore those elevations to their pre-existing state as shown on the attached Photograph ‘B’ ‘C’ and ‘D’ (Google Streetview images dated June 2018)*
 - (c) *Remove the unauthorised air-handling plant installed within the east (Zinzan Street) elevation and restore that elevation to its pre-existing state as shown on the attached Photographs ‘C’ and ‘D’ (Google Streetview image dated June 2018)*

- (d) *Remove the two unauthorised air conditioning units and associated pipework and wiring from the south (rear) elevation and restore that elevation to its pre-existing state as shown on the attached Photograph 'E' (Google Streetview image dated June 2018)*
- (e) *Remove from the land all debris and excess building materials resulting from compliance with steps (b) to (d) above".*

3.3 The Enforcement Notice remains in force but has been held in abeyance pending the outcome of this application.

3.4 Application 230579/FUL comprises amended shopfront proposals which are largely based on the previous approval (180273) but with a few changes, most notably the change to a centrally located doorway to the main shopfront and a revised material specification scheme.

3.5 Application 230695/FUL proposes a revised kitchen extraction equipment to replace the unauthorised system currently in situ.

4. Planning history

220567 Change of use from sui generis (betting shop) to A3 restaurant with ancillary A5 takeaway and replacement shopfront (Part retrospective). Refused.

200142/FUL Change of use from sui generis (betting shop) to A3 restaurant with ancillary A5 takeaway and replacement shopfront (Part retrospective). Withdrawn.

180273/FUL Amended Description: Change of use from sui generis (betting shop) to A3 restaurant with ancillary takeaway and replacement shopfront (revised elevation details). Permitted.

181755/ADV Externally illuminated fascia sign to Oxford Road and Zinzan Street shopfronts and externally illuminated projecting sign fronting Oxford Road. Permitted.

181785/APPCON Application for discharge of conditions 3,4 and 9 of Planning permission 180273. Split Decision.

Enforcement Notice Legal/SQ /IKEN13003 dated 17 January 2020

NEARBY SITES – 109A Oxford Road

201585/FUL Change of use from an estate agent use class E to a restaurant and hot food takeaway sui generis use class. Granted.

201586/ADV New fascia and projecting sign. Granted.

5. Consultations

Non-Statutory

5.1 Environmental Protection: Further to updated odour and noise reports, no objection subject to conditions to require correct installation and ongoing maintenance to ensure that the extract equipment performs appropriately in terms of noise and odour and that maintenance is carried out for the lifetime of the development. Discussed further below.

5.2 Heritage Officer: Further to updated plans showing improved shopfront and submission of material samples, no objection to the proposed shopfront. Discussed further below.

Public

- 5.3 17 neighbour letters were sent, a site notice displayed and a notice placed in local paper.
- 1 Neighbour letter of objection received relating to application 230695. Concerns summarised as being:

- Since extract fan was redirected back towards property, smell unbearable and continuous
- Increased rat problem

Local groups Reading Conservation Area Advisory Committee and Reading Civic Society were notified. No comments received.

6. Legal context

- 6.1 Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in the exercise of its functions to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.
- 6.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12).
- 6.3 Accordingly, the latest NPPF and the following development plan policies and supplementary planning guidance are relevant:

NPPF – National Planning Policy Framework 2023

- 2. Achieving sustainable development
- 4. Decision-making
- 6. Building a strong, competitive economy
- 9. Promoting sustainable transport
- 11. Making effective use of land
- 12. Achieving well-designed places
- 15. Conserving and enhancing the natural environment

Planning Practice Guidance (2014 onwards)

Reading Borough Local Plan 2019

- 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
- EN6: New Development in a Historic Context
- EN16: Pollution and Water Resources
- EN17: Noise Generating Equipment
- TR3: Access, Traffic and Highway Related Matters
- TR5: Car and Cycle Parking and Electric Vehicle Charging
- RL1: Network and Hierarchy of Centres
- OU5: Shopfronts and Cash Machines
- CR1: Definition of the Centre
- CR2: Design in Central Reading

7. Appraisal

7.1. The main considerations are:

- Land Use Principles
- Design and Heritage Considerations
- Impact on Neighbouring Amenity
- Impact on Parking/Highways
- Equalities Impact

Land Use Principles

7.2 Planning permission was granted at the Planning Applications Committee 30th May 2018 for “Change of use from *sui generis* (betting shop) to A3 restaurant with ancillary takeaway and replacement shopfront” (application 180273). This application was granted with conditions attached to include material samples and extraction/ventilation details to be submitted prior to commencement of works. The change of use itself from *Sui Generis* to A3 restaurant with ancillary A5 takeaway was considered acceptable in principle and that remains the case, albeit now falling within Use Class E.

7.3 Officers worked closely with the applicant during the course of the 2018 application to arrive at a positive recommendation, work which has been ongoing. However, the development was subsequently commenced without discharging the conditions, furthermore the works were not undertaken in accordance with the approved plans. This resulted in a poor visual appearance and gave rise to concerns over noise and odours from the kitchen extraction equipment.

7.4 The works that have taken place are unauthorised and are subject to the 2020 Enforcement Notice. These current applications seek planning permission for largely the same as that approved under application 180273 but with some changes to details including the centrally located door to the shopfront and revised material specification scheme. Approval is also sought for a kitchen extraction system that has not yet been installed.

Design and Heritage Considerations

7.5 Policy CC7 (Design and the Public Realm) seeks to ensure that new development enhances and preserves the local character. Policy EN3 (Enhancement of Conservation Areas) requires that the special interest, character and architecture of Conservation Areas will be conserved and enhanced and that development proposals within Conservation Areas must make a positive contribution to local character and distinctiveness.

7.6 The unauthorised works have resulted in a poor-quality appearance and are considered unacceptable in terms of the impact on the character and appearance of the Castle Hill/Russell Street/Oxford Road Conservation Area. This contrasts with the permission (180273) which represented a clear improvement to the appearance of the original ‘Ladbrokes’ building which had a notably poor appearance and did not contribute positively to the Conservation Area. The specific areas of breach are highlighted as follows:

- The main front door of the shopfront has been installed centrally rather than to the left-hand side (viewed from the street) as shown on the previously approved drawings;

- The corbel moulding shown on the previously approved drawings is missing from the pilasters;
- The timber panel above the pilaster corbel shown on the previously approved drawings (at fascia level) is missing;
- A coated metal infill panel has been installed under the fascia in place of the transom light glazing shown on the previously approved drawings;
- The timber shopfront panelling shown on the previously approved drawings is missing from much of the shopfront and a painted render finish with pinned-on timber beading has been applied instead;
- The 'ornate panelling' as annotated on the previously approved drawings, where installed, consists of a manufactured timber board which grooves routed out and painted;
- The surfacing materials for the front forecourt are not the same as that shown on the previously approved drawings;
- The opening on the flank elevation shown on the previously approved drawings to be closed off with brickwork remains in use for extraction;
- An air conditioning condenser has been mounted to the rear elevation, the position of one obstructs the installation of the air supply system acoustic louvre grille as previously approved.

7.7 With specific regard to the shopfront, the proposed plans largely seek to address the breaches referred to above and revert to a design which more closely reflects what was originally granted permission. It is proposed to keep the front door centrally as installed rather than revert to the side and this is considered acceptable, resulting in a balanced composition and being similar to other shopfronts along this part of Oxford Road.

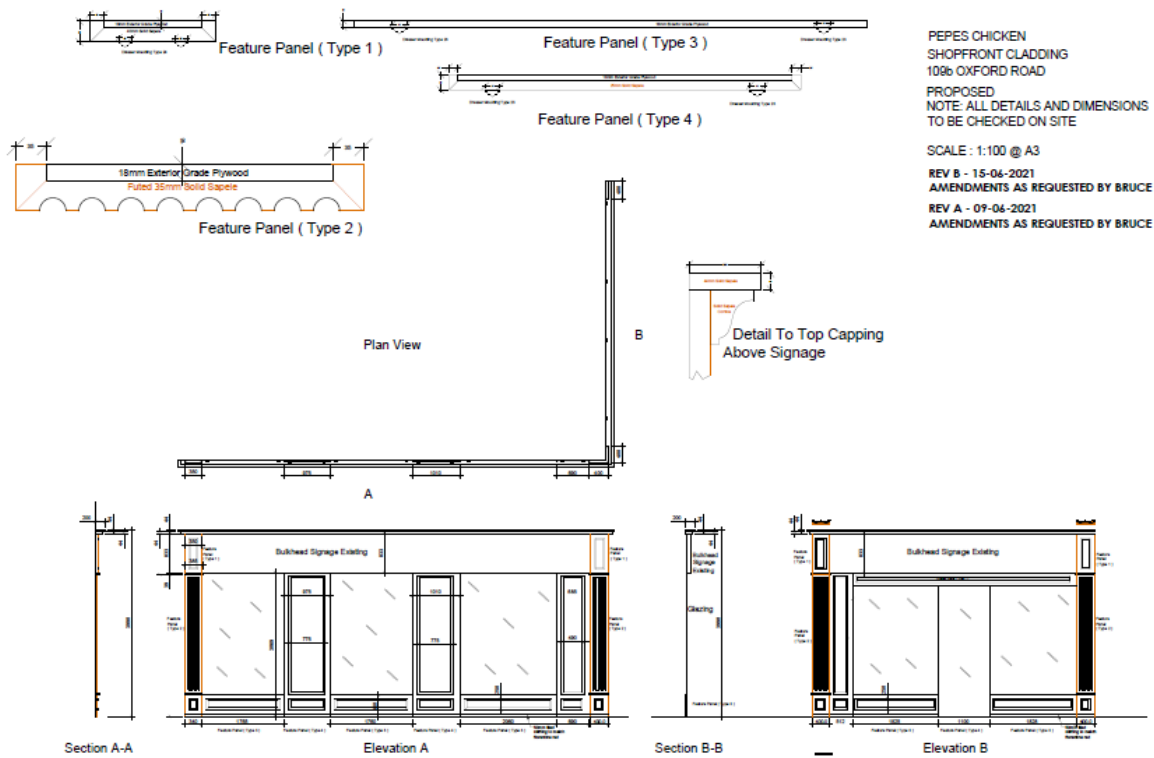
7.8 It is also no longer proposed to block up the opening on the flank elevation adjacent Zinzan Street. The applicant has stated that this is only for fresh air intake and this is the same as that for application 201585 at 109a Oxford Road. Given this and that this is an existing small-scale opening, this is not considered unacceptable.

7.9 Further details of the external architectural appearance have been submitted during the course of the application as follows:

- a sample of the Herringbone brick paving (red) for the front of the shop;
- a colour chart depicting the 'Florentine' red proposed to paint the timber columns and panels; and
- a more detailed drawing depicting the timber panel detail (using Solid Sapele timber)



Paving sample and colour chart



Timber panel detail

- 7.10 Further to the above, the applicant has provided a final drawing of the shopfront which also now includes the proposed timber front door painted Florentine red.
- 7.11 It is considered, in consultation with the Council's Conservation and Urban Design Officer, that with specific regard to the shopfront, the proposals would represent an opportunity to enhance this building, with the ground floor colours sympathetic to the upper floor and the shopfront restored to a more traditional form which respects the age and character of the host building. Similarly, the proposal to replace the tarmac with a charcoal colour paving would also improve the appearance when viewed from Oxford Road.
- 7.12 As noted under application 221567, a flue was installed on the rear elevation (red arrow below):



7.13 The flue shown above is not authorised. It is proposed to remove this flue and replace with a more discreet extraction system at a lower level, minimising its impact visually. Whilst it would be visible when viewed directly from the rear of the site (from the rear yard), it would not be readily visible from Zinzan Street. The design and heritage aspects of the proposals are considered to comply with Policies EN1, EN3, CC7, CR2 and the recently adopted Design Guide for Shopfronts SPD (2022).

Impact on Neighbour Amenity

7.14 Policy CC8 (Safeguarding Amenity) seeks to prevent development from having a detrimental impact on the living environment of existing residential properties through noise and disturbance, dust, smells, fumes and vibrations. Policy EN17 (Noise Generating Equipment) requires that any noise generating equipment should be designed

to read at least 10dBA below the existing background level as measured at the nearest sensitive receptor.

- 7.15 The main issues in terms of residential amenity are noise and odours from the extraction equipment associated with the use. It is not uncommon for restaurants and hot food takeaways to be located close to residential accommodation and for fumes and smells to be dealt with by means of extraction equipment. It is noted that in this regard, whilst planning application 180273 included a specific condition requiring further ventilation and extraction details to be submitted prior to works commencing, these details were not provided. Furthermore, subsequent systems that had been installed did not satisfactorily control odour and noise emissions. A further unauthorised flue was installed when application 220567 was being considered and the application subsequently refused.
- 7.16 The proposals seek to address the situation. A revised extraction system is proposed, designed to emit low level odour discharge and a quieter air supply system. Updated odour and noise assessments have been submitted.
- 7.17 The Council's Environmental Protection Officer has confirmed that the assessments have been carried out in accordance with the correct government and local guidance. The Environmental Protection officer is satisfied that if properly maintained, the systems will appropriately and satisfactorily control noise and odour to protect against neighbour amenity in this respect. The report highlights the importance of ongoing maintenance, and a condition is recommended such that all maintenance is to be documented and recorded on site at point of service and shall be available to be provided to the council within 7 days of written request.
- 7.18 To confirm, the Environmental Team are satisfied that, subject to conditions as stated, this would be acceptable from an Environmental Protection perspective, that they are satisfied that the noise levels generated by the proposed extraction equipment meet the required criteria for noise and that abatement measures proposed would prevent any undue harm to the amenity of surrounding occupiers by way of odour. It should be the case that odour and noise could be controlled acceptably and without the previous issues arising.
- 7.19 The proposed hours of use of the premises remain as previously approved under application 180273: 11:30-23:00 Sunday – Thursday and 11:30 – 23:30 Friday-Saturday. This is not considered unreasonable given the operating hours of other nearby establishments and this could be secured by condition.
- 7.20 In overall terms, and with the above conditions secured, the proposals are considered to comply with Policies CC8 and EN17.

Impact on Parking/Highways

- 7.21 Policies TR3 (Access, Traffic and Highway related matters), TR1 (Achieving the Transport Strategy) and TR5 (Car and Cycle Parking and Electric Vehicle Charging) seek to address access, traffic, highway and parking relates matters relating to development.
- 7.22 This site is situated on A329 Oxford Road which is a main transport corridor in and out of Reading and is a busy public transport route between central Reading and the west. It is located in Zone 2, Primary Core Area, of the Revised Parking Standards and Design SPD. This zone directly surrounds the Central Core Area and extends to walking distances of 2 kilometres from the centre of Reading.
- 7.23 Oxford Road and the surrounding road network all have extensive parking restrictions preventing on-street parking. A residents' permit parking scheme operates in the area thereby restricting and monitoring unauthorised parking.

- 7.24 In accordance with the Council's adopted Parking Standards and Design SPD, the proposed restaurant use would generate a parking demand of 1 space per 5sqm whereas the proposed take-away use would generate a parking demand of 1 space per 40sqm. There is no off-street parking associated with the site however the parking demand generated by the proposal could be suitably accommodated within the short stay parking bays on Oxford Road and nearby public car parks as is currently the case with other similar uses in the street.
- 7.25 There are therefore considered to be no transport objections to the proposals in accordance with Local Plan Policies TR1, TR3 and TR5 and the Revised Parking Standards and Design SPD 2011.

8. Equality implications

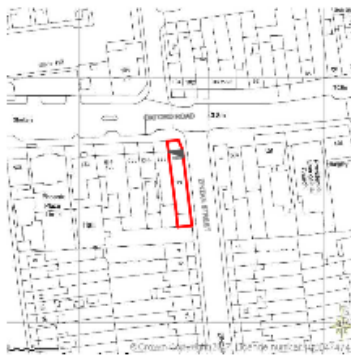
- 8.1. Under the Equality Act 2010, Section 149, a public authority must, in the exercise of its functions, have due regard to the need to—
- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - advance equality of opportunity between persons 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 Officers consider that the proposals would represent a visual enhancement to the character and appearance of the conservation area, particularly the new shopfront. Furthermore, additional information has been provided and reviewed by officers and found to be acceptable in terms of odour and noise mitigation. The applications are recommended to be granted planning permission, subject to the conditions specified at the outset of this report.

Case Officer: Miss Ethne Humphreys

Proposed Plans shown below:



Location Plan 1:1250



Site Plan 1:500



The contractor and building manufacturers are responsible for checking dimensions, tolerances and references. Any discrepancy is to be notified with the Architect before proceeding with the works.
When on-line is covered by drawings in different scales the largest scale drawing is to be used. Do not make drawings. If you have any questions, do not make drawings. If you have any questions, do not make drawings. Any internal layout changes will need to be approved by the architect.



Drawing no. 10	
DATE	22-04-2023
PURPOSE OF DRAWING	
PLANNING	
PROJECT	
1000 Oxford Road, REC 7625	
DRAWING	
PROPOSED PLAN & PARTITION	
JOB NO.	
2023-005	
DRAWN BY	
CJ	
SCALE	
1:500	
DATE	
22-04-2023	

Location and block plan



Proposed front elevation



Proposed side elevation



The contractor and building manufacturers are responsible for checking dimensions, tolerances and references. Any discrepancy is to be notified with the Architect before proceeding with the works.
When on-line is covered by drawings in different scales the largest scale drawing is to be used. Do not make drawings. If you have any questions, do not make drawings. Any internal layout changes will need to be approved by the architect.



PROPOSED REAR ELEVATION



REV B - 27-04-2023
AMENDMENT AS REQUESTED BY PLANNING
REV A - 14-04-2023
AMENDMENT AS REQUESTED BY BRCC
REV A - 09-04-2023
AMENDMENT AS REQUESTED BY BRCC

Drawing no. 30	
DATE	22-04-2023
PURPOSE OF DRAWING	
PLANNING	
PROJECT	
1000 Oxford Road, REC 7625	
DRAWING	
PROPOSED PLAN & PARTITION	
JOB NO.	
2023-005	
DRAWN BY	
CJ	
SCALE	
1:500	
DATE	
22-04-2023	

Proposed elevations and floor plan

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31 January 2024



Reading

Borough Council

Working better with you

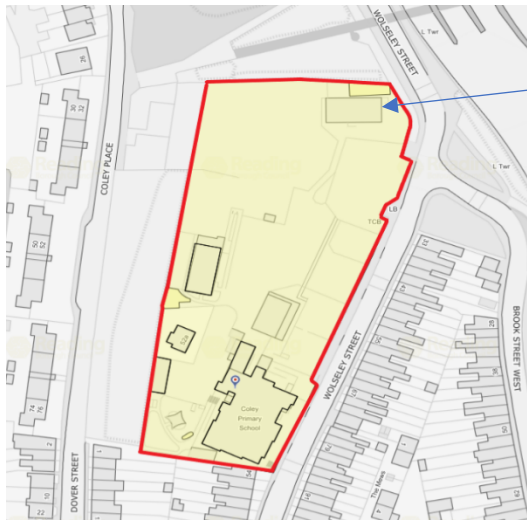
Title	PLANNING APPLICATION REPORT
Ward	Coley
Planning Application Reference:	231821
Site Address:	Coley Primary School, Wolseley Street, Reading, RG1 6AZ
Proposed Development	Retrospective retention of existing 1 no. demountable modular (double) classroom unit and temporary permission to further retain the modular unit for 5 years and minor associated works.
Applicant:	Reading Borough Council – Property Management
Report author	Julie Williams
Deadline:	14 February 2024
Recommendations	Grant temporary (5 years) 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. Positive and Proactive 3. Applicant responsible for complying with timeframe

1. Executive summary

- 1.1 This application seeks retrospective permission for the existing single storey demountable double classroom and permission to retain the modular unit for a further 5 years along with minor associated works. The retention and use of the unit as proposed is recommended to be approved.

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 original school is an attractive Victorian building with various modern extensions at the western end of the site with a playground and heavily sloped grassed area. The application site is on land previously part of the car parking and grassed area.
- 2.3. The school site is located within a mainly residential area, with residential properties bounding the site to the west (Coley Place) and east and south (Wolseley Street). The IDR lies beyond Wolseley Street to the north east.



Site Plan.

Modular unit



3. The proposal

- 3.1. The proposal is retrospective to retain the modular unit at the site (the previous permission lapsed on 31 October 2020). The application seeks permission to retain the unit for an additional 5 years (until 2029).
- 3.2. The submitted planning statement identifies the need to retain the modular unit to provide classroom space for SEND students from January 2024. The applicant explains that “The school have been really struggling with increasingly demanding cohorts of SEN pupils who need additional accommodation to the mainstream classrooms. We have a statutory duty to provide places for SEND The modular unit was pre-formed off-site to comply with the current Building Regulations standards and Equality Act recommendations at the time of installation”.
- 3.3. Submitted plans and documentation all received 18 December 2023:
 - Supporting Statement,
 - Location Plan,
 - E02344_101 Proposed Block Plan,
 - E02344_P_300 Proposed Elevations,
 - E02344-F-04 Proposed plan

4. Planning history

- 4.1 150483/REG3 - for the retention of a temporary single storey modular building providing two additional classrooms – Temporary (5 year) planning permission 04/06/2015
- 130463/REG3 (old reference 13/00380/REG3) - One demountable modular double classroom and associated external works. Temporary (3 years) permitted 31/05/2013.
 - 11/00258/REG3 (Civica Ref: 111139) - Provision of 30 place nursery unit on existing school playground, new 2.5m wide ramped pedestrian access and replacement 2.1m high weldmesh fence to playground boundary. Permitted 07/04/2011.

5. Consultations

5.1. Non-statutory:

RBC Natural Environment – No objections to retention of unit.

RBC Transport Strategy – No objection given that there will not be an increase in the number of pupils.

RBC Environmental Protection - No comments to make.

5.2. Public:

The following neighbouring properties were consulted by letter dated 04/01/2024

30-34 (evens) and 38 Coley Place; 33 Wolseley St & 1-6 Cheriton Court.

A Site notice was displayed at the site on 10/01/2024.

No letters of representation received at the time of writing this report, but an update will be provided should any be received before your meeting.

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'. The following local and national planning policy and guidance is relevant to this application:

National Policy

National Planning Policy Framework 2021

National Planning Guidance 2014 onwards

Reading Borough Local Plan 2019

Policies:

CC1 Presumption in Favour of Sustainable Development

CC7 Design and the Public Realm

CC8 Safeguarding Amenity

OU1 New and Existing Community Facilities

7. Appraisal

7.1. The main considerations are:

- I. Land use principles
- II. Amenity impacts
- III. Traffic generation and parking

Land use principles

- 7.2. The proposal seeks permission to continue to use the classroom unit for SEND pupils, from January 2024 for a period of 5 years.
- 7.3. The modular unit was originally erected in 2014. The area on which the modular unit sits was part of a car park and grassed area.
- 7.4. The retention of the modular unit is considered to be acceptable in land use terms as it does not unreasonably reduce the amount of playing field space at the site and is well related to the educational use of the rest of the site.

Amenity impacts

- 7.5 The nearest residential property to the modular classroom is some distance away (refer to location plan above). Officers consider that there is no harm resulting from the continued temporary use of the building in terms of noise and disturbance or from the appearance and siting of the modular unit.
- 7.6 The proposal is therefore considered to comply with Policy CC8 of the Reading Borough Local Plan 2019.

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.

Equality implications

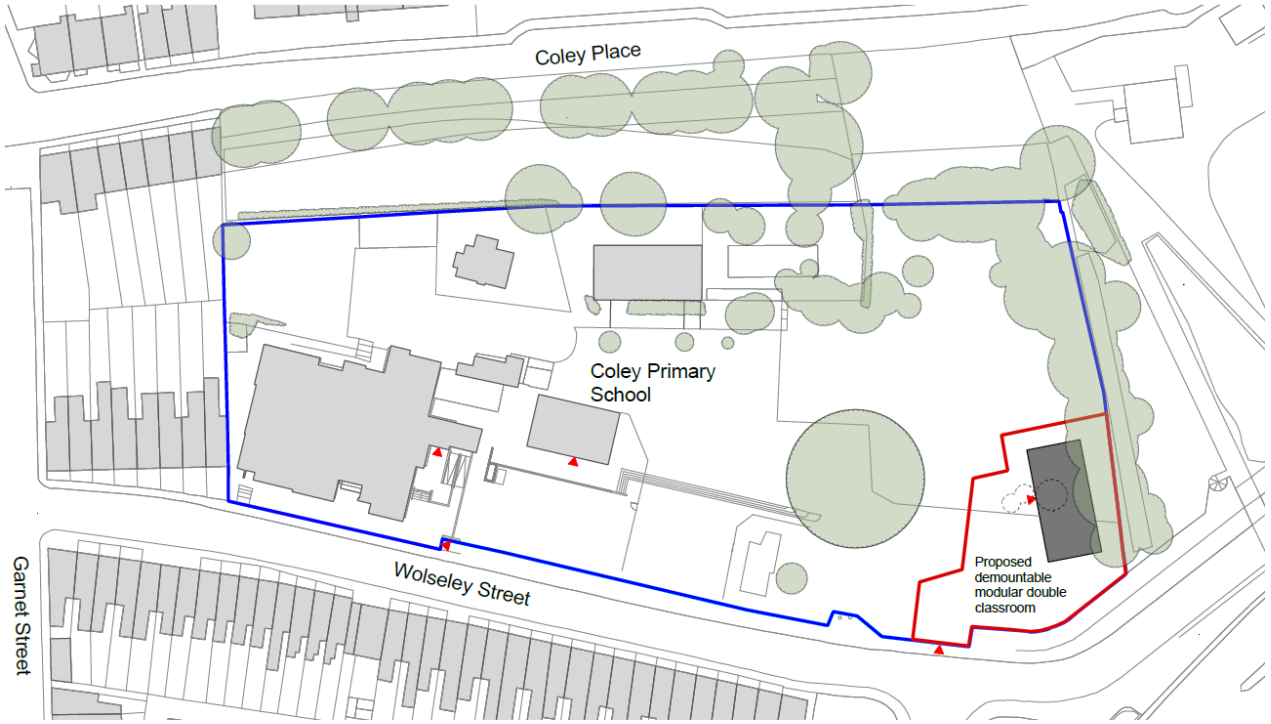
- 7.8. Under the Equality Act 2010, Section 149, a public authority must, in the exercise of its functions, have due regard to the need to—
 - eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - advance equality of opportunity between 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.
- 7.9. 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

- 8.1 No harmful impacts have been identified arising from the continued use of the modular unit as a classroom when considered in the context of national and local planning policies, as detailed in the appraisal above. Officers consider that the proposal is acceptable and this application is recommended for approval subject to the recommended conditions.

Plans

Block Plan



Hampshire County Council
 HCC Property Services,
 Three Ministers House,
 75 High Street, Winchester SO23 8UL,
 Tel: (01962) 847801

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REV	DESCRIPTION	DATE	BY

PROJECT
 Reading Borough Council
 Coley Primary School
 Demountable Modular Classroom

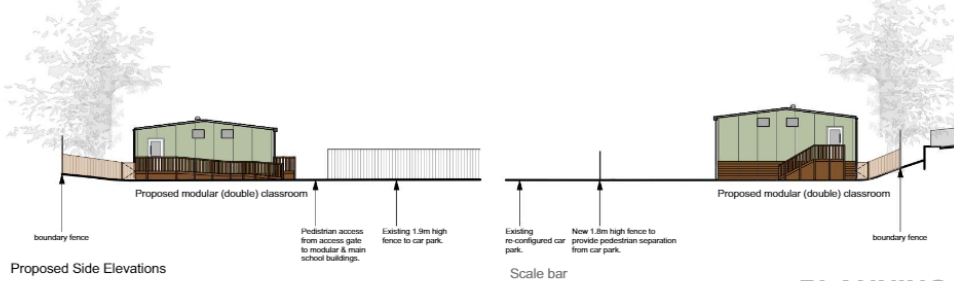
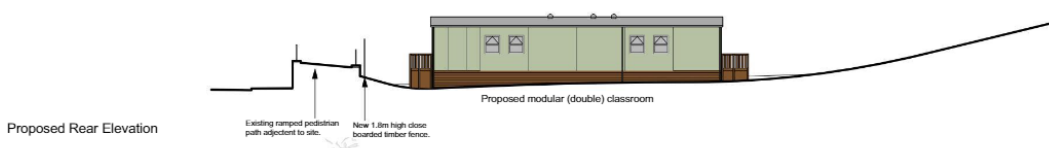
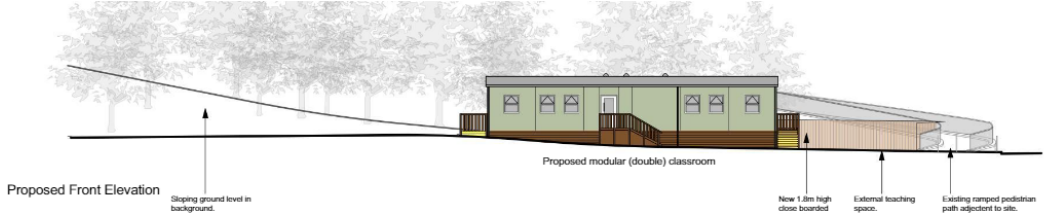
SHEET CONTENTS
 Block Plan

SCALE 1:500 @ A3 **DATE** 25.03.13 **DRAWN** GA **CHKD** KH

DRAWING No. E02344_P_101 **Property Services** **REVISION**

FILE REF: 101 Block Plan

Elevations



Hampshire County Council
 HCC Property Services,
 Three Ministers House,
 75 High Street, Winchester SO23 8UL,
 Tel: (01962) 847801

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REV	DESCRIPTION	DATE	BY

PROJECT
 Reading Borough Council
 Coley Primary School
 Demountable Modular Classroom

SHEET CONTENTS
 Proposed Modular Elevations

SCALE 1:200 @ A3 **DATE** 26.03.13 **DRAWN** GA **CHKD** —

DRAWING No. E02344_P_300 **Property Services** **REVISION**

FILE REF: 300 Elevations

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31 January 2024



Reading
Borough Council
Working better with you

Title	PLANNING APPLICATION REPORT
Ward	Southcote
Planning Application Reference:	231580/REG3
Site Address:	6 Circuit Lane, Reading, RG30 3HA
Proposed Development	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.
Applicant	Reading Borough Council
Report author	Marcie Rejwerska
Deadline:	22/01/2024
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 To Match 4. Vehicular Parking As Specified
Informatives	<ol style="list-style-type: none"> 1. Terms 2. Building Control 3. Complaints about construction 4. Encroachment 5. Highways 6. Positive and proactive – approval

1. Executive summary

- 1.1. This report explains the proposal for single storey ‘wraparound’ extension and a new paved driveway to a property which is currently vacant. The proposed extensions would create accessible accommodation for a disabled resident. A previous permission on the site was granted in 2021 which included a side extension which was wider than the new proposal and had a flat roof, and a widened highways access. While the widened access has been completed, the extensions were not implemented. The proposed extensions are considered an improvement on the previously approved design.

2. Introduction and site description

- 2.1. The application is referred to Committee owing to it being works to a property owned by the Council, and the application has been submitted by the Council’s Property Services team.

- 2.2. The application site comprises a 3-bedroom end-terrace dwelling which currently sits vacant on the west side of Circuit Lane in Southcote. The property has an existing paved access from the road onto a driveway.
- 2.3. The surrounding area is predominately residential, comprised of terraces and semi-detached properties in similar character. Circuit Lane is characterised by green verges between the highway and the public footpath.

Site location plan:



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3. The Proposal

- 3.1. Planning permission is sought for single storey side and rear extensions and new a hardstanding at the front of the property to provide one off road accessible car parking space.
- 3.2. The proposed extensions would measure 3.2m in width at the side of the property, set back from the front elevation by a little over 1m. The side extension would extend 3.2m beyond the rear elevation. The proposed extension would have a pitched roof, measuring a total height of 3.77m. The previously approved extension had a flat roof and measured 4.2m in width, filling the width of the plot; there was no rear extension proposed.
- 3.3. The proposal site has been identified by RBC Property Services as a potentially suitable house for a single storey extension, providing accessible accommodation for a disabled tenant.
- 3.4. Submitted plans and documentation:

CIR-LP1 – Location Plan, dated 05/08/2021, received 07/11/2023

MAP-C4816-001-0 – Location and Block Plan, dated 23/11/2023, received 27/11/2023

MAP-C4816-111-0 – Existing Ground Floor, dated 30/08/2023, received 07/11/2023

MAP-C4816-121-0 – Existing First Floor, dated 30/08/2023, received 07/11/2023

MAP-C4816-141-0 – Existing Roof Plan, dated 30/08/2023, received 07/11/2023

MAP-C4816-180-0 – Existing Elevations, dated 30/08/2023, received 07/11/2023

MAP-C4816-211-0 – Proposed Ground Floor, dated 30/08/2023, received 07/11/2023

MAP-C4816-221-0 – Proposed First Floor, dated 30/08/2023, received 07/11/2023

MAP-C4816-241-0 – Proposed Roof Plan, dated 30/08/2023, received 07/11/2023

MAP-C4816-280-0 – Proposed Elevations, dated 30/08/2023, received 07/11/2023

4. Planning history

4.1. 211321 – Single storey side extension – Application approved by Planning Committee on 01/12/2021

4.2. No other planning history relevant to 6 Circuit Lane.

5. Consultations

5.1. Non-Statutory

5.1.1. RBC Transport Development – No objections subject to conditions.

5.2. Public

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

48, 50 Gainsborough Road

4, 8 Circuit Lane

5.2.2. No letters of representation received.

5.2.3. A site notice was displayed on site by the applicant.

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
- H9 House Extensions and Ancillary Accommodation
- H10 Private and Communal Outdoor Space
- TR3 Access, Traffic and Highway-Related Matters
- TR5 Car and Cycle Parking and Electric Vehicle Charging

Supplementary Planning Documents:

Design Guide to House Extensions 2021

7. Appraisal

7.1. The main considerations are:

- I. Design and appearance
- II. Amenity
- III. Transport

I) Design and appearance

- 7.2. The proposed extensions to the side of the property are wider than usually considered acceptable, however, considering the internal space required to provide accessible living space, and wheelchair turning circles, the width is considered acceptable. 6 Circuit Lane is set down from the highway, so the prominence of the extensions on the street scene would be reduced.
- 7.3. The proposed side extension is also sufficiently set back from the front elevation and appears subservient, in line with Policy H9 and the House Extensions SPD.
- 7.4. At the rear, removal of the existing outbuilding and replacement with a shallower rear extension will improve the appearance of the property and the rear garden. The proposed depth of the rear extension is in line with the recommendations made in the House Extensions SPD.

II) Amenity

- 7.5. The proposed extensions will have new windows at front, side, and rear elevations. These are not considered to pose a risk of overlooking or loss of privacy to neighbouring residents and are expected to provide sufficient access to natural daylight/sunlight.
- 7.6. The proposed rear extension is not considered to cause overshadowing to the neighbouring properties, particularly due to the orientation of the property.
- 7.7. Overall, the proposed extension and alterations are not considered to harm the living conditions to neighbouring properties or the surrounding area. Therefore, the proposed development is considered in accordance with Policy CC8 of the Reading Borough Local Plan.
- 7.8. In accordance with Policy H10 of the Reading Borough Local Plan; the proposed extensions will not represent an unacceptable loss in private outdoor space. The footprint of the extensions will allow for an appropriate amount of private outdoor space in the rear garden. A small patio area is proposed to the rear of the side extension which is not considered to result in a harmful loss of soft landscaping and does not require planning permission.

III) Transport

- 7.9. The property has an existing driveway at the side of the property, and the dropped kerb and crossover have been extended as part of the previous application, to allow access from the highway. There are no further changes proposed to the highway access onto the property. A condition is recommended to secure the proposed car parking as per

approved plans due to the specifically designed layout to make the space as accessible as possible.

- 7.10. The proposal would include new hard standing at the front of the property to provide an accessible off road parking space for 1 vehicle. Although reduction to front gardens would usually be avoided, the benefit of the proposed driveway is considered to outweigh these concerns.
- 7.11. The proposed new car parking space is not considered harmful to the character of the property nor the street scene. A number of other properties in the immediate vicinity have entirely paved front gardens to provide parking.

8. Equality implications

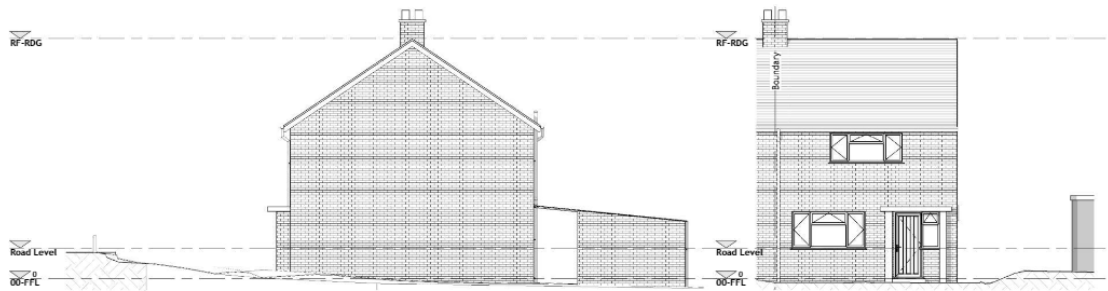
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 - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 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.
- 8.3. The proposed works will be directly beneficial for a disabled tenant.

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 in terms of design, amenity impact and highway related matters. The extensions would make the property accessible and provide a good standard of accommodation for a disabled resident.
- 9.3 As such, this application is recommended for approval for Planning Permission subject to the recommended conditions.

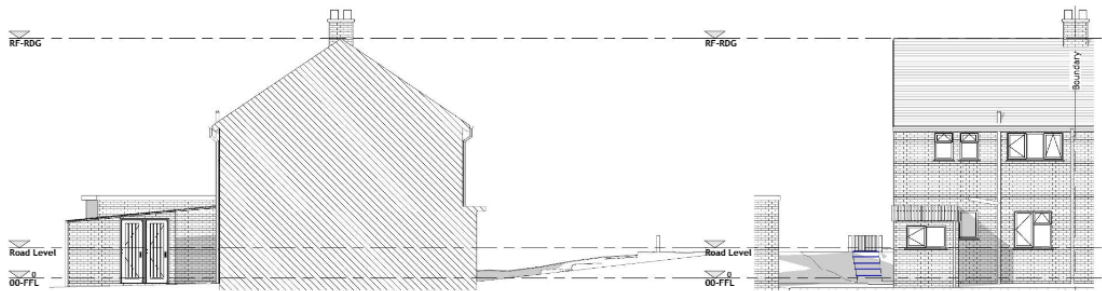
Plans & Appendices

1. Existing and proposed elevations



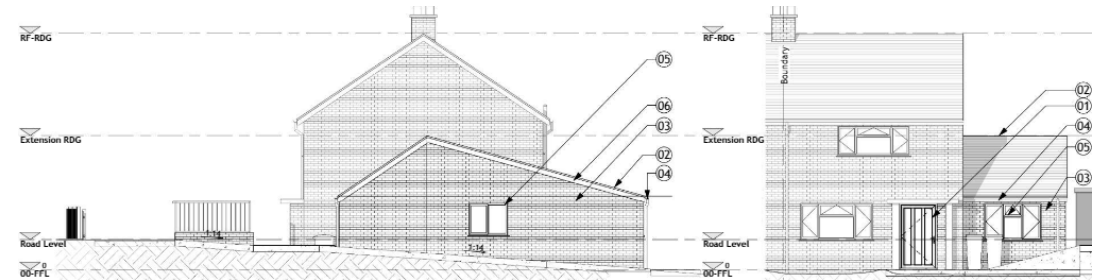
Existing Elevation - North
General Arrangement | Scale 1 : 100

Existing Elevation - East
General Arrangement | Scale 1 : 100



Existing Elevation - South
General Arrangement | Scale 1 : 100

Existing Elevation - West
General Arrangement | Scale 1 : 100



Proposed Elevation - North
General Arrangement | Scale 1 : 100

Proposed Elevation - East
General Arrangement | Scale 1 : 100

Finishes & Materials

Ref.	Description
01	external door replaced with new 1200mm wide automatic door - white PVC double glazed to match existing
02	pitched roofs - grey profiled tiles to match existing style & colour

Finishes & Materials

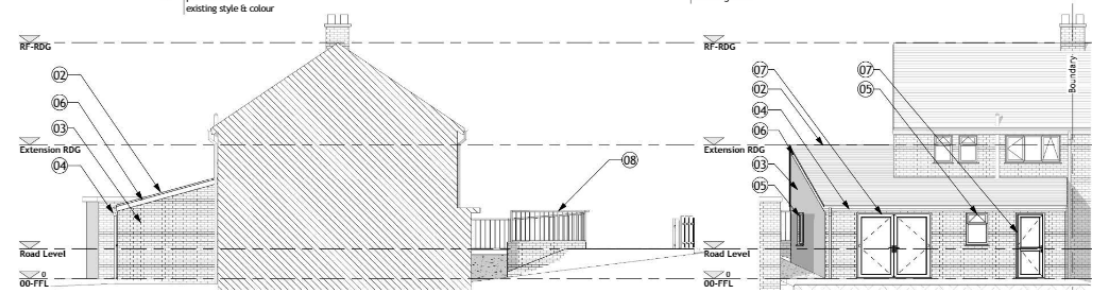
Ref.	Description
03	walls - external brick finish to match & toothbond into existing
04	rainwater goods - white PVC, size & style to match existing

Finishes & Materials

Ref.	Description
05	external windows - PVC, double glazed with colour fit style to match existing
06	fascias/soffits - white PVC to match existing style & colour

Finishes & Materials

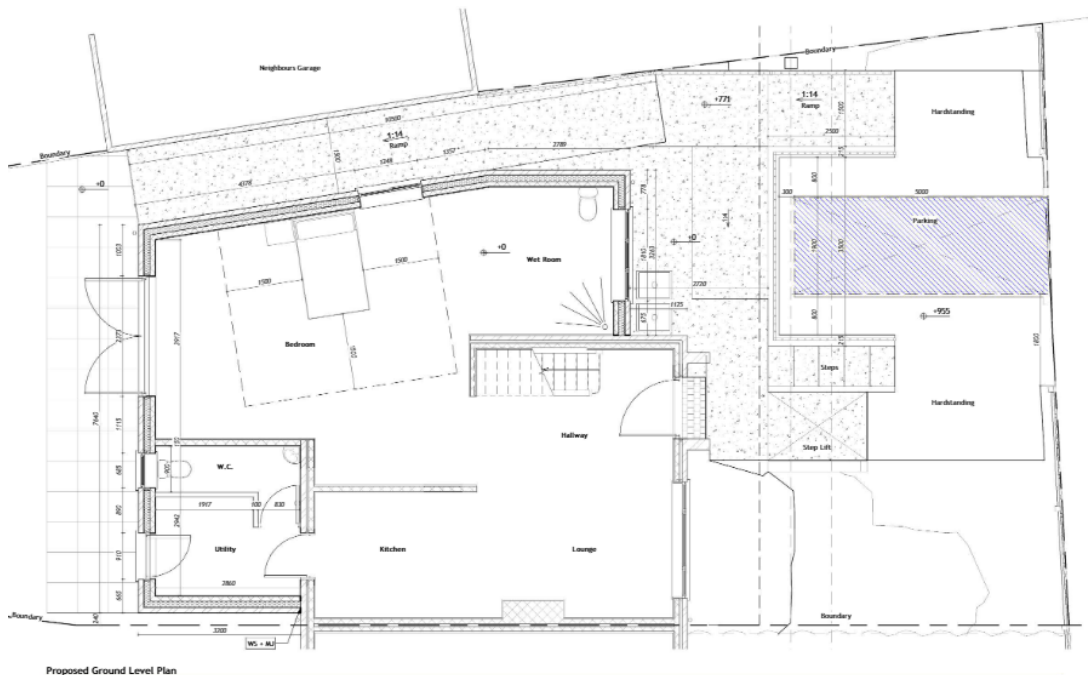
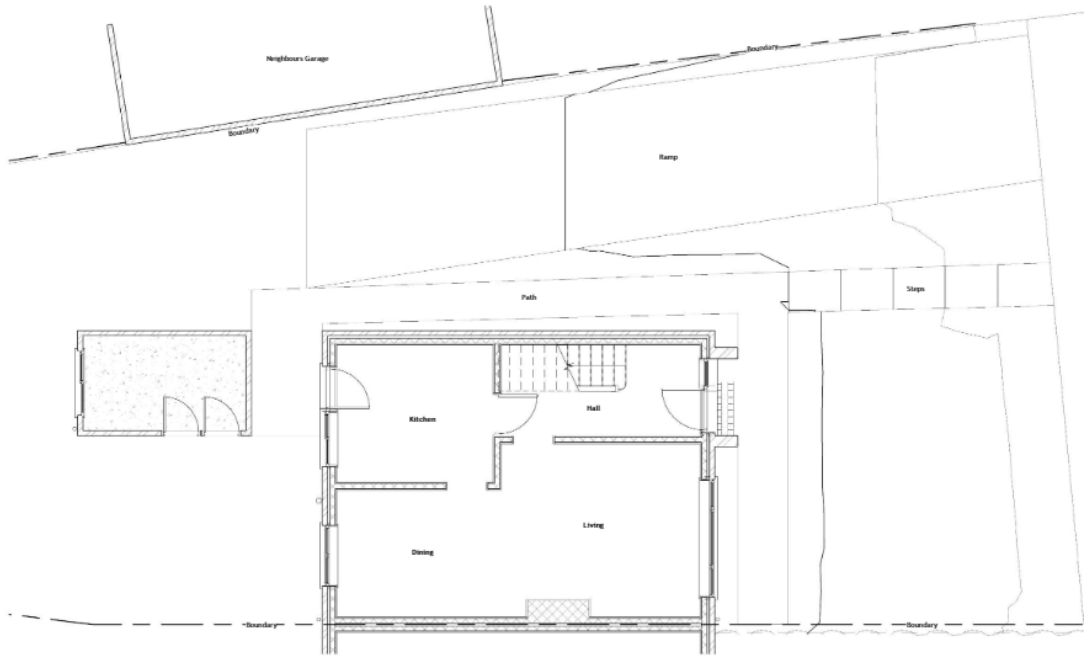
Ref.	Description
07	external door - white PVC double glazed to match existing
08	external handrailing - galvanised metal handrailing around retaining walls



Proposed Elevation - South
General Arrangement | Scale 1 : 100

Proposed Elevation - West
General Arrangement | Scale 1 : 100

2. Existing and proposed ground floor plans



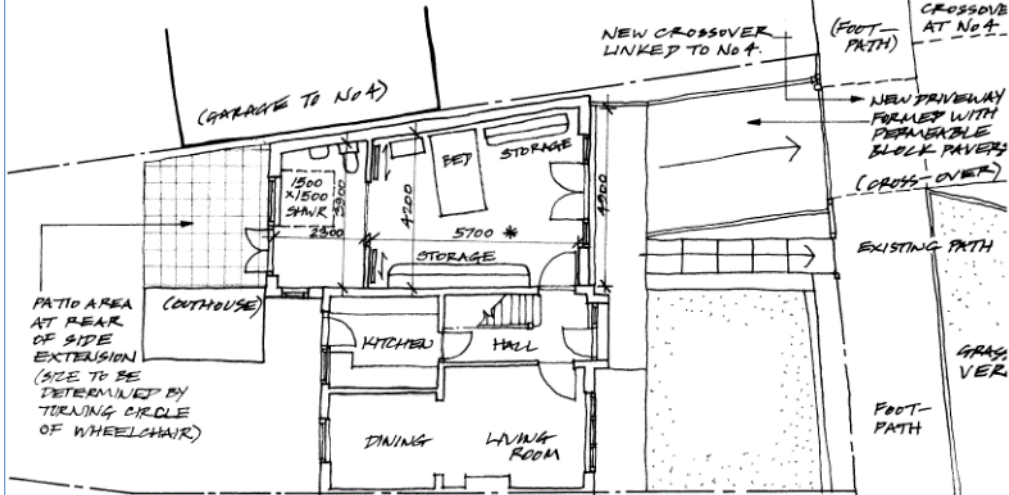
3. Site photographs



4. Previously approved plans

6 CIRCUIT LANE, READING RG30 3HA

JUNE 2021



'OPTION C'

REVA (H10/21) No 8
CROSSOVER LINKED WITH THAT AT No 4.

*DIMENSIONS ARE APPROX (IN MILLIMETRES)


PROPOSED GROUND FLOOR PLAN

1:100 0 1 2 3 4 5 metres

Reading RBC PROPERTY SERVICES

DRG No CIR-SK5A

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<p>31 January 2024</p>	 <p style="font-size: 24pt; font-weight: bold; margin: 0;">Reading</p> <p style="font-weight: bold; margin: 0;">Borough Council</p> <p style="font-style: italic; margin: 0;">Working better with you</p>
Title	PLANNING APPLICATION REPORT
Ward	Tilehurst
Planning Application Reference:	231644/REG3
Site Address:	Park Lane Primary School (Infants), School Road, Tilehurst
Proposed Development	Demolition of an existing modular building and installation of a double stack modular building (GIFA approx. 360sqm). Further internal refurbishment of a number of rooms within the existing main building with modifications to external areas, including new play areas, replacement boundary and internal fencing and a new pedestrian access off School Road, to segregate vehicles and pedestrians entering the site, with new staff car parking.
Report author	Julie Williams – Planning Manager
Applicant	Reading Borough Council - Education
Deadline:	10 January 2024 – Extended to 9 February 2024
Recommendations	Grant full planning permission for temporary period of 5 years subject to conditions as follows:
Conditions to include	<ol style="list-style-type: none"> 1. <i>In accordance with approved plans</i> 2. <i>Implement within 3 years</i> 3. <i>Temporary permission – reinstatement after 5 years unless extended</i> 4. <i>Materials as shown on approved plans</i> 5. Construction Methods Statement (to be submitted before start) 6. Vehicle Parking (with EV points) as specified before occupation. 7. Car Park Management Plan (to be submitted and followed) 8. Cycle Parking Plan to be approved and implemented 9. Pedestrian footpath provided before occupation of new unit 10. Gates provided to open into the site, away from the highway. 11. Within 5 months of first occupation of the development hereby approved, a review of the School Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. 12. Arb Method Statement to be submitted and approved before any works commence on-site 13. Landscaping to be approved and implemented including new trees 14. Ecological enhancements to be approved and implemented 15. SUDs to be approved and implemented

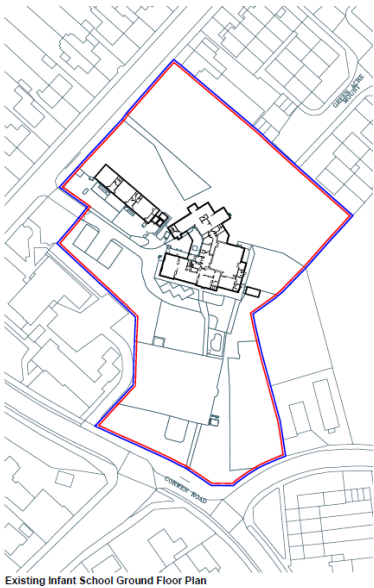
Informatives to include	<p><i>1 Terms</i></p> <p><i>2 Positive and Proactive</i></p> <p><i>3 Applicants responsibility to seek renewal before 5 years expires</i></p>
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1. Executive summary

- 1.1. This proposal is part of a project to provide improvements to both the Park Lane Infant and Junior Schools. It is proposed to demolish the Year 6 annex (located in a prefab building on Downing Road – see application reference 231707) and relocate the Year 6 classrooms within the Junior building. To create the space required it is proposed to relocate Year 3 classes from the Junior school to the Infant school with additional classrooms at that site. The proposed work at the Infants School is the subject of this planning application.
- 1.2. It is proposed to demolish a single storey modular building and replace it with a double stack modular building (approx. GIFA 360 sqm). Further, internal refurbishment of a number of rooms within the existing main buildings are proposed.
- 1.3. Concerns have been raised regarding loss of trees and replacement planting and impact on a Green Link on site. Officers are satisfied that the applicant is working to overcome these and therefore if not provided in time for your meeting delegated authority is sought to grant planning permission subject to acceptable responses to these concerns being provided.

2. Introduction and site description

- 2.1. As the application is submitted on behalf of Reading Borough Council the determination of the application rests with Planning Applications Committee. The officer recommendation is to grant planning permission as applied for with conditions.
- 2.2. Park Lane Infants School is situated on a site that extends from School Road through to Corwen Road, wrapping behind Tilehurst Library and other uses. The main school building is in a converted (many years ago) Victorian house located in the middle of the site. To the north of this lies a grassed playing field, which adjoins a small recreational park on the east side. A hard surface playground lies on the area to the south of the main building. An existing single storey modular building lies on the east side parallel to a vehicular entrance drive leading from School Road.
- 2.3. Further to the south along School Road lies the Park Lane Junior School building.



Location Plan



Existing layout

3. The proposal

- 3.1. Additional teaching spaces are proposed for the Infant school through the demolition of an existing modular building and installation of a double stack modular building relocated from Alfred Sutton Primary School (GIFA approx. 360sqm).
- 3.2. Further internal refurbishment of a number of rooms within the existing main building are proposed, along with modifications to external areas, including new boundary and internal fencing, a new soft play area and a new pedestrian access off School Road, to segregate vehicles and pedestrians entering the site.
- 3.3. A new 14 space car park will provide additional off-street parking for staff. This will include the adaptation of the existing car park to provide 2no. accessible bays and a further 2no. standard bays. 3no. existing bays, located adjacent the school, will no longer be allocated for parking to avoid pupil/ vehicle conflict. In total 20no. standard parking bays and 2no. accessible parking bays are proposed; an increase of 9no. and 2no. respectively.
- 3.4. Some vegetation and tree clearance is required but only trees and vegetation claimed of low value to be removed. New tree planting is proposed to replace those removed as well as shrub planting along one boundary edge.

4. Planning history

141473/REG3– Replacement boundary fence. Granted 14.11.14

121190/REG3 – Single storey timber constructed out door classroom. Granted 26.4.12

5. Consultations

Statutory:

- 5.1. None.

Non-Statutory

Transport

The proposed external works comprise:

- Inclusion of a new 11 bay car park, inc. 2no. Accessible spaces and 2no. EV charging spaces
- Extension to existing car park (2 additional bays)
- Construction of a pedestrian path into the site from main public footpath (along School Road)

The existing vehicular access and intercom gate will be retained, with a further manual vehicular gate introduced to prevent unauthorised vehicular access proceeding past the main school building. A new, dedicated pedestrian entrance and footpath will be provided to segregate pedestrian access from School Road to the main school office. The footpath will be an asphalt surface, 1.8m wide.

The applicant has confirmed that the Infant school will have 24 FTE staff members with Year 3 moving to this site, whilst the Junior school will have 20 FTE. The staff car parking will expand at the infants from 11 spaces to 22, including 2 accessible spaces and 2 electric vehicle charging spaces that had not previously been provided. A new staff car park, with a separate gated access, adjacent the existing vehicle access, is proposed.

The total number of staff spaces across both schools would be 28, with a car parking ratio of 1 space per 2 FTE members of staff which is under the Council's maximum Parking Standards and, therefore, deemed acceptable.

The applicant has stated that it is the intention to provide a holistic staff parking provision to be shared across the whole Primary School (infant and juniors). A parking management plan is recommended to ensure that teachers are allocated spaces rather than driving between the two sites seeking for parking availability. However, I am happy to deal with this via condition.

Deliveries and refuse vehicles enter via the main vehicular gate to the west but stop short of the playground, with deliveries and refuse dealt with away from the pupil pedestrian link between the main building and playground. There is also a service gate to the playing field which is used for maintenance access. It is stated that the proposals do not affect the existing waste collection procedures at the school and the arrangements will continue as they currently do.

The school currently has a Travel Plan accredited until 4/2/24. Given that Year 3 pupils will be relocating from the junior school site to the infant school site, the Travel Plan should be updated once the development has been completed.

Cycle parking provisions for staff and pupils should also be reviewed to ensure the right provision is provided on the infant school site. In accordance with the Council's Parking Standards, cycle parking provision should be provided at a ratio of 1 space per 5 FTE staff and 1 space per 15 pupils (years 1-3) and 1 space per 10 pupils (years 4-6). However, I am happy to deal with this by condition.

A Construction Method Statement is required and should be submitted and approved before any works commence on-site given the constraints of the site. However, I am happy to deal with this by condition.

The proposed sustainable drainage scheme is acceptable although it is suggested that thought be given to making better use of surface water for landscape maintenance.

Natural Environment

Trees

With reference to **Arboricultural Impact Assessment V1 dated July 2023 (09/08/23) from RPS Group**: The report confirms there are no dead or dying (category U) trees.

Page 12 confirms that *'8 trees will require removal to accommodate the proposed development works: T6, T7, T43, T44, T64-T67'* – all category 'C' trees, deemed not to be a constraint to development. It should be noted that trees within a tree belt are often not category A or B trees due to growth suppression by adjacent trees; they do, however, contribute to the amenity and integrity of the arboricultural feature. The trees to be removed consist of all semi-mature trees – 2 Silver birch, 2 Ash, 2 False acacia and 2 Norway maple. Considering the comments on the trees within the survey, their removal is acceptable from a tree quality point of view. However, they form part of a tree belt or trees that have grown up together and no comment is provided on the potential impact on adjacent, retained trees who will be open to greater wind forces and potential damage – further tree loss could therefore result from their removal. Please note additional comment of extent of tree loss in the landscape section below.

Necessary tree works to facilitate development and its construction are listed on page 12 which seem reasonable.

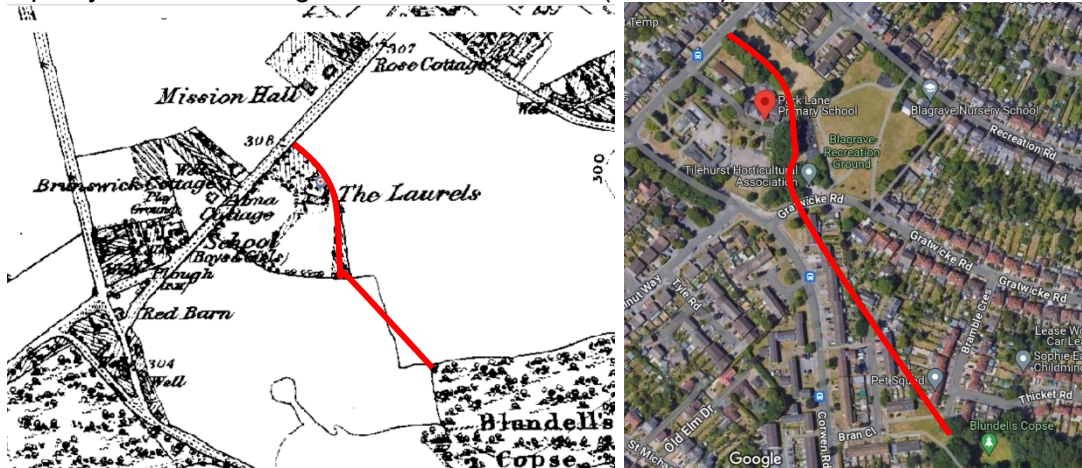
Page 13 lists incursions in RPAs of retained trees and confirms there will be incursions necessary into the RPA of 8 trees (T10, T51, T52, T53, T54, T57, T59, T60), with the table showing the nature and extent of the incursion; being significant for 5 trees for hard surface or porous surface installation – particularly significant for T10. The introduction of new hard surfacing is unwelcome and detrimental to a tree's rooting environment hence these elements are undesirable. It is fortunate that the extensive incursion (55%) into the RPA of T10 includes conversion of hard to soft and porous surfacing, hence improving the rooting environment.

It is stated that new hard surfacing will be constructed using a 'no-dig' methodology, albeit it doesn't then confirm intended use of cellular confinement system, as would be expected.

Incursion into RPAs for foundation construction is accepted in the report, with any roots found being severed and the trees thereafter being monitored. This is not an acceptable resolution, particularly as the two RPAs are of two of the few A category trees on site (T54 & T57 Limes). This required further consideration.

It is stated that 'the Year R shed to be relocated in the RPA of T51 will be secured in place using raft foundation techniques'.

It is interesting to note that a tree belt has existed since at least 1880 and, as you know, it partly forms the designated Green link here (re EN12):



The removal of trees within this belt not only raises the concern about the impact on the remaining, but will degrade the belt of trees. There are also biodiversity concerns as set out by GS Ecology, who have rightly queried the need for the outdoor shelters in the proposed locations, which results in tree loss with no replacements in that location.

In conclusion, in relation to tree loss, whilst the quality of trees to be removed is not concerning, there are other issues detailed above. In relation to incursions into RPAs for hard surfacing, this is unwelcome and is a detriment to tree rooting areas, however it is acknowledged that methods and specifications are available to minimise the harm. The incursions for foundations have, however, not been properly considered and are not currently acceptable.

Landscaping

As confirmed in the DAS & AIA, 8 trees are to be removed – all semi-mature, at least 4 of which are considered to be 'large canopy' trees (Ash & Norway maple). However, Proposed GA Plan Rev P3 appears to indicate the removal of some 10 trees in the play area and two west of the new building hence clarity is required.

The GA plan indicates the planting of 8 new trees – 1 on the play area and 7 around the car park and new building. This either provides a neutral tree number or a loss depending on confirmation of tree number to be removed. In any case, it does not provide the net gain in tree number required of any development. As Council owned land we should be seeking a 3:1 replacement strategy, as per the adopted Tree Strategy. Proposed landscaping is therefore not acceptable as a net gain has not been demonstrated contrary to EN14 and aims of the adopted Tree Strategy and to EN12 requirements (as per GS Ecology comments).

Conclusion

The application can neither be supported on tree or landscape grounds at the moment as it fails to demonstrate lack of harm to retained trees, tree loss in itself is of concern and proposals fail to demonstrate a net gain in tree number, hence the proposals are contrary to EN12, EN14 and the adopted Tree Strategy. Satisfactory revisions and responses to the concerns raised are required in order to show compliance with policy and the Tree Strategy.

Case Officer notes: The applicant was invited to respond to these comments and to submit amendments if possible to address concerns raised. See appraisal.

Ecologist

Scheme design

The primary school site is located on a green link as per policy EN12 which states:

b) 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. Development should:

* Protect and wherever possible enhance features of biodiversity interest on and adjacent to the application site, incorporating and integrating them into development proposals wherever practicable; and

* Provide new tree planting, wildlife friendly landscaping and ecological enhancements (such as wildlife ponds, bird and bat boxes) wherever practicable.

In exceptional circumstances where the need for development clearly outweighs the need to protect the value of the site, and it is demonstrated that the impacts cannot be: 1) avoided; 2) mitigated or; 3) compensated for on-site; then new development will provide off-site compensation to ensure that there is “no net loss” of biodiversity. Provision of off-site compensation shall be calculated in accordance with nationally or locally recognised guidance and metrics. It should not replace existing alternative habitats, and should be provided prior to development.

The proposals include the loss of 8 trees. These are in the area marked: “Relocated/proposed Year R canopy area details for Year R sheltered play area with relocated Year R sheds”. The loss of these trees will result in a net loss in biodiversity units and to comply demonstrate that the proposals comply with the mitigation hierarchy (as set out in EN12 above), particularly as the site is on a green link, the applicant would need to demonstrate why the sheds and play area cannot be located elsewhere and why the trees need to be removed.

Protected and priority species

The ecology and BNG report (HCC Ecology Team, November 2023) concludes that the proposals are unlikely to adversely affect priority habitats or protected species subject to the implementation of mitigation measures within the report.

These measures, which include vegetation clearance undertaken outside the bird nesting season (March to August inclusive), the creation and preparation of stag beetle habitats on site and translocation of stag beetles, larvae and existing dead wood to the new location would be sufficient to ensure that the risk of the works affecting protected species remains minimal. The recommendations should be secured through a planning condition once the issues below have been addressed.

Biodiversity Net Gain

We asked that the excel version of the Biodiversity net gain spreadsheet was sent over and this has now been received.

The excel sheet provided shows that there will be a loss of biodiversity on site and it is proposed to offset this loss at the associated junior school where a single storey annex building is to be demolished. The report states “Off-site biodiversity proposals are included, and together with on-site measures, the development would result in no net loss of biodiversity for area-based habitats, and a 20.42% increase in the biodiversity value of linear habitats.”

Comments regarding onsite provision:

As the trees are within a green link the strategic significance should be “Formally identified in local strategy” It is not clear from the spreadsheet how the trees (and subsequent loss of trees) has been accounted for in the metric (the spreadsheet includes three entries for trees in the baseline habitat tab with a total area of 0.3181 ha and it appears that 0.2888 ha will be retained: a difference of 0.0293 ha. Using the urban tree helper app within the spreadsheet calculates that the loss of 8 trees is equivalent to the loss of 0.0326 ha (as a minimum). Please can the applicant supply details of which trees are to be removed and how this area has been calculated.

The Habitat creation tab includes 14 trees to be planted, however the plan in the report only shows eight and the accompanying report states that “The development will also result in the loss of eight trees. Eight new trees will be planted (as shown in the proposed plan), while a further six trees will be planted elsewhere either on-site or off-site, at the discretion of Reading Borough Council.” Please could the applicant confirm the arrangements for this as without these six trees, the calculation shows a net loss in biodiversity.

Comments regarding offsite provision:

The Off-site biodiversity provision includes new trees after proposed replacement of the annex building. Full details have not been provided and it is likely that the building would need to be assessed for bats prior to demolition – this information is not included in the report. i.e. very little information has been given about the offset area.

The report states: “This offsite area is currently all either hardstanding or existing building of no biodiversity value in BNG terms. While part of this will remain as cleared ground pending future proposals, part of the site will be redeveloped as additional car parking.”

However, images from Google maps show that this part of the site appears to include an area of grassland, flower beds and is bordered by lengths of hedging.

Summary

It has not been demonstrated that the proposals will result in a net gain in Biodiversity Units and that the mitigation hierarchy has been followed and as such that the proposals comply with policy EN12.

Case Officer notes: The applicant was invited to respond to these comments and to submit amendments if possible to address concerns raised. See appraisal.

Environmental Protection Officer:

No objections raised – conditions linked to construction phase recommended.

5.2. Public

Those living opposite the school on School Road and on Green Acre Mount plus Tilehurst Library consulted by letter and site notices displayed. One letter of support for the proposed development 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) which states at Paragraph 11 “Plans and decisions should apply a presumption in favour of sustainable development”.

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

CC1: Presumption in Favour of Sustainable Development
CC2: Sustainable Design and Construction
CC7: Design and the Public Realm
CC8: Safeguarding Amenity
EN12: Biodiversity and the Green Network
EN14: Trees, Hedges and Woodland
TR3: Access, Traffic and Highway-Related Matters
TR4: Cycle Routes and Facilities
TR5: Car and Cycle Parking and Electric Vehicle Charging
OU1: New and Existing Community Facilities

Relevant supplementary planning documents are:

RBC Supplementary Planning Documents
Revised Parking Standards and Design (2011)

Other relevant documentation
Reading Tree Strategy (2021)
Reading Biodiversity Action Plan (2021)

7. Appraisal

7.1 The main considerations are:

- Land use Considerations
- Design considerations
- Amenity – Neighbours.
- Transport and highways
- Natural environment – Trees, landscaping & Ecology
- Other Matters

Land use considerations

7.2 The land, the subject of this application, is currently used for the school and therefore as the proposals will not change how the land is used and is intended to improve the school and benefit an existing community facility it is in accordance with Policy OU1. There are no in principle concerns raised with the proposed development.

Design considerations

7.3 The proposal involves relocating a double stacked modular unit from another school (Alfred Sutton Primary School) to this site. While it is accepted that making use of unused modular buildings from another site makes economic and possibly sustainable construction sense the use of temporary structures is not normally encouraged as a permanent design solution. This is particularly relevant on the School Road frontage site, which makes a valuable contribution to the character and appearance of this part of Tilehurst District Centre.

7.4 However, as can be seen from the image below, the site is already occupied by a collection of temporary huts, which would be replaced by the single unit as also illustrated below.



Existing site seen from School Road



Same view but with artist image of new modular unit

- 7.5 The proposal seeks to mitigate this potential harm by siting the new two storey unit further back and parallel to the frontage retaining the hedge and with new trees planted. The Laurels (Victorian) building is set further back in the site so the new building would be more readily seen from public views in context with the more modern Tilehurst Library building. Alternative siting has been explored and officers are satisfied that the proposed layout is the most practical use of the site, enclosing circulation and play space for the children and requires fewer trees to be lost.

Neighbour amenity

- 7.6 There are residential properties on the opposite (west) side of School Road, but School Road is a busy commercial street and therefore it is unlikely that the proposed parking area or new school accommodation would lead to a worsening of amenity for these neighbours or the adjacent library to the south. The playing field and tree belt separate the site from houses on the east side of School Road and Green Acre Mount. Officers are therefore satisfied that the proposed development will have minimal impact on these residents. A condition is recommended to manage the construction phase in accordance with Policy CC8.

Transport and Highway Matters

- 7.7 As described above in the comments section the proposed development to enable the redistribution of classes from the Junior School to the Infants School includes the provision of a new 11 bay car park, inc. 2no. Accessible spaces and 2no. EV charging spaces, an extension to the existing car park (2 additional bays) and the construction of a pedestrian path into the site from School Road.
- 7.8 The applicant has confirmed that as part of this work they intend to provide a holistic staff parking provision to be shared across the whole Primary School (infant and juniors). A parking management plan is proposed (recommended to a condition) to ensure that teachers are allocated spaces rather than driving between the two sites seeking for parking availability.
- 7.9 The school's current Travel Plan will need to be updated once the development has been completed.
- 7.10 Cycle parking and scooter parking proposed for staff and pupils should also be reviewed to ensure the right provision is provided on the infant school site and this is also recommended to be a planning condition to ensure that the new scheme is properly catered for.

Natural Environment and Ecology

- 7.11 As set out in the comments above, the Natural Environment officer and consultant Ecologist have raised concerns and asked questions about the proposed development and its impact on the existing trees and other habitat areas.
- 7.12 The applicant has provided their response and in respect of the concerns about incursions within root protection areas (RPAs) sympathise with these concerns but have tried to balance the requirements of the school with protecting the trees. They confirm that their proposals include mitigation to reduce any impacts and to maintain the health of the retained trees. Additional trees are now proposed to be planted within the belt of trees to address tree loss and biodiversity concerns. While the requirements of the school make it difficult to offer a solution that is fully free from incursions they have been able to identify locations for 18 replacement trees to be planted to compensate for the 8 tree losses through this application.
- 7.14 It is acknowledged that the benefits to the school and local community from the proposed development and re-distribution of the classes is well supported by Policy OU1. This benefit and given that this is an existing school site are seen to outweigh the concerns raised in terms of the natural environment. However, in the interests of the overall success of the project for the wider community Officers are keen to see if a better balance could be achieved between the school's needs and the contribution that this site makes to the local landscape and bio-diversity and those relevant policies. As amendments were provided as this report was being completed the full response from consultees and the applicant will be provided in an Update report at your meeting.

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

8.1 The proposed demountable double height class room block at the Laurels (Park Lane Primary) in the general location of existing (and to be demolished modular units) has been considered in terms of relevant land use policies and improving community facilities. It has been found to be acceptable in transport terms and while concerns have been raised about the loss of 8 trees required and potential harm to some retained these has been responded to by the applicant. Additional replacement trees (18 all on site) are now proposed – albeit note comments in para. 7.14.

8.2 Any harmful impacts of the proposed development have been weighed against the benefits in the context of national and local planning policies and the officer advice is that the planning balance weighs in favour of granting temporary planning permission but with conditions requiring further information regarding improved landscaping and bio-diversity enhancements. As such, this application is recommended for approval.

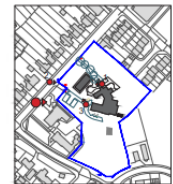


Proposed Layout Plan



1 - Aerial View 2 - Facing North East

NOTES:
 1. This drawing is a perspective view of the proposed development and is not a technical drawing.
 2. All dimensions are given in metres, unless otherwise stated.
 3. The site is shown in the context of the surrounding area.
 4. The proposed development is shown in green.
 5. The existing building is shown in brown.
 6. The surrounding area is shown in grey.
 7. The drawing is for information only and does not constitute an offer of any services.
 8. The drawing is the property of Hampshire County Council and should not be reproduced without their written consent.
 9. The drawing is valid for a period of 12 months from the date of issue.
 10. The drawing is subject to the terms and conditions of the planning application.



1 - Perspective view, KS1 Building and play area facing west



2 - Perspective View, School entrance - facing east



3 - Perspective View, Secure line and new KS1 building - facing north

PLANNING APPLICATION	21/03/2024	AM	PG
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Hampshire County Council

PROJECT NAME: E05023 Park Lane Infant School Improvement Works

DRAWING NAME: Aerial Sketch View and Perspective View

SCALE: DRAWN: CHECK: APPROVED:

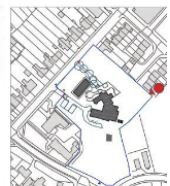
N/A JM RPS PG

PROJECT REF: E05023-HCC-02-VIS-A-19/19

DATE: 21/03/2024

PLANNING APPLICATION

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PLANNING APPLICATION	21/03/2024	AM	PG
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Hampshire County Council

PROJECT NAME: E05023 Park Lane Infant School Improvement Works

Artist views of proposed development



Proposed Elevation AA



Proposed Elevation BB

Proposed Elevations



Proposed Elevation CC



Proposed Elevation DD

Proposed Elevations



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Met

PLANNING APPLICATION	10/11/2022	JM	RPS	PG
DATE				

100 Highgate Street
Hampshire County Council
Hampshire
County Council

PROJECT NAME
EB0223 Park Lane Infant School Improvement Works

SHEET NAME
GA Proposed Infant Elevations AA-BB

SCALE
1:100 @ A1
DRAWN
JM
RPS
PG

DATE
10/11/2022

PROJECT NO
EB0223 HCC-02-22-ORA-3011_P1_00

DATE
10/11/2022

PLANNING SUBMISSION



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PLANNING APPLICATION	10/11/2022	JM	RPS	PG
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PLANNING SUBMISSION

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31 January 2024	 <b style="font-size: 2em;">Reading Borough Council <i>Working better with you</i>
Title	PLANNING APPLICATION REPORT
Ward	Tilehurst
Planning Application Reference:	231707/REG3
Site Address:	Park Lane Primary School (Juniors), School Road, Tilehurst Reading
Proposed Development	Replacement of current windows with double glazed aluminium windows. Internal refurbishment works, demolition of annex building on Downing Road and extension of car park.
Report author	Julie Williams – Planning Manager
Applicant	Reading Borough Council
Deadline:	15 February 2024
Recommendations	Grant planning permission, subject to conditions as follows:
Conditions	<ol style="list-style-type: none"> 1. In accordance with approved plans and windows specifications 2. Implement within 3 years 3. Construction Methods Statement (to be submitted) 4. Vehicle parking (as specified) 5. Boundary fence and hedge adjacent to 2 Downing Road to be no higher than 600mm 6. Car Park Management Plan to be submitted and implemented 7. Arb Method Statement to be complied with. 8. Landscaping of annex site as approved
Informatives	<ol style="list-style-type: none"> 1 <i>Terms of decision</i> 2 <i>Positive and proactive working</i>

1. Executive summary

- 1.1. Proposed replacement of windows on the main school building and the demolition of the annex building, on the north side of Downing Road, to allow car park to be extended for use by staff and visitors.
- 1.2. Having carried out necessary consultations and consideration of the details submitted the officer recommendation is that planning permission should be granted. After seeking pre-application advice the applicant has provided requested justification for the replacement windows and additional parking. The benefits to school pupils and staff of having more effective modern windows installed in this case outweighs concerns for the appearance of the building with the loss of the current windows while the additional parking will help to address highway capacity and safety issues on Downing Road.

2. Introduction and site description

- 2.1. The application is submitted by Reading Borough Council (Education) and therefore a Regulation 3 application as defined by the General Development Procedures Order.

Accordingly, the Council's scheme of delegation requires that it be determined by Planning Applications Committee.

- 2.2. The junior school is located on School Road and currently split over two sites, with Downing Road running between. The smaller site, accessed off Downing Road, is occupied by a 1950.s constructed annex and a small staff car park. Both sites are bounded by residential properties and the commercial premises along School Road. Mature trees run along the frontage of the main building, also on School Road.



Main school and annex



3. The proposal

- 3.1. Works at the Junior school include the replacement of external windows and internal refurbishments. It is also proposed to demolish the annex building. Year 6 (currently located there) are to be moved to the main school building and to make room Year 3 classes are proposed to be relocated from the Junior school to the Infant school (refer to other application report on this agenda for application 231644).



Junior School (Site B)

Infants School (Site A)

- 3.2. The demolition of the Year 6 annex building would allow an extension of the existing car park to accommodate up to 10no. spaces (double parked). The objective is to bring all classroom accommodation within the existing building, improve safeguarding to the reception area, improve the reception desk provision (currently none) and create 5no. formal parking spaces, including 2no. Accessible Parking Bays.

Summary of works as below:

- Full replacement of existing crittall windows.
- Internal demolition and refurbishment to form central Library/ group space.
- Formation of new improved reception desk/ counter and sliding glass screen.
- Refurbishment of existing PPA/ kitchenette to form 1:1 / interview space.
- Demolition of single storey Year 6 annex building and make good/ safe site.
- Creation of c. 5no. parking spaces.

- 3.3. Submitted plans:

E05323-HCC-ZZ-ZZ-DR-A-1000-Park Laned Primary School Site Location Plan

E05323-HCC-01-00-DR-L-7901 P2 – Car Park Plan

E05323-HCC-01-ZZ-DR-A-1050-GA Existing Junior School Plan

E05323-HCC-01-ZZ-DR-A-2000-GA Proposed Junior School Plan

Window Types Plans and Elevations:

E05323-HCC-01-00-DR-A-5200-Junior Ext. Window Types Plan

E05323-HCC-01-00-DR-A-5201-Junior Ext. Window Elevations 01

E05323-HCC-01-00-DR-A-5202-Junior Ext. Window Elevations 02

Design & Access Statement (dated November 2023)

Heritage Statement for window refurbishment/replacement at Park Lane Juniors site

4. Planning history

111114/REG3 - Covered walkway between Main Building and Study Block. Granted 31.5.11

101836/REG3 Provision of 2.4m high railings along Chapel Hill Boundary and provision of additional railings and gate within the school grounds. Granted 16.12.10

5. Consultations

- 5.1. Statutory: None required.

Non-Statutory:

Natural Environment officer:

The main junior school site is situated on School Road between Downing Road and Chapel Hill. Mature, high amenity trees are located on the School Road and Downing Road frontage, with a few other, smaller trees being present in the site or on other boundaries. The trees on the perimeters are important for air pollution mitigation – whilst the site is not within the AQMA, School Road is a busy road hence the contribution of trees in filtering air pollution for the benefit of pupil health is important.

The proposals on this site are for refurbishment only hence are acceptable in relation to trees. However, as this includes some external works, it will be appropriate to assess whether any tree clearance pruning or protection is required during the works.

There is also the secondary site opposite in Downing Road, containing the Junior School Annex and parking. From Google St View (although this is not up-to-date) there appears to be trees on or adjacent to the north end of the site that will need consideration during the demolition of the annex and extension of the car park – I note these are not indicated on the Pre-App Strategy plan so may not still be there.

In terms of landscaping, consideration should be given to tree planting within any new car park. I note that only 10 parking spaces are to be provided following demolition of the annex, taking up only a small part of that site, with no plan stated for the remainder of the land on which the annex stands. If there are no building plans on that, soft landscaping should be considered.

With reference to the Design & Access Statement dated November 2023:

2.03 states: 'It was determined by the arboriculturalist that an Arboricultural Impact Assessment was not required *for the junior site, as the development will have no impact on site trees*'.

I don't agree entirely with this statement. Providing no arboricultural input / comment is not appropriate, as detailed below.

Main building

The replacement of windows requires working space and access close to the trees on the School Road frontage. A brief statement on whether any pruning is required for clearance to allow the works would be appropriate as well as a brief statement to confirm that access will be confined to pedestrian access only and no materials will be stored against any of the trees. Given the nature of the works, it could be argued that requiring formal tree protection fencing is unnecessary, however I think it is appropriate to give some consideration to the trees.

I would encourage the applicant to provide this prior to a decision given it should be a simple, short document in order that condition L7A (compliance with AMS) can be attached.

Officer note: the applicant has replied:

Regarding comments re. tree protection and pruning requirements for the window replacement works at the Park Lane Junior School we advise the following:

Ground protection is not required as it is anticipated that the works will be completed by hand lifting and all materials delivery and storage will be on existing hard surfaces. It is not envisaged that any pruning will be required for these deliveries or for the work itself as methods will be put in place to off-load materials from larger vehicles elsewhere, and all vehicles allowed on site will be smaller van and low loader vehicles similar to those that can enter the site regularly at present.

Annexe site

With reference to Proposed Staff Car Park plan E05323-HCC-01-00-DR-L-7901 P2, the proposed, indicative landscaping is acceptable and should be secured via condition due to the lack of details.

Conclusion

I have no objections subject to condition L7 (AMS) if nothing is received prior to a decision, and condition L1 (adding any elements from L2 you might consider appropriate).

Case Officer note – The applicant has been invited to respond.

Ecologist:

No comments

Transport:

The existing vehicular access from Downing Road will be retained. The proposed extension to the car park formalises the parking layout to ensure that all spaces are accessible. The layout also includes the provision of one accessible parking space.

The total number of staff spaces across both school sites would be 28, with a car parking ratio of 1 space per 2 FTE members of staff which is under the Council's maximum Parking Standards and, therefore, deemed acceptable.

The applicant has stated that it is the intention to provide a holistic staff parking provision to be shared across the whole Primary School (infant and juniors). A parking management plan is recommended to ensure that teachers are allocated spaces rather than driving between the two sites seeking parking availability.

However, it is noted that a 1.8m high closed boarded timber fence is proposed around the site proceeding to the edge of the highway which will obstruct visibility splays from the adjacent property. Therefore, the boundary fencing should be reduced to a height of 0.6 metres above carriageway level for distance of 2m along the western elevation to ensure pedestrians can be seen by drivers exiting the adjacent driveway.

Case Officer note: The applicant was asked to respond to these comments.

- 5.2. Public – neighbours at 1-15 (odds) & 14 Downing Road; All at Chesters Place; 115, 123 – 133 (odds) and 116 School Road and Lamorna on Beechwood Avenue were consulted by letter and site notices placed on boundary fence of site. Deadline for comments expires on 25 January 2024. Should comments come in between the deadline for report writing and PAC's meeting these will be referred to in an Update report.

So far one comment received also asking for the proposed boundary fence to the car park on Downing Road to be reduced in height to allow visibility when accessing and exiting their drive.

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'. The following local and national planning policy and guidance is relevant to this application:

National Policy

National Planning Policy Framework 2021

National Planning Guidance 2014 onwards

Reading Borough Local Plan (Adopted November 2019)

CC1: Presumption in Favour of Sustainable Development
CC2: Sustainable Design and Construction
CC7: Design and the Public Realm
CC8: Safeguarding Amenity
EN14: Trees, Hedges and Woodland
TR3: Access, Traffic and Highway-Related Matters
TR5: Car and Cycle Parking and Electric Vehicle Charging
OU1: New and Existing Community Facilities

7. Appraisal

7.1 The main considerations are:

- Principle of Development
- Heritage and Design
- Highway Matters
- Residential amenity

Principle of Development

7.2 The proposed replacement of the windows and the removal of the Annexe to enable an increase in size of the small car park there raise no in principle concerns as both are related to improving and benefiting the existing community facility of this school in compliance with Policy OU1.

Design and appearance

7.3 The submitted Heritage Statement explains that the junior school was built in two phases, the first phase c. 1889 (the central block) and the second phase in 1896 (the West wing and hall). The school has been deemed a non-designated heritage asset due to its degree of heritage significance.

7.4 The main building is a single storey structure constructed using traditional load-bearing brick. There is a mix of original timber windows, later 'Crittall' replacements, and more recent uPVC windows. Many windows are generally in poor condition, with various issues reported and observed, including rot, defective mechanisms & handles, broken panes, failed seals, flaking paintwork, and poor thermal performance.

7.5 The works proposed are to repair or replace the existing windows depending on the construction with the 'Crittall' style windows (as illustrated below mainly found on School Road elevation) being later additions as some have been installed into existing openings with timber frames.



Illustrations of some of the Crittall windows

7.6 The proposed refurbishment works include the replacement of these later "Crittall" windows with sympathetically designed aluminium framed casements with narrow sight

lines, designed to maximise the size of glass panes and reproduce the existing pattern of glazing bars. The proposed new windows will be designed to complement the style of the original timber windows and the later “Crittall” replacements.

- 7.7 On the rear elevation are some possibly original timber windows as illustrated below. These windows are in poor condition and for safety reasons, where the windows are adjacent to the playground, acrylic sheets have been fixed externally to prevent further glass breakages or damage to the frame. The applicant has explained that installing secondary glazing internally to these windows has been considered. However, given the poor thermal performance and remaining concern for the safety of pupils all rear timber windows are proposed to be replaced with aluminium framed casements with narrow sight lines, designed to replicate the existing window style and pattern of glazing bars.



Illustrations of rear facing timber framed windows

- 7.8 One Upvc window is proposed to be replaced with a “Crittall” style window so will be in keeping with other on the site.
- 7.9 The condition of the existing windows and the proposals for the replacement windows were the subject of discussions with officers, including the former conservation officer, given the age of the main school building. While initially there were concerns about replacing the original timber windows and the later crittall windows site inspections confirmed that the best option for retaining the appearance of these windows while enabling the school’s thermal performance was to replace them as now proposed.
- 7.10 The roof of the school has recently been retiled and so the replacement windows would complete the maintenance of the school for the benefit of staff and pupils.
- 7.11 The proposed removal of the annex building to allow use of the land for staff parking does not raise any particular design concerns. The application makes no reference to the intended use of the remainder of that site but any redevelopment of the site would require planning permission.
- 7.12 Officers therefore have concluded that the proposed replacement windows and demolition of the annex building replaced in part by an enlarged car park complies with the intentions of policy CS7

Highway Matters

- 7.13 Transport officers have confirmed that the proposed works to the Junior school raises no particular concerns although a construction methods statement is requested to explain and manage how vehicles or deliveries associated with the works are to access and be accommodated on site.
- 7.14 Amendments to the boundary of the extended car park have been requested (in line with the resident’s comment) and agreed as shown on the submitted amended plan.

7.15 Officers therefore have concluded that the proposed replacement windows and demolition of the annex building to allow an enlarged car park meets the requirements of policies TR3 & TR5.

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 The proposed replacement windows are considered acceptable by officers having explored the alternatives of retaining and refurbishing the existing or replacing like for like. It has been confirmed that the most practical and expedient option (in terms of thermal performance) is to replace the crittall windows with good quality heritage style coated aluminium windows. The benefits to the school outweigh the limited harm to the appearance of the Victorian school.

9.2 The demolition of the Annex to provide car parking for staff adjacent to the school raises no policy concerns. Amendments to the boundary fence have been made and additional information provided as requested.

9.3 Any harmful impacts of the proposed development have been weighed against the benefits in the context of national and local planning policies and the officer advice is that the planning balance weighs in favour of granting planning permission. As such, this application is recommended for approval.

General Notes:

1. This site plan is a conceptual drawing and is not intended to be used for construction purposes.
2. All dimensions are approximate and are subject to change.
3. All areas shown are approximate and are subject to change.
4. This site plan is intended to be used for planning purposes only and is not intended to be used for construction purposes.
5. All areas shown are approximate and are subject to change.
6. This site plan is intended to be used for planning purposes only and is not intended to be used for construction purposes.

- Notice:**
- Areas of works
 - Areas of works (Touching)
 - Areas of works (Non Touching)
 - Demolition
 - New wall
 - Proposed 1.2m high fencing (approx.)
 - Proposed 1.2m high fencing (approx.)
 - Vehicle Access
 - Provision Access
 - Application Boundary
 - Ownership Boundary

- Key:**
1. Reception
 2. Admin Office
 3. Staff Office
 4. Storage Office
 5. Storage Office
 6. Storage Office
 7. SENCO Office
 8. SENCO Office
 9. Storage / Project Room
 10. Staff Toilet
 11. Staff Toilet
 12. Staff Toilet
 13. Staff Toilet
 14. Classroom Captured
 15. Classroom
 16. Classroom
 17. LITC
 18. LITC
 19. LITC
 20. LITC
 21. LITC
 22. Playground with Sports Courts
 23. Playground with Sports Courts
 24. Staff Car Park
 25. Synthetic Turf Play Area

DATE	DESCRIPTION	BY
18/11/2023	J	
18/11/2023	J	
18/11/2023	J	
18/11/2023	J	

1427 Chapel Hill
 1427 Chapel Hill
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 1427 Chapel Hill

Hampshire County Council

PROJECT NAME:
 1427 Chapel Hill Primary School Improvements



Overall site plan

