

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

Direct ☎ : 0118 9372303

20 February 2024

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

NOTICE OF MEETING - PLANNING APPLICATIONS COMMITTEE 28 FEBRUARY 2024

A meeting of the Planning Applications Committee will be held on Wednesday, 28 February 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	-		7 - 12
2. DECLARATIONS OF INTEREST	-		
3. QUESTIONS	-		
4. POTENTIAL SITE VISITS FOR COMMITTEE ITEMS	Decision	BOROUGHWIDE	13 - 16
5. PLANNING APPEALS	Information	BOROUGHWIDE	17 - 34
6. APPLICATIONS FOR PRIOR APPROVAL	Information	BOROUGHWIDE	35 - 40

PLANNING APPLICATIONS TO BE CONSIDERED

7.	231708/CLP - 38 STUART CLOSE, EMMER GREEN	Decision	CAVERSHAM HEIGHTS	41 - 46
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Proposal Hip to gable at the rear of the property with a loft conversion including a rear dormer and ground floor rear extension
Recommendation Permitted Development

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

8. 231306/VAR - LAND ADJACENT Decision THAMES 47 - 58
HILLS MEADOW CAR PARK,
GEORGE STREET, CAVERSHAM

Proposal Proposed development of unused land adjacent to Hills Meadow Car Park to provide a hand carwash and valeting operation with associated public toilet facilities, refreshment servery, and waiting area, as originally granted on 30 March 2015, without complying with Condition 2 (temporary 3 year permission) of planning permission 141841 and subsequently allowed variation of condition 180869 (temporary 5 year permission). This application seeks a further 5 year temporary extension period of time to the original permission 141841 until 30 March 2028.

Recommendation Application Permitted

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Agenda Annex

GUIDE TO PLANNING APPLICATIONS

1. There are many different types of applications processed by the Planning Service and the following codes are used to abbreviate the more common types of permission sought:

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

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

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

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

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

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

Glossary of usual terms

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

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

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

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

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

Brownfield Land - previously developed land.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Scheduled Ancient Monument - Specified nationally important archaeological sites.

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

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

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

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

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

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

Guide to changes to the Use Classes Order in England.

Changes of use within the same class are not development.

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

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

Apologies: Councillors Emberson

RESOLVED ITEMS

86. MINUTES

The Minutes of the meeting held on 10 January 2024 were agreed as a correct record and signed by the Chair.

87. DECLARATIONS OF INTEREST

Councillor Rowland declared a prejudicial interest in Item 92 (230579/FUL and 230695/FUL – 109B Oxford Road) on the grounds of predetermination. Councillor Rowland lived near the site and had previously spoken against an application for the premises.

88. 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 no sites be the subject of a site visit.

89. 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. There were no appeals decided since the last Committee in Appendix 2.

An update report was tabled at the meeting on the following appeal decision:

220761/ADJ – CAVERSHAM LAKE WATERSPORTS, HENLEY LAKE, CAVERSHAM

(220761/ADJ - Change of use of an established lake for recreation and sports purposes).

(Summary) 2 x Appeals against enforcement notices requiring the cessation of use for the land for watersports and remediation of the site.

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 31 JANUARY 2024

Public Hearing.

Appeals dismissed and enforcement notices upheld.

Resolved –

- (1) That the new appeals, as set out in Appendix 1, be noted;
- (2) That the update report on the appeal decision be noted.

90. APPLICATIONS FOR PRIOR APPROVAL

The Committee received a report on the types of development that could be submitted for Prior Approval and providing a summary of applications received and decisions taken in accordance with the prior approval process as set out in the Town and Country Planning (General Permitted Development) Order (GPDO 2015) as amended. Table 1 set out six prior approval applications received, and Table 2 set out two applications for prior approval decided, between 15 December 2023 and 18 January 2024.

Resolved – That the report be noted.

91. THIRD QUARTER PERFORMANCE REPORT - PLANNING & BUILDING CONTROL

The Committee received a report 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 2023) with comparison to the previous year.

Resolved - That the report be noted.

92. 230579/FUL & 230695/FUL - 109B OXFORD ROAD

Resolved –

- (1) That planning permission be granted for applications 230579/FUL and 230695/FUL, subject to the conditions recommended in the update report and the informatives recommended in the original report, subject to the following amendments;
 - (a) That Condition 3 (Materials) for 230579 be amended to change it from as specified on the plans and in accordance with samples submitted, to Materials to be approved;
 - (b) That Condition 3 (Kitchen Ventilation System) for 230695/FUL be amended to reintroduce the details in Condition 3 in the original report regarding documentation and recording of maintenance and availability of maintenance records;

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 31 JANUARY 2024

- (2) That the Assistant Director of Planning, Transport and Public Protection Services be authorised to make such minor changes to the conditions as may reasonably be required to issue the permissions;
- (3) That the materials be approved in consultation with the Conservation and Urban Design Officer and Ward Councillors.

(Councillor Rowland declared a prejudicial interest in this Item on the grounds of predetermination. She lived near the site and had previously spoken against an application for the premises. She made a statement to the Committee as Ward Councillor but then left the room and took no further part in the debate or decision.)

93. 231821/REG3 - COLEY PRIMARY SCHOOL, WOLSELEY STREET

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.

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, temporary (five years) planning permission be authorised for application 231821495/REG3, subject to the conditions and informatives as recommended.

94. 231580/REG3 - 6 CIRCUIT LANE

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.

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, planning permission 231580/REG3 be authorised, subject to the conditions and informatives as recommended.

95. 231644/REG3 - PARK LANE PRIMARY SCHOOL INFANTS DEPARTMENT, 55 SCHOOL ROAD, TILEHURST

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 31 JANUARY 2024

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.

The Committee considered a report on the above application. An update report was tabled at the meeting which provided additional information on surface water drainage and impact on trees and ecology. It recommended amendments to Conditions 3 and 15 in the original report.

Comments were received and considered.

It was suggested at the meeting that the applicant considered, if possible, installing the infrastructure for potential further electric vehicle charging points when installing the two planned electric vehicle charging spaces.

Resolved –

That, pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, planning permission 231644/REG3 be authorised, subject to the conditions and informatives as recommended in the original report, with the amendments to conditions recommended in the update report.

96. 231707/REG3 - PARK LANE PRIMARY SCHOOL JUNIOR DEPARTMENT, 130 SCHOOL ROAD, TILEHURST

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

The Committee considered a report on the above application. An update report was tabled at the meeting which provided further information on submitted amended plans and ecological statement and on additional information provided by the applicant. It recommended amendments to Conditions 5, 7 and 8 in the original report.

Comments were received and considered.

Resolved –

That, pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, planning permission 231707/REG3 be authorised, subject to the conditions and informatives as recommended in the original report, with the amendments to conditions recommended in the update report.

(The meeting started at 6.30 pm and closed at 7.21 pm)

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Planning Applications Committee

28 February 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:

No relevant applications 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

28 February 2024



Reading
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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: KATESGROVE
APPEAL NO: APP/E0345/W/23/3328372
CASE NO: 230169
ADDRESS: 248 Basingstoke Road, Reading
PROPOSAL: Demolition of workshop outbuildings. Construction of singular workshop outbuilding with open-sided balcony mezzanine storage space and staff rooms. No change of use.

CASE OFFICER: Marcie Rejwerska
METHOD: Written Representation
APPEAL TYPE: REFUSAL OF PLANNING PERMISSION
APPEAL LODGED: 05.02.2024

APPENDIX 2

Appeals Decided:

WARD: ABBEY
APPEAL NO: APP/E0345/D/23/3328423
CASE NO: 230454
ADDRESS: 20 Belle Vue Road, Reading
PROPOSAL: Erection of two dormer windows to the rear roof slope. (resubmission)

CASE OFFICER: Ryan Allen
METHOD: Written Representation
DECISION: ALLOWED
DATE DETERMINED: 24.01.2024

WARD: CAVERSHAM
APPEAL NO: APP/E0345/W/23/3327407
CASE NO: 230313
ADDRESS: Site at Junction of Henley Road and Donegal Close, Caversham,
PROPOSAL: Application for prior notification of proposed 5G telecoms installation, provision of 15m tall telecommunications monopole mast with associated equipment cabinets.

CASE OFFICER: Ryan Allen
METHOD: Written Representation
DECISION: DISMISSED
DATE DETERMINED: 26.01.2024

WARD: PARK
APPEAL NO: APP/E0345/W/23/3324013
CASE NO: 221399
ADDRESS: 2 Adelaide Road, Reading, Berkshire,
PROPOSAL: Application for the Demolition of buildings and construction of new dwellinghouses in their place. To construct a one bedroom detached dwelling 64sqm GIA over two storeys. Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 20, Class ZA

CASE OFFICER: Sian Hickey
METHOD: Written Representation
DECISION: DISMISSED
DATE DETERMINED: 26.01.2024

WARD: NORCOT
APPEAL NO: APP/E0345/W/23/3327397
CASE NO: 230011
ADDRESS: Site to East of 121 Cockney Hill, Tilehurst, Reading
PROPOSAL: Application for prior notification of proposed installation of an H3G 15m street pole and three additional equipment cabinets by telecommunications code systems operators (amended)

CASE OFFICER: Ryan Allen
METHOD: Written Representation
DECISION: DISMISSED
DATE DETERMINED: 08.02.2024

WARD: BATTLE
APPEAL NO: APP/E0345/W/23/3325238
CASE NO: 221038
ADDRESS: 37 Hilcot Rd
PROPOSAL: Demolition of existing building and erection of three new residential dwellings (C3 Use Class).

CASE OFFICER: Natalie Weekes
METHOD: Written Representation
DECISION: DISMISSED
DATE DETERMINED: 09.02.2024

WARD: PARK
APPEAL NO: APP/E0345/D/23/3327206
CASE NO: 230375
ADDRESS: 85 Hamilton Road, Reading
PROPOSAL: Demolition of existing garage and replacement with new single garage. Part single storey extension excluding basement, part 2.5 storey extension excluding basement following demolition of existing rear outhouse extension. Removal of single pier to front boundary and insertion of new ironwork gate, and associated changes to fenestration.

CASE OFFICER: David Brett
METHOD: Written Representation
DECISION: DISMISSED
DATE DETERMINED: 13.02.2024

APPENDIX 3

Planning Officers reports on appeal decisions.
221399 2 Adelaide Road, Reading, Berkshire
221038 37 Hilcot Rd
230011 Honey End Lane Street Works

Ward: Park

Appeal No. APP/E0345/W/23/3324013

Planning Ref: 221399

Site: 2 Adelaide Road, Reading, Berkshire, RG6 1PG

Proposal: Application for the Demolition of buildings and construction of new dwellinghouses in their place. To construct a one bedroom detached dwelling 64sqm GIA over two storeys. Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 20, Class ZA

Decision level: Delegated

Method: Written Representation

Decision: Appeal DISMISSED

Date Determined: 26th January 2024

Inspector: S Rawle BA (Hons) Dip TP Solicitor

Site description:

The application site relates to land to the rear of 93 St Peters Road and adjacent to 4 Adelaide Road. The site is currently occupied by a single storey detached building, previously used as a workshop for repairing and making furniture/fittings. The site includes an area for parking. The surrounding area is mainly residential. The site is not Listed, nor in a Conservation Area. However, it does fall within an Article 4 Direction area which controls change of use from C3 to C4 HMO.

Reasons for refusal:

Prior approval is sought under Class ZA of Schedule 2, Part 20 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the demolition of the existing vacant building and the construction of a one bedroom detached dwelling.

The Council refused the application due to the effect of its prominent siting and forward projection beyond the predominant building line on Adelaide Road, as well as a lack of key features such as bay windows on the character of the area. Another reason for refusal focused on the scale and close proximity of the proposed building to the rear garden of the neighbouring dwelling at 95 St. Peter's Road which would have resulted in an overbearing and overshadowing effect. The first floor side facing bedroom windows would cause overlooking and have an impact on the privacy of the neighbouring dwellings at 93, 93A and 95 St Peter's Road. The proposed amenity space would be extremely limited in scale and would not respect the size and character of other similar private amenity spaces in the immediate vicinity. The proposed dwelling would have an overbearing and dominant effect on no. 4 Adelaide Road by virtue of its proximity and height, and the introduction of a large blank wall, very close to the entrance door.

Main Issues:

The Inspector identified that the main issues were:

- i) the effect of the design and the external appearance of the proposed new building in terms of its relationship with the context of Adelaide Road and the character and appearance of the area;
- ii) the effect of the proposed new building on the amenity of the future occupants of the new building with particular reference to the provision of private outdoor garden space; and
- iii) the effect of the proposed new building on the amenity of the occupiers of neighbouring premises, with particular reference to overlooking, privacy, outlook and light.

Summary:

In summary, the Inspector concluded that the proposed development would introduce a discordant feature into the street scene which would harmfully erode the simple, uncluttered, and spacious building form in this prominent location. The design and the external appearance of the proposed new building in the context of Adelaide Road would unacceptably harm the character and appearance of the area.

In terms of amenity, the proposed windows would create clear views towards the rear windows and the garden area of 95 St Peter’s Road and create an unacceptable degree of overlooking of No 93A and No 95. The proposal would result in the introduction of a significant building mass immediately next to the garden area of No 95 which would appear unacceptably overbearing. The main door serving 4 Adelaide Road is in the side elevation facing the appeal site. The proposal would result in a significant building mass immediately next to the common boundary and anyone entering or leaving No 4 would be faced with a blank, two storey brick wall that would appear oppressive and overbearing and would unacceptably harm the amenity of the occupants of No 4.

For these reasons the Inspector DISMISSED the appeal.

Head of Planning, Development & Regulatory Services Comment:

The Inspector agreed with Officers that the appearance and impact on neighbours would be unacceptable.

Case Officer: Sian Hickey

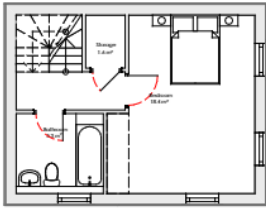
Site Location Plan:



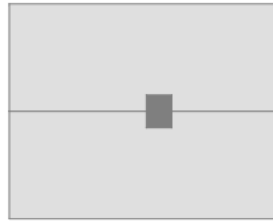
Site Photograph:



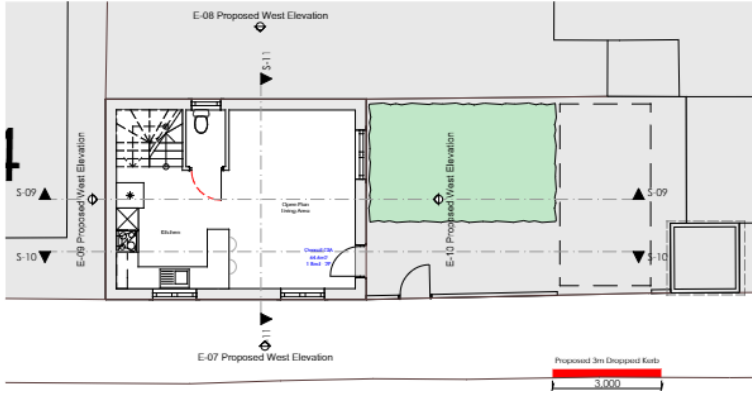
Proposed Plans:



1:100 Proposed First Floor Plan



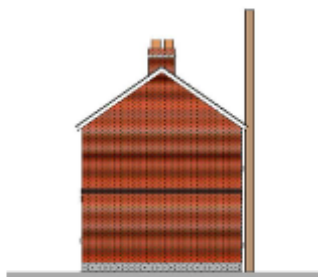
1:100 Proposed Roof Plan



1:100 Proposed Front Elevation



1:100 Proposed Rear Elevation



1:100 Proposed Side Elevation



1:100 Proposed side Elevation

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READING BOROUGH COUNCIL: APPEAL DECISION REPORT

PLANNING APPLICATIONS COMMITTEE: 28 February 2024

Ward: Battle

Appeal No: APP/E0345/W/23/3325238

Planning Ref: 221038/FUL

Site: 37 Hilcot Road, Reading, RG30 2SX

Proposal: Demolition of existing building and erection of three new residential dwellings (C3 Use Class).

Decision level: Delegated decision on 23/02/2023

Method: Written representations

Decision: Appeal Dismissed

Date Determined: 09/02/2024

Inspector: N Robinson BA (Hons) MA MRTPI

1. BACKGROUND

1.1 The appeal site related to a workshop building located at the end of Hilcot Road. Oxford Road is located to the north of the site.

1.2 A previous application on the site was refused 28/07/2021 for "Demolition of existing building for development of a proposed new build to accommodate 4 residential units".

1.3 The application, subject of this appeal, was refused under delegated powers in February 2023 for three reasons, summarised as:

1. Unsympathetic development in its context and overdevelopment of the site
2. Poor quality of outlook and daylight for future occupiers
3. Absence of legal agreement to secure affordable housing.

1.4 The applicant appealed against this decision to the Planning Inspectorate.

1.5 During the course of the appeal, a S106 legal agreement was completed to secure an affordable housing contribution. Upon completion of the legal agreement, the Council confirmed withdrawal of this related reason for refusal.

2 SUMMARY OF DECISION

2.1 The Inspector considered the main issues to be:

- The effect of the proposal on the character and appearance of the surrounding area
- Whether the proposal would provide satisfactory living conditions for future occupiers with particular regard to outlook and levels of daylight

2.2 On the first main issue, the Inspector acknowledged that the existing building, due to its height and industrial appearance, appears as a discordant feature within the residential street scene. The Inspector considered, however, that whilst the proposed building would take some design cues from surrounding properties, due to the detailed design of the proposal, namely projecting gables on front elevation, it would also appear as a discordant feature within the traditional terraced street scene. The Inspector considered that the proposal would appear unsympathetic and unduly prominent. It would also be readily apparent in the street scene due to the site's prominent location and would weaken established local character and appearance. The Inspector noted that the proposal would also appear cramped and contrived in appearance when viewed from the rear of the Oxford Road, due to limited separation between the proposed units and neighbouring built form. The Inspector concluded on this point that the proposal would not satisfactorily integrate with the area and would conflict with Policy CC7 of the Reading Borough Local Plan.

2.3 Moving on to the second issue, the Inspector agreed that, due to the depth of the open plan kitchen and living room at ground floor level, combined with small rooflights, that there would

be limited – and insufficient – levels of light to the rear parts of the rooms. This would be compounded by the rear boundary wall being in close proximity, resulting in a poor and oppressive outlook for future occupiers. The Inspector concluded on this point that the proposal would result in unacceptable living conditions for future occupiers and would conflict with Policy CC8 of the Reading Borough Local Plan 2019.

2.6 In providing an overall conclusion, the Inspector considered that whilst the proposal would provide three additional dwellings, given the small scale this would be a modest contribution. The Inspector acknowledged the factors weighing in favour of the scheme (brownfield site at low risk of flooding, off-site affordable housing contribution, some economic contribution through construction, removal of existing warehouse noise and disturbance) but ultimately considered the proposal to cause harm to the character and appearance of the area and inadequate living conditions such that these matters were not considered to outweigh the identified harm.

2.7 The Inspector concluded that all the Council's reasons for refusal should be supported and dismissed the appeal.

Head of Planning, Development & Regulatory Services Comment:

This is a pleasing and clear-cut appeal decision, with the Inspector endorsing the conclusion reached by Officers and agreeing with each reason for refusal.

Case officer: Ethne Humphreys



Site Photo - view towards front of site



Proposed Site Plan



Proposed Front Elevation

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READING BOROUGH COUNCIL: APPEAL DECISION REPORT

PLANNING APPLICATIONS COMMITTEE: 28 February 2024

Ward: Norcot

Appeal No: APP/E0345/W/23/3327397

Planning Ref: 230011/FUL

Site: Honey End Lane Street Works, Honey End Lane, Reading, RG30 4EY

Proposal: 5G telecoms installation: H3G 15m street pole and additional equipment cabinets.

Decision level: Delegated decision on 27 February 2023

Method: Written representations

Decision: Appeal Dismissed

Date Determined: 8 February 2024

Inspector: S Rawle BA(Hons) DipTP Solicitor

1. BACKGROUND

- 1.1 The appeal site related to a triangular parcel of highway land at the junction of Honey End Lane and Cockney Hill.
- 1.2 The application, subject of this appeal, was refused under delegated powers in February 2023 for two reasons. These, in summary, were that the design, height, bulk and siting of the mast and cabinets would harm the visual amenity of the area and the setting of Prospect Park which is a designated Registered Park and Garden and Local Green Space. Secondly the applicant had failed to demonstrate that no preferable alternative sites existed.

2 SUMMARY OF DECISION

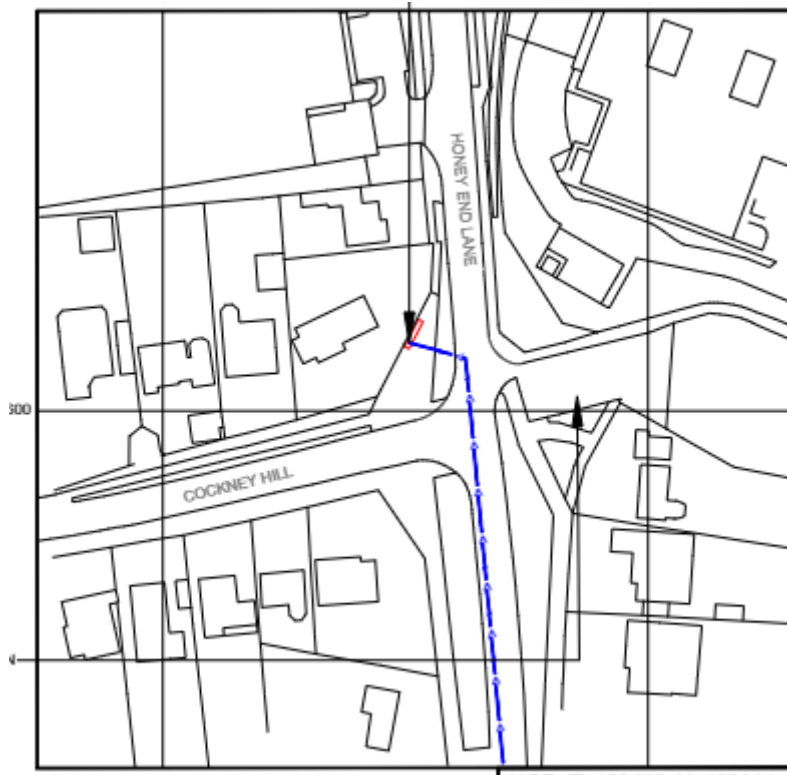
- 2.1 The Inspector disagreed that the proposal would harm the historic setting of Prospect Park as the historic context has been disrupted by modern development, including the nearby hospital buildings and car park. However the Inspector did find that the proposed 15m tall mast would protrude significantly above the adjacent bungalow as well as the other vertical features in the vicinity and that the open nature of the surroundings meant that there would be very little screening and the pole would be readily visible from many vantage points. It would stand out as an isolated and atypical feature and as such the Inspector found that it would be “an uncharacteristic and alien feature within the streetscene that would unacceptably harm the character and appearance of the area”. The Inspector was not convinced by the appellant’s assessment of alternative sites which was “... insufficiently compelling or robust to show that this is the only site on which the proposed development could be located”.

Head of Planning, Development & Regulatory Services Comment:

This decision is consistent with the majority of other appeal decisions in respect of similar telecoms equipment and is confirmation of the Council’s approach.

A summary of telecoms appeal decisions since February 2020 is attached below.

Case officer: Steve Vigar



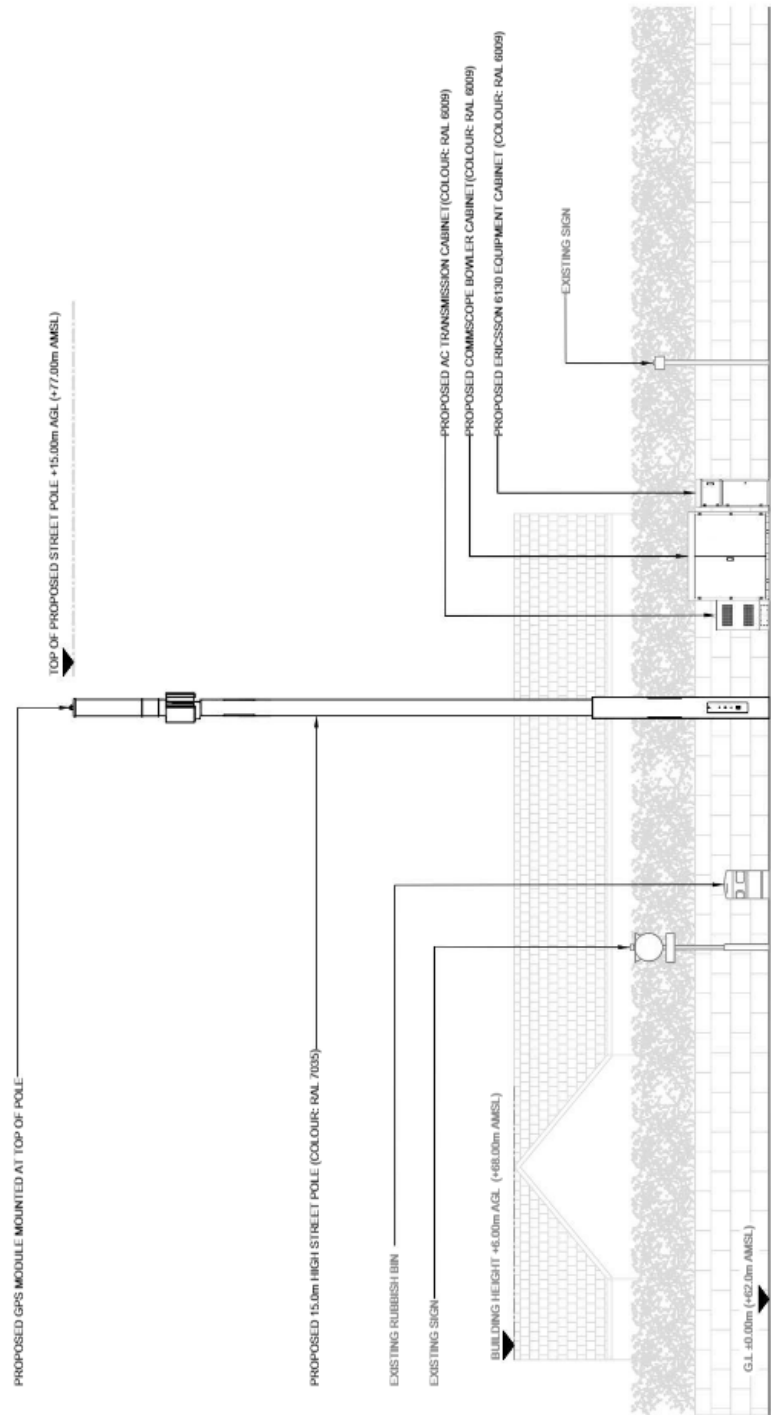
Proposed Site Plan



Site Photo

Item	Proposed	Existing
1	1	0
2	1	0
3	1	0
4	1	0
5	1	0
6	1	0
7	1	0
8	1	0
9	1	0
10	1	0

NOTES:
1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.



Proposed Elevation

REV	DESCRIPTION	BY	CHK	DATE
1	Issued for Planning	RDG	RDG	31.12.22

CK Hutchison Networks (UK) Limited
Green Park,
450 Langmead Avenue,
Huddersfield,
HD10 3RH

Design Consultant & Principal Contractor:



Great British Communications
Loving House, Wood 3, Lovers Way,
1st Floor, Wood 3, Lovers Way,
L 4 10151, 600 1028
www.gbcnetworks.co.uk

Site Name:	HONEY END LANE
SKN Number ID:	RDG14802
Address:	HONEY END LANE CHURCHEND READING BERKSHIRE RG30 4EY
File:	265 PROPOSED SITE ELEVATION

<p>Ref. 191499 / TEL Officer Beatrice Malama Dec. Level: Delegated Decision Dev. Type: Q38 Ward: Southcote Appeal ref: APP/E0345/W/21/3277469</p>	<p>Site: Highway Land at Bath Road, Reading</p>	<p>Description: Installation of a new 20m high Street Works Pole along with additional equipment cabinets and ancillary development</p>	<p>Appeal date: 3/2/2022 APPEAL DISMISSED</p>
<p>Ref. 211542 / TEL Officer Beatrice Malama Dec. Level: Delegated Decision Dev. Type: Q38 Ward: Appeal ref: APP/E0345/W/22/3295590</p>	<p>Site: Pepper Lane, Reading</p>	<p>Description: Installation of 18m monopole and ancillary equipment</p>	<p>Appeal date: 17/06/2022 APPEAL DISMISSED</p>
<p>Ref. 211429 / TEL Officer Beatrice Malama Dec. Level: Delegated Decision Dev. Type: Q38 Ward: Appeal ref: APP/E0345/W/21/3288114</p>	<p>Site: St Michaels Road Tilehurst</p>	<p>Description: 15.0m phase 8 monopole C/W wrapround cabinet at base and associated ancillary works.</p>	<p>Appeal date: 13/06/2022 APPEAL DISMISSED</p>
<p>Ref. 220587 / TEL Officer Beatrice Malama Dec. Level: Delegated Decision Dev. Type: Q38 Ward: Appeal ref: APP/E0345/W/22/3305239</p>	<p>Site: St Peters Hill, Caversham, Reading</p>	<p>Description: Application for prior notification of proposed development by telecommunications code systems operators.</p>	<p>Appeal date: 01/12/2022 APPEAL DISMISSED</p>
<p>Ref. 220638 / TEL Officer Beatrice Malama Dec. Level: Delegated Decision Dev. Type: Q38 Ward: Appeal ref: APP/E0345/W/22/3303138</p>	<p>Site: Grove Road, Emmer Green, Reading</p>	<p>Description: Application for prior notification of proposed development by telecommunications code systems operators.</p>	<p>Appeal date: 16/09/2022 APPEAL DISMISSED</p>
<p>Ref. 221368 / TEL Officer Beatrice Malama Dec. Level: Delegated Decision Dev. Type: Q38 Ward: Church Appeal ref: APP/E0345/W/23/3315646</p>	<p>Site: Site At, Pepper Lane, Reading</p>	<p>Description: Proposed 15.0m Phase 9 slimline Monopole and associated ancillary works.</p>	<p>Appeal date: 21/06/2023 APPEAL ALLOWED</p>

<p>Ref. 221776 / TEL Officer Beatrice Malama Dec. Level: Delegated Decision Dev. Type: Q38 Ward: Battle Appeal ref: APP/E0345/W/23/3318408</p>	<p>Site: Adjacent, 1 Bridgewater Close, Reading, RG30 1JT</p>	<p>Description: Application for proposed replacement of existing rooftop telecommunications equipment with telecommunications installation</p>	<p>Appeal date: 20/06/2023 APPEAL ALLOWED</p>
<p>Ref. 210597 / TEL Officer David Brett Dec. Level: Delegated Decision Dev. Type: Q38 Ward: Battle Appeal ref: APP/E0345/W/21/3278229</p>	<p>Site: Site Adjacent, 287 Oxford Road, Reading, RG30 1AU</p>	<p>Description: Application for prior notification of proposed development by telecommunications code systems operators for the erection of a 15m monopole with ground-based cabinets and ancillary development.</p>	<p>Appeal date: 10/11/2021 APPEAL DISMISSED</p>
<p>Ref. 230071 / TEL Officer Nicola Taplin Dec. Level: Delegated Decision Dev. Type: Q38 Ward: Appeal ref: APP/E0345/W/23/3319651</p>	<p>Site: Street Works, Caversham Park Road, Caversham, Reading</p>	<p>Description: Proposed 5G telecoms installation: H3G 20m street pole and additional equipment cabinets</p>	<p>Appeal date: 11/07/2023 APPEAL DISMISSED</p>
<p>Ref. 230095 / TEL Officer Nicola Taplin Dec. Level: Delegated Decision Dev. Type: Q38 Ward: Appeal ref: APP/E0345/W/23/3319656</p>	<p>Site: Junction of, Whitley Wood Road and Whitley Wood Lane, Reading</p>	<p>Description: Proposed 5G telecoms installation - H3G 15m street pole and additional equipment cabinets</p>	<p>Appeal date: 14/09/2023 APPEAL ALLOWED</p>
<p>Ref. 230011 / TEL Officer Mr Ryan Allen Dec. Level: Delegated Decision Dev. Type: Q38 Ward: Norcot Appeal ref: APP/E0345/W/23/3327397</p>	<p>Site: Site to East of, 121 Cockney Hill, Tilehurst, Reading, RG30 4EY</p>	<p>Description: Application for prior notification of proposed installation of an H3G 15m street pole and three additional equipment cabinets by telecommunications code systems operators (amended)</p>	<p>Appeal date: 14/11/2023 APPEAL DISMISSED</p>

Ref. 230313 / TEL Officer Mr Ryan Allen Dec. Level: Delegated Decision Dev. Type: Q38 Ward: Appeal ref: APP/E0345/W/23/3327407	Site: Site at Junction of Henley Road and Donegal Close, Caversham, Reading	Description: Application for prior notification of proposed 5G telecoms installation, provision OF 15m tall telecommunications monopole mast with associated equipment cabinets	Appeal date: 14/11/2023 APPEAL DISMISSED
Ref. 230313 / TEL Officer Mr Ryan Allen Dec. Level: Delegated Decision Dev. Type: Q38 Ward: Norcot Appeal Ref: APP/E0345/W/23/3327397	Site: Honey End Lane, RG30 4EY	Description: 5G telecoms installation: H3G 15m street pole and additional equipment cabinets	Appeal date: 8/2/2024 APPEAL DISMISSED

13 Telecoms Appeals since February 2020
10 Dismissed (77%)
3 Allowed (23%)

Planning Applications Committee



Reading
Borough Council
Working better with you

28 February 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 £1,887,421, made up of the following:

(Class E (formally office) Prior Approvals - £ 1,702,714

Householder Prior Approvals - £92,268

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 18 January 2024 to 14 February 2024

Type:	How many received since last report:	Loss in possible fee income:
Householder Prior Approvals	1	£138
Class E Prior Approvals	1	£1359
Demolition Prior Approval	0	£
Solar Equipment Prior Approval	3	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	5	£1497

Table 2 - Applications decided since 18 January 2024 to 14 February 2024

Type:	Approved	Refused	Not Required	Withdrawn	Non Determination
Householder Prior Approvals	1	0	0	1	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	1	0	0	0
TOTAL	1	1	0	1	0

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28 February 2024



Reading
Borough Council
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Title	PLANNING APPLICATION REPORT
Ward	Caversham Heights
Planning Application Reference:	231708/CLP
Site Address:	38 Stuart Close, Emmer Green, Reading, RG4 8RE
Proposed Development	Certificate of Lawful Proposed Development for Hip to gable at the rear of the property with a loft conversion including a rear dormer and ground floor rear extension
Applicant	
Report author	James Schofield
Deadline:	19/01/2024 – extended to 1 March 2024
Recommendations	This request for a Certificate of Lawfulness for a proposed development complies with the conditions of Classes A, B, and C, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 and as such the certificate should be granted.
Conditions	<ol style="list-style-type: none"> 1. Subject to submitted plans and details being adhered to 2. Bat habitat awareness information followed
Informatives	<ol style="list-style-type: none"> 1. Building Control 2. Complaints about construction 3. Encroachment

1. Executive summary

- 1.1. The purpose of the application is to have confirmation that the proposed extension and alterations to the roof of the dwelling would meet the requirements set out in the General Permitted Development Order 2015 (as amended – GDPO) to be confirmed “permitted development.
- 1.2. The assessment does not engage any consideration of the merits of the works proposed against adopted Local Plan policies. The decision is based on whether the works, if carried out as presented in the plans and associated information meets the criteria set out in the GDPO.
- 1.3. The application is presented to Planning Applications Committee in accordance with the scheme of delegations, which requires applications submitted by serving councillors or their close family to be determined by this committee.

2. Introduction and site description

- 2.1. The proposal site is a semi-detached dwelling with a conservatory and detached garage on a reasonably large plot. The dwelling has a hipped roof and two chimney stacks.

Site location plan:



3. The Proposal

- 3.1 The proposed works are to convert the roof from a hipped to a gable-end design, to build a loft for nearly the full width of the roof at the rear, and to demolish and replace the existing conservatory with a rear extension to a similar depth but for nearly the full width of the rear of the dwelling.

- 3.2 Submitted Plans and Documentation:

Dwg No: S.PP-01 Existing Ground Floor Plan
Dwg No: S.PP-02 Existing Floor Plan
Dwg No: S.PP-03 Existing Loft Plan
Dwg No: S.PP-04 Existing Elevations
Dwg No: S.PP-05 Proposed Ground Floor Plan
Dwg No: S.PP-06 Proposed First Floor Plan
Dwg No: S.PP-07 Proposed Loft Plan
Dwg No: S.PP-08 Proposed Elevations
Dwg No: S.PP-09 Location Plan
Dwg No: S.PP-10 Block Plan
Received 27th of November 2023

- 3.3 Community Infrastructure levy (CIL):
In relation to the community infrastructure levy, the applicant was not required to complete a CIL liability form.

4. Planning history

- 4.1. None

5. Consultations

- 5.1. There is no statutory requirement for statutory, non-statutory or neighbour consultations to be carried out for this type of application.

6. Legal context

- 6.1. Section 10 of the Planning and Compensation Act 1991 established a procedure that enables anyone who wishes to do so, to apply to the local planning authority to determine whether a proposed use or operation, or an existing operational development or an existing use of land, or any other matter constituting a failure to comply with any condition or limitation subject to which planning permission has been granted, is lawful, and if so, be granted a certificate to that effect.
- 6.2. A Lawful Development Certificate is a legal document stating the lawfulness of past, present or future development. If granted by the local planning authority, the certificate means that enforcement action cannot be carried out to the development referred to in the certificate. However, the certificate will not protect from enforcement action by the planning authority if the specified use or development is then changed 'materially' without a planning application for it.
- 6.3. The certificate is not a planning permission. The planning merits of the use, operation or activity in the application are not relevant. The NPPG states that "In the case of applications for proposed development, an applicant needs to describe the proposal with sufficient clarity and precision to enable a local planning authority to understand exactly what is involved. In determining an application for a prospective development under section 192 of the Town & Country Planning Act a local planning authority needs to confirm if the proposed change of use had occurred, or the proposed works had commenced, on the application date, would it have been lawful for planning purposes.
- 6.4. Officers have considered the National Planning Practice Guidance, The Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) and the Permitted development rights for householders – Technical Guidance - April 2017.

7. Appraisal

- 7.1. The only considerations in this case are whether the proposed works meet the requirements for the various class of works applied for to be confirmed as permitted development by virtue meeting criteria set out in the relevant classes of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015:
- Class A relates to the 'enlargement, improvement or other alteration of a dwellinghouse'.
 - Class B, relates to the 'additions etc to the roof of a dwellinghouse'.
 - Class C, relates to other alterations to the roof such as the installation of roof lights/windows.

I) Class A

- 7.2 If built as shown on the submitted plans using materials of a similar appearance to those used on the exterior of the existing house the proposed rear extension, with at depth of 3.7 metres, a height of 3 metres across almost the full width of the ground floor, would meet the conditions of Class A.

II) Class B

- 7.3 If built as shown on the submitted plans and using materials of a similar appearance to those used on the exterior of the roof of the existing house the proposed roof alterations, including a roof conversion from hipped to gable and a rear loft of approximately 37 cubic metres, meets the conditions of Class B.

III) Class C

- 7.2. If built as shown on the submitted plans the proposed skylight, including one skylight in the roof of the front elevation protruding no more than 5 cm beyond the plane of the slope of the original roof, meets the conditions of Class C.

8. Equality implications

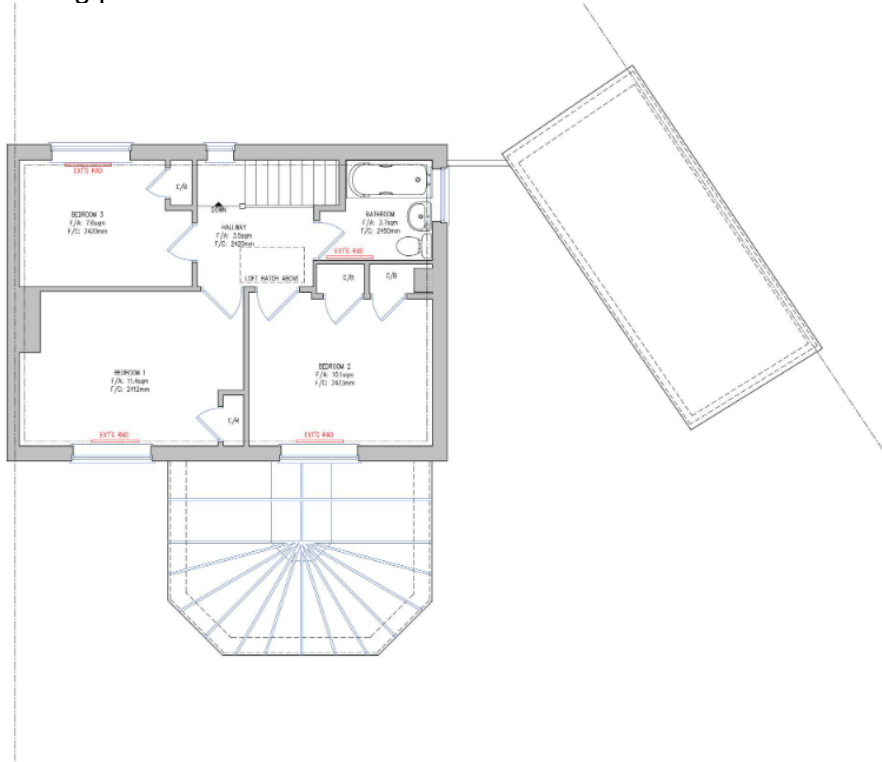
- 8.1. Under the Equality Act 2010, Section 149, a public authority must, in the exercise of its functions, have due regard to the need to—
- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - advance equality of opportunity between persons 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 This proposal has been carefully considered in the context of the GDPO 2015, National Planning Practice Guidance, and the Technical Guidance April 2017. The recommendation is to grant a Certificate of Lawfulness for the proposed development.
- 9.2 In accordance with the Technical Guidance and our standard practice, informatives are recommended to provide guidance on being aware of the potential for, and dealing with, bats living in roof areas and being mindful to not encroaching on neighbouring property not to disturb neighbours when carrying out works.

Plans

1. Existing plans and elevations



ELLA ORMEROD
 DESIGN PROPOSAL @
 38 STUART CLOSE
 EMMER GREEN
 RG4 8RE

EXISTING FIRST FLOOR PLAN

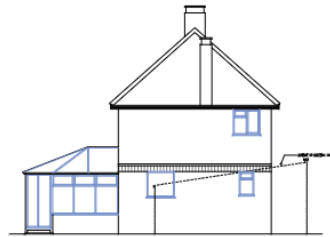
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 100 BERKSHIRE PLACE
 WHARFDALE ROAD
 WINNERSH
 RG41 5RD

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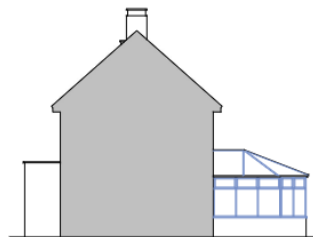
EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION

EXISTING ELEVATIONS

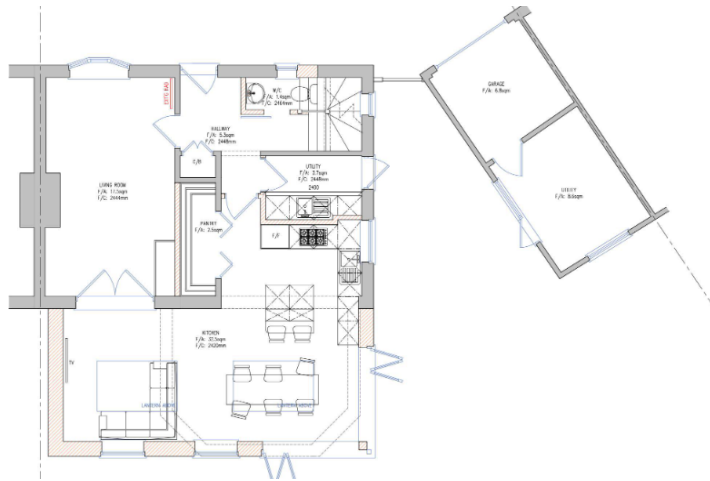
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2. Proposed plans & elevations

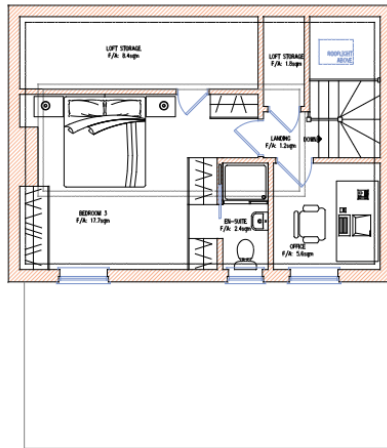


PROPOSED GROUND FLOOR PLAN

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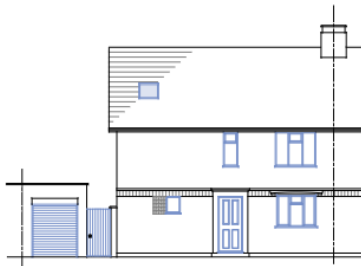


PROPOSED LOFT PLAN

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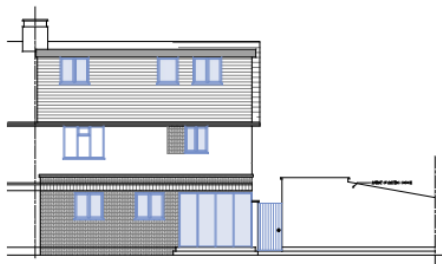
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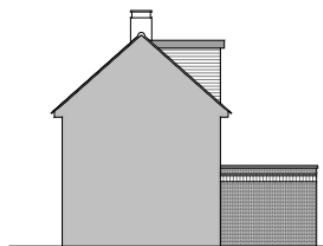
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

PROPOSED ELEVATIONS

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28 February 2024



Reading

Borough Council

Working better with you

Title	PLANNING APPLICATION REPORT
Ward	Thames
Planning Application Reference:	231306/VAR
Site Address:	Land Adjacent Hills Meadow Car Park, George Street, Caversham, Reading, RG4 9DH
Proposed Development	Proposed development of un-used land adjacent to Hills Meadow Car Park to provide a hand carwash and valeting operation with associated public toilet facilities, refreshment servery, and waiting area, as originally granted on 30 March 2015, without complying with Condition 2 (temporary 3 year permission) or 3 (Approved plans) of planning permission 141841 and subsequently allowed variation of condition 180869 (temporary 5 year permission and approved plans). This application seeks a further 5 year temporary extension period of time to the original permission 141841 until 30 March 2028, with large awning. [Amended description]
Applicant	Hills Meadow Car Wash Limited
Report author	Nathalie Weekes
Deadline:	15/01/2024 – extended to 08 March 2024
Recommendations	GRANT
Conditions	<ol style="list-style-type: none"> 1. 3 years to implement (met) 2. Five years from date of permission until 30 March 2028 (reason: not suitable for permanent retention). On cessation, site to be returned to its former condition 3. Approved plans - updated 4. The approved landscaping scheme to be implemented within 3 months of the date permission hereby granted. 5. The Site Landscape Maintenance Plan, which includes maintenance of shrub planting, planting beds and replacement planting within three months of permission/in the next planting season 6. Noise controls relating to car wash activity as set out in noise report 3293_CWNA_1 by Paragon Acoustics consultants submitted for application/permission 141841 7. No amplified sound, radios or music shall be audible beyond the fenced boundary. 8. Flooding control and safe egress via FRA 9. Operational management plan: adherence to staffing levels, capacity, CCTV, evacuation routes including flood response and traffic management. 10. Maintain parking/circulation spaces marked and clear 11. Hours of use 0600-2100 (Mon-Fri); 0700-1900 (Saturdays); 0800-1800 (Sundays and bank holidays)

	<ol style="list-style-type: none"> 12. Toilet and café servery to remain open to the public during hours of use of the car wash. 13. Site maintenance action plan to be completed within 3 months from the date of the permission with materials used to be as specified in the approved plans and maintained thereafter in good order.
Informatives	<ol style="list-style-type: none"> 1. Positive and proactive requirement 2. Terms and conditions 3. Conditions precedent 4. S.59 highways Act 5. Off-street traffic order in force at Hills Meadow car park 6. Reminder re: advertising/signage/conditions to be actioned

1. Executive summary

- 1.1 This application is a request to amend or vary planning conditions imposed in 2014 and then again in 2018 when planning permission was granted and then renewed for a temporary period for a car wash business and associated buildings located at Hills Meadow for a further 5 years.
- 1.2 The report explains that a case continues to be made, as an exceptional circumstance, to enable planning permission to be granted once more. However, from a recent site visit it was apparent that there have been a number of changes to the car wash facility, outlined below, which should also be authorised by a planning permission. Also, some conditions need to be redrafted to strengthen the mitigation of harm to the major landscape feature by requiring compliance within 3 months of permission being granted.

2. Introduction and site description

- 2.1. The application site is a small area of land measuring 546 sq.m. at the northern end of the Hills Meadow car park. The car wash facility has been in situ since 2016 and is meant to include a café/servery and publicly-accessible toilets.
- 2.2. The car wash is formed of wooden buildings and panels enclosed by a palisade fence. The area otherwise has an open nature and is part of the designated Major Landscape Feature (the Reading part of the Thames Valley) as set out in the current local plan under Policy EN13. The purpose of the designation is to maintain the general openness of the area.

Location plan (note to scale)

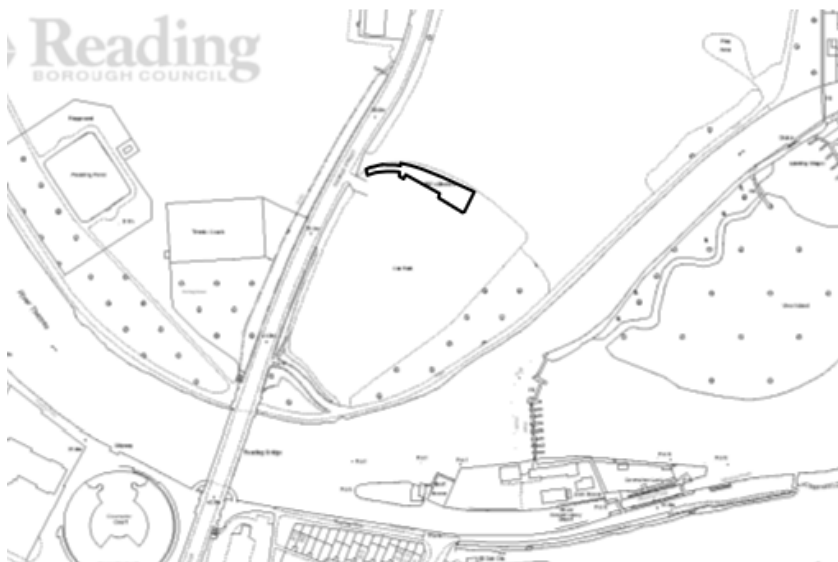




Photo of site

3. The Proposal

- 3.1 The planning history section below shows that a 3 year temporary planning application, 141841, to provide a hand carwash and valeting operation with associated public toilet facilities, refreshment servery, and waiting area on previously un-used land was granted permission on 30 March 2015. Condition 2 restricted this to a temporary 3 year time limit.
- 3.2 A second application, 180869/VAR, to vary the original planning temporary permission, to provide a further temporary 5 year extension for the car wash to continue until 12 September 2023, was granted in 2018.
- 3.3 The current variation application seeks a further extension for the temporary use by varying the relevant condition of the 180869/VAR decision to enable the car wash to continue until 30 March 2028. In addition, the approved plans condition no.2 needs to be amended to refer to new structures provided more recently. On officer advice the current application was amended from an originally requested 10 year extension.
- 3.4 Information submitted in support of the application includes a planning statement and a CIL form. The building is of minimal floorspace and not CIL-liable development.
- 3.5 The previous applications were reported to the Planning Applications Committee and due to the Council's interest in the land officers consider it appropriate to bring the determination of this application to your meeting for a decision.

4 Planning history

4.1 Relevant planning history is as follows:

140815/FUL	Proposed development of un-used land adjacent to Hills Meadow Car Park to provide a hand carwash and valeting operation with associated public toilet facilities, refreshment servery, and waiting area.	REFUSED 2/9/2014 for reasons of impact on the Thames environs and lack of an integrated transport contribution.
141841/FUL	Proposed development of un-used land adjacent to Hills Meadow Car Park to provide a hand carwash and valeting operation with associated public toilet facilities, refreshment servery, and waiting area.	PERMISSION with s106 agreement 30/5/2015

150908/APPCON	Application for approval of details reserved by condition. (141841)	CONDITIONS DISCHARGED 13/7/2015
180869/VARIAT	Proposed development of un-used land adjacent to Hills Meadow Car Park to provide a hand carwash and valeting operation with associated public toilet facilities, refreshment servery, and waiting area without complying with Condition 2 of planning permission 141841 (temporary three year permission). Seeks a further five year temporary permission.	PERMISSION 12/09/2018

5 Consultations

5.1 Statutory - None

5.2 Non-Statutory

5.2.1 RBC Transport Strategy

The transport impact of the hand car wash was fully assessed as part of the original application and a number of conditions and a s106 obligation were imposed to ensure that there was no adverse impact on the highway. There are no transport objections to the renewal of the permission for a further period, providing that the operation continues to operate in accordance with the layout as approved.

5.2.2 RBC Natural Environment Team

Advises that there are concerns with the current landscaping situation as historically the facility has not complied with the landscaping requirements of the earlier approvals. These concerns are being reviewed following recent additional planting at the site, see discussion below.

5.2.3 RBC Leisure and Recreation

Notwithstanding that the facility currently requires some maintenance works, is nonetheless supportive of its presence in protecting the public against ASB and providing for publicly-accessible facilities.

5.2.4 CCTV

TVP and CCTV Reading have no objection to this development which provides CCTV coverage of the site. All relevant CCTV legislation should be followed.

5.2.5 The Environment Agency has referred the LPA to its guidance on Flood risk standing advice and do not wish to be consulted in this instance.

5.2.6 Caversham and District Residents Association (CADRA)

There has been no response from **CADRA** at the time of writing, but any response will be reported to your meeting.

5.2.7 Caversham GLOBE

Objects to the application. Concerned that a 10 year extension period would be too long, a maximum of 3 years extension is preferred. Issues are raised that a number of the original conditions have not been complied with, including

- condition 17 (landscaping) as rubbish bags containing waste have been seen near trees on site
- condition 10 (Annual Review) – whether an annual review is being submitted by the operator

- Condition 19 (WC and refreshments facilities) there is no clear advertising that the toilets are 'public toilets' (Refreshments facilities) are not being provided.
- Also general concerns regarding anti-social behaviour in the vicinity and rubbish around the site.

5.3 Public consultation

5.3.1 A site notice was displayed at the site for the statutory 21 days with comments by 15 December 2023. A letter was sent to:

17 Monkley Court, Piggotts Road, Caversham, RG4 8EW

5.3.2 One letter of objection has been received stating that the building masks antisocial behaviour and drug taking, litter and fly tipping is still occurring, signage looks temporary, the adjacent bund is impacted and there should be a woodland view rather than development, security had not been sufficient and concerns regarding pollution and staffing. *Case officer response – the development is sited primarily to the rear of the bund and is sited to the rear of the skate park. Material considerations have been addressed in the report below.*

6. Legal context

- a. 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).
- b. 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 (December 2023), the greater the weight that may be given).
- c. Accordingly, the latest NPPF and the following development plan policies and supplementary documents are relevant:

Reading Borough Local Plan 2019

Policies:

CC7 Design and The Public Realm
 CC8 Safeguarding Amenity
 CR2 Design In Central Reading
 CR3 Public Realm in Central Reading
 EN11 Waterspaces
 EN12 Biodiversity and The Green Network
 EN13 Major Landscape Features and Areas of Outstanding Natural Beauty
 EN14 Trees, Hedges and Woodland
 EN16 Pollution and Water Resources
 EN18 Flooding and Drainage
 EN7 Local Green Space and Public Open Space
 TR1 Achieving the Transport Strategy
 TR3 Access, Traffic and Highway-Related Matters
 TR5 Car and Cycle Parking and Electric Vehicle Charging

Supplementary Planning Documents:

Parking Standards and Design (2011)

7. Appraisal

7.1 The main considerations are:

- I. **Principle of renewing permission for the use**
- II. **Landscaping**
- III. **Transport and traffic**

I. Principle of renewing permission for the use

7.2 The application site is a small curved area at the northern edge of the car park, abutting a landscaped area which then forms part of the raised ground leading to the BMX track. The car park area, along with the showground area, is surrounded by trees and forms part of the designated Thames Valley Major Landscape Feature. Policy CC7 (Design and the Public Realm) and Policy EN11 (Waterspaces) are relevant.

7.2 Government advice on temporary permissions in Planning Practice Guidance (PPG) is that continued temporary planning permissions should generally not be approved. The purpose of temporary permissions is either that the development is suitable for a temporary period only, or otherwise to test whether a permanent use might be appropriate. Thus, following a period of temporary use/development, the use should usually either be discontinued or a permanent permission applied for. Officers have considered the merits of allowing the continued siting of the car wash temporarily against the Government's general advice.

7.3 The suitability of the site to be used as a car wash has previously been determined as acceptable subject to protection of the sensitivities of the major landscape feature in which it is located including visual impact, flooding and disturbance. The site currently requires general maintenance and repainting of some structures plus there is a new structure proposed as part of this submission as specified under a Site Maintenance plan.

7.4 Although sited within a large car park, this is nonetheless a sensitive area in visual terms. The application site is at its nearest point some 100 metres from the Thames riverbank, therefore Policy EN11 applies. Policy EN11 sets out the kinds of development which will be acceptable in the vicinity of the waterways, which will provide:

- Appropriate, attractive uses and buildings that enhance the relationship of buildings, spaces, and routes and creates a high quality public realm;
- Positive contributions to the distinct character, appearance, landscape and amenity of the waterways;
- A strengthened role for waterways as important landscape features, wildlife corridors and recreation opportunities;
- Good, level access to the waterways for all who want to use them; and
- Improved quality of waterway environment through protecting habitats and ensuring that habitat creation is balanced with access and urban issues.

7.5 The purpose of the designation is to maintain the general openness of the area and appropriate development will usually be limited to small-scale and high-quality developments which have a specific recreational-type function. The application is primarily a commercial operation, being a small, efficient car washing and valeting facility, but it includes CCTV coverage of the site, provision for a WC and tea/coffee servery, which would need to continue to be available to users of the car park, Christchurch Meadows, users of the skatepark, BMX track, river paths and others and these are facilities which would otherwise not be provided in this locality.

7.6 The facility has managed traffic very well in the eight years or so it's been operating with no queues or delays on George Street recorded and the management and queuing and

vehicles into the site has been well handled and has not disrupted the operation of the car park. The Council's S106 CIL Monitoring Officer has confirmed that the required RUAP contribution was paid.

- 7.7 Accessible toilet facilities have been confirmed at the site. It is proposed that additional signage is provided to clarify that the WC is open to the general public. A kitchen facility is available which had been providing refreshments, however this appears to have ceased following Covid. The provision of refreshments was however an original condition of planning and should be a requirement considered in the overall balance of the suitability of an extended temporary permission.
- 7.8 It is evident that an additional storage container, clad in timber, and a large awning structure have been erected within the application site area, without planning approval. The existing white colour of the awning is considered to stand out within the major landscape feature. However, following an assessment of the structure, it is not much higher than the skate ramp, is partially obscured by rising land to the rear and remains open sided, providing views to the woodland at the rear. The purpose is to provide shelter to finish drying the cars within the car wash and allowing the progression of cars through the car wash without resulting in an impact on the access into the car park. It is recommended that condition 2 (Plans) should be amended and 12 (Maintenance plan) added to require a change to the colour of the large awning to a dark green to fit into the landscape and reduce harm to the major landscape feature.
- 7.9 There appears to be an increased amount of signage at the site and the applicant has been advised to apply for advertisement consent for the signs officers have confirmed would be acceptable. Additional public toilet signage is proposed to promote the accessible WC.
- 7.10 The inclusion of the WC and café servery for public use was considered to be a particular benefit of the scheme for all users of the car park, BMX track, river, skatepark and Christchurch Meadows, where there are currently no such other facilities. The condition to ensure that these facilities are open for the duration of the opening hours of the car wash would still apply and should be strengthened. Additionally, both the Council's Parking Manager and Leisure and Recreation service advise that the inclusion of CCTV has helped provide surveillance and security in an area of the car park which has been subject to anti-social behaviour, for instance, fly-tipping.
- 7.11 On balance on the issue of design and principle, officers consider that the applicant has provided sufficient justification to demonstrate that the building, large awning (to be painted green) and its enclosure has an acceptable impact on the openness of the area. With the conditions recommended including a Site Maintenance plan, with specified materials to be actioned **within 3 months**, officers advise that the application is considered to be suitable overall in terms of the general design policies, and the wider policies which seek appropriate development within the areas close to the Thames (EN11 and EN13). The building and compound when seen from the Thames in the context of parked vehicles, the skatepark and the recycling bins is not harmful. The additional presence of cars at the car wash has not been significant, given the use of the adjacent car park. The temporary nature of the permission secures that on cessation of the use, the land will be returned to its previous appearance.

II. Landscaping

- 7.12 The RBC Natural Environments team and Caversham Globe group highlighted that landscaping had not been carried out. The provision of landscaping was an important mitigating element of the scheme in approving the previous applications in this sensitive environment. The existing hedging behind the recycling area (within the palisade compound) was cut back to leave only shrubs in place. Landscaping requirements did not appear to have been actioned historically and a red willow tree died during prolonged dry weather.

- 7.13 The planter boxes placed on the outside of the palisade fence in the car park are all in situ and have recently been replanted. A replacement tree has also been planted at the front of the site. New planting has taken place across the frontage, as previously referred to, comprising Hawthorn and Alder to the approved landscaping specification.
- 7.14 No rubbish or silt should be left at the base of trees on site. An additional bin is proposed to protect the existing trees on site from any further waste material. A time limit for implementing the landscaping scheme and maintenance strategy is recommended to change the relevant condition to comply with policy EN14 and to ensure that the vegetation is watered and replanted where necessary.

III. Transport and traffic

- 7.15 RBC Transport Strategy advises that the facility has been marked out and provided acceptably and moreover, it has been well-managed by the applicant in the last 8 years, with no reported instances of obstructions to either the car park access or traffic flow on George Street. This indicates that the signage is suitable and also that the facility is being operated in accordance with the agreed operational management plan. An updated operational management plan has been submitted. It is noted that previous annual reviews have not been submitted to the Local Authority and although that has not happened, there have been no observed issues. Transport Strategy continue to advise conditions for adherence to the approved operational management plan and for the plan to be reviewed annually. The highway Authority also advises a condition about parking areas being provided before commencement, but this condition should be adjusted to make sure they are maintained and kept free of obstructions.
- 7.16 The car wash is a traffic generator and that a contribution towards integrated transport was required and paid in full. The payment went towards integrated transport schemes aimed at increasing modal share and maintaining traffic flow. The current application is not a CIL-liable development, as it is a temporary building only and of limited floorspace. The facility was conditioned under permission 141841 to have cycle parking for staff, but Transport Strategy no longer advise that this is necessary, particularly as cycles can be parked within the palisade compound and there is a constant presence.
- 7.17 Officers advise that with conditions to continue with the operational management plan, a further temporary permission raises no conflict with the transport policies set out above.

Other matters

Noise impacts

- 7.18 The facility has resulted in no recorded issues of noise disturbance and this is largely likely due to be the distance to residential properties. Officers advise that the original noise report should again be conditioned to maintain control of this facility, in order to comply with policies EN16, EN17 and CC8.

Flood risk

- 7.19 The EA has referred officers to its guidance for consulting the Environment Agency. Under s73 applications, consultations to the Agency are not necessary when the condition(s) involved are not those suggested by the EA. In this instance, there are no further issues to advice of. The Parking Services Manager advises that there is a localised run-off/drainage issue, but the concern seems to be run-off from the BMX track and not the carwash. Officers advise no concerns in terms of Policy EN18.

8. Equalities 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 In conclusion, the proposed variation of the temporary time limit is considered acceptable, with the addition of a large awning, storage shed and amended plans and conditions. Development in the area is required to be suitable to the main purpose of maintaining the open character of the area. The site is not suitable for a permanent development as it is within a major landscape feature and local green space. The proposal provides public facilities for users of the car park, car wash and Hills Meadow open space.
- Development in this area is required to be suitable to the main purposes of maintaining the open character of the area and providing facilities suitable for recreation/amenity purposes (WC, café, security/CCTV). On balance, officers are prepared to recommend that the presence of the building, storage, specified approved materials and large awning in green material, are of satisfactory quality for a continued limited period and can be considered positively;
 - The facility is generally well-run by the present operator and successful traffic management has ensured that this has been a suitable additional facility to the existing car park;
 - The building/use is considered to be suitable for retention for an extended temporary period, providing that suitable remedial mitigating landscaping and general maintenance is undertaken. Conditions need to be adjusted as necessary (see Recommendation).

Case Officer: Nathalie Weekes



Refreshment facility



Silt bags removed from tree on site



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