

COMMITTEE REPORT

BY THE EXECUTIVE DIRECTOR OF ECONOMIC GROWTH & NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 13th January 2021

Ward: Park

App No.: 201135

Address: Arthur Hill Swimming Pool, 221-225 King's Road

Proposal: Full planning application for 15 flats through the change of use and conversion of the front building from leisure (Use Class D2) to residential (Use Class C3) and demolition of the rear building (Use Class D2) and construction of new residential building (Use Class C3), car parking and landscaping.

Applicant: Reading Borough Council

Deadline: 11/11/2020

Extended Deadline: 29/1/2021

Planning Guarantee 26 week target: 10/2/2021

RECOMMENDATION:

GRANT Planning Permission subject to conditions and informatives and subject to the satisfactory completion of a Unilateral Undertaking (S.106).

OR Refuse permission should the Unilateral Undertaking not be completed by 29th January 2021 unless a later date is agreed by the Head of Planning, Development & Regulatory Services.

The Section 106 Legal Agreement to Secure the Following:

Affordable Housing

100% Affordable Housing - 15 no. units as (13 no. 1 beds and 2 no. 2 beds) as social rent affordable housing units, at an affordable rent tenure, at no more than 80% of the market rent.

Employment Skills and Training Plan - Construction skills - preparation and delivery of an ESP or a financial contribution of £2,998 (construction)

Zero Carbon Offset - All Dwellings

- Zero Carbon Offset as per SPD 2019 a minimum of 35% improvement in regulated emissions over the Target Emissions Rate in the 2013 Building Regulations, plus a Section 106 contribution of £1,800 per remaining tonne towards carbon offsetting within the Borough (calculated as £60/tonne over a 30-year period).
- As-built SAP calculation for all dwellings to be submitted for approval within 6 months following first occupation.
- Contribution based on SPD formula below towards carbon-saving projects calculated for all dwellings based on approved SAP calculation to be paid to the Council within 9 months following first occupation:

TER CO2 m2/yr less 35% CO2 m2/yr) = 65% of TER
65% of TER x total square metres = total excess CO2 emissions annually
Total excess CO2 emissions annually x £1800 = S106 contribution.

CONDITIONS TO INCLUDE:

- 1) TL1 - 3 yrs
- 2) AP1 - Approved Plans
- 3) M2 - Materials to be submitted and approved
- 4) L2 - Hard and soft landscaping scheme to be submitted and approved
- 5) L3 - Boundary Treatment
- 6) L4- Landscape Management and Maintenance Plan to be submitted and approved
- 7) Measures to provide bat and bird boxes to be implemented prior to occupation
- 8) CS1 - Hours of Construction
- 9) CS2 - Construction Method Statement to be submitted and approved
- 10) Demolition Method Statement - in accordance with approved
- 11) C4 - No Bonfires
- 12) C05 - Remediation scheme to be implemented and verified
- 13) C06 - Assessment of previously unidentified contamination
- 14) N14 - Air Quality mitigation measures to be submitted and approved (to include air inlets to the rear of the building)
- 15) SU5 - BREEAM Pre construction - Minor conversion to residential - Very Good
- 16) SU6 - BREEAM Post construction - Minor conversion to residential - Very Good
- 17) SU7 - SUDS plan to be approved
- 18) SU8 - SUDS to be implemented
- 19) DC1 - Vehicle Parking as specified
- 20) DC3 - Vehicle Access as specified prior to occupation
- 21) DC6 - Cycle Parking to be approved
- 22) Refuse and Recycling to be approved (to be vermin proof)
- 23) DD6 - Visibility splays to be provided as specified
- 24) DE6- Provision of Electric Vehicle Charging Points
- 25) D20 & D21 - Parking Permits
- 26) Prior to occupation of the flats a dropped kerb crossing point or extension of footpath to the east on Norwood Road to be installed.
- 27) Secure access system to be provided prior to occupation.

INFORMATIVES TO INCLUDE:

- 1) IF5 - Terms and Conditions
- 2) IF6 - Building Regulations
- 3) IF2 - Pre-Commencement Conditions
- 4) I11 - CIL
- 5) IF4 - S106
- 6) IF3 - Highways
- 7) I29 - Access Construction
- 8) IF7 - Complaints about Construction
- 9) IF8 - Encroachment
- 10) I10 - Noise between residential properties - sound insulation of any building
- To minimise the disturbance by noise of future residential occupiers of the

flats and its effect on neighbouring residents, residential accommodation must be designed and constructed or converted so as to achieve the insulation requirements set out in Building Regulations Approved Document E.

11)I13 - Parking Permits

12)Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

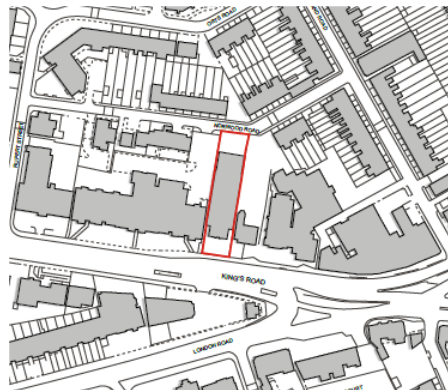
13)IF1 - Positive & Proactive.

1. INTRODUCTION & BACKGROUND

- 1.1 The site is the former Arthur Hill Swimming Pool, constructed in 1911, with the roof of the rear part of the building since replaced and a rear extension, containing a fitness suite added in the 1980s. The site fronts King's Road, with a rear access from Norwood Road. There is a small area of parking both to the front and rear. There is a change in levels across the site; higher to the south (front) than the rear.
- 1.2 The site lies in the Cemetery Junction District Centre as identified in the Reading Borough Local Plan 2019 with the area comprising a mix of residential, retail and commercial properties.
- 1.3 To the west is a recently constructed block of flats (Crossway Point) which rises to a maximum of 7 storeys but four storeys nearest to the application site.
- 1.4 To the north on Norwood Road is a residential area, which in the immediate vicinity comprises blocks of 2/3 storey terraces. There is a break between two blocks immediately opposite the application site. To the east on Kings Road is a three storey residential building and just beyond that the listed Wycliffe Baptist Church.
- 1.5 Arthur Hill Swimming Pool is not within a Conservation Area, but there are three Grade II listed buildings nearby: Wycliffe Baptist Church; the entrance lodges and gate to Reading Old Cemetery and the Gladstone Club to the west and on the opposite side of King's Road. The application site itself was designated as a Locally Listed building (LL9) in 2017 with particular reference to the front of the building.
- 1.6 The site is within the Air Quality Management area and is allocated for residential redevelopment under ER1h in the Reading Borough Local Plan (RBLP).
- 1.7 In November 2015 Policy Committee endorsed the Strategic Leisure Review's recommendation to replace the outdated facilities at Arthur Hill and Central Pools with new swimming and leisure facilities.

- 1.8 In line with this decision, Full Council on 18 October 2016 resolved to close Arthur Hill Pool permanently from 19 December 2016 and to declare the site surplus to requirements and to dispose of it. Having failed to dispose of the site on the open market options for the site were then re-considered at Policy Committee on 26th September 2019. It was resolved to appropriate the Arthur Hill site into the Housing Revenue Account to enable the Council to develop and deliver housing as key worker accommodation to rent and that the option to charge an Affordable Rent (80% Market Rent) level for the key worker accommodation developed on the site be approved. The Policy Committee report states that *“removal of the cap on Housing Revenue Account borrowing and increased off-site section 106 affordable housing contributions from developers has provided funds to secure an affordable housing scheme on the site.”*
- 1.9 At this Policy Committee a petition was presented requesting that the Council reconsider the possibility of refurbishing the pool and reopening it for public swimming and the petition was considered at the Council’s November 2019 Full Council meeting.
- 1.10 The application is referred to committee as it is the Council’s own development (Regulation 3), as well as being a ‘major’ development.

Location Plan



2. PROPOSAL

2.1 The proposal is for:

- Conversion of the front building from leisure to C3 residential use and the demolition of the rear building and construction of a new residential building with car parking and landscaping.
- A total of 15 no. residential units:

Building A & B - Rear - 8 Units - 6x1 beds and 2x 2 beds

Ground Floor - Unit 8 - 1 bed= 51.2sqm with terrace

Unit 9 - 1 bed= 51.2sqm

First Floor - Unit 10 - 1 bed= 51.2sqm

Unit 11 - 1 bed = 51.2sqm

Unit 14 - 2 bed = 76.1sqm with terrace
 Second Floor - Unit 12 - 1 bed = 51.2sqm
 Unit 13 - 1 bed = 51.2sqm
 Unit 15 - 2 bed = 76.1sqm with terrace

Building C & D - Front - 7 Units - 7x 1 beds

Ground Floor - Unit 2 - 1 bed= 53.5sqm with terrace
 Unit 3 - 1 bed= 54.2sqm with terrace
 First Floor - Unit 1 - 1 bed= 51.7sqm
 Unit 4 - 1 bed = 53.5sqm with terrace
 Unit 5 - 1 bed = 54.2sqm with terrace
 Second Floor - Unit 6 - 1 bed = 53.5sqm
 Unit 7 - 1 bed = 54.2sqm

- It is intended that 100% of the units would be affordable housing.
- Courtyard.
- 7 no. car parking spaces, one of which will be accessible, 1 no. motorcycle space and 8 no. cycle spaces.
- Landscaping.

2.2 Submitted plans and documentation received 12th August 2020, unless otherwise stated (including amended details) are as follows:

- Site Location Plan - Drawing no: 8129_P100
- Proposed Site Plan - Drawing no: 8129_P101 Rev B, received 22nd December 2020
- Car Parking, Cycle and Bin Stores - Drawing no: 8129_P102 Rev C, Received 22nd December 2020
- Proposed Floor Plans [Block A and B] Ground and First Floor - Drawing no: 8129_P104 Rev B, received 22nd December 2020
- Proposed Floor Plans [Block A and B] Second and Roof - Drawing no: 8129_P105
- Proposed Floor Plans Block C and D Basement Ground and First- Drawing no: 8129_P106 Rev C, received 22nd December 2020
- Proposed Floor Plans Block C and D Second and Roof - Drawing no: 8129_P107
- Proposed Elevations Block A and B North and South - Drawing no: 8129_P109 Rev B, received 22nd December 2020
- Proposed Elevations Block A and B East and West - Drawing no: 8129_P110 Rev A, received 22nd December 2020
- Proposed Elevations Block C and D North and South - Drawing no: 8129_P111 Rev B, received 22nd December 2020
- Proposed Elevations Block C and D East and West - Drawing no: 8129_P112 Rev B, received 22nd December 2020
- Proposed Section AA & BB - Drawing no: 8129_P113 Rev B, received 22nd December 2020
- Existing Floor Plans - Drawing no: 8129_P115
- Existing Sections - Drawing no: 8129_P116

- Proposed Boundary Treatment East and West - Drawing no: 8129_P120 Rev A, received 22nd December 2020
- Proposed Boundary Treatment North and South - Drawing no: 8129_P121 Rev B, received 22nd December 2020
- Proposed Boundary Treatment East and West - Drawing no: 8129_P122 Rev B, received 22nd December 2020
- Bird Housing Strategy Block A and B North and South - Drawing no: 8129_P125 Rev B, received 22nd December 2020
- Demolition Specification and Method Statement, dated 9th November 2020 Rev 3, prepared by Calcinotto, received 12th November 2020
- Proposed Uncontrolled Crossing - Drawing no: TSK010 Rev A, received 1st December 2020
- Air Quality Assessment, dated 3rd August 2020, Document ref: P4223-R1-V2, prepared by HSP Consulting Ltd
- Daylight and Sunlight Modelling Report, dated 4th August 2020 Rev P3, prepared by ION
- Design and Access Statement, dated July 2020, Saunders Architecture and Design
- Drainage Strategy Statement for Planning, Revision 4.0, dated 21/9/20, prepared by Calcinotto, received 21st September 2020
- Energy Statement, dated June 2020, Prepared by ION
- Interpretive Report on Site Investigation, Report no: 735216-1 (00), dated August 2020, prepared by Structural Soils Ltd, received 21st September 2020
- Noise Impact Assessment, Document ref: R8553-1 Rev 0, dated 28th July 2020, prepared by 24 Acoustics
- Dusk Emergence and Dawn Re-Entry Bat Surveys, Document ref: RJ-MME-152784, Rev Sept 2020, prepared by Middlemarch Environmental, received 21st September 2020
- Preliminary Bat Roost Assessment, Report no: RT-MME-151718-02, dated June 2020, prepared by Middlemarch Environmental
- Preliminary Ecological Appraisal, Report no: RT-MME-151718-01 Rev A, dated June 2020, prepared by Middlemarch Environmental
- Planning and Heritage Statement, Document ref: RP20200806, dated August 2020, prepared by Shrimplin Planning & Development
- Remedial Strategy Report, dated Sept 2020, Report no: 735216-2 (1.1), received 11th November 2020
- S106 Heads of Terms, dated 5th August 2020, prepared by Shrimplin Planning & Development
- Thermal Comfort and Energy Demand Assessment, Rev 4 dated 4th August 2020, prepared by ION
- Transport Technical Note, dated 16th July 2020, prepared by HSP Consulting Ltd
- Utilities Statement, dated 22nd June 2020, prepared by ION
- CIL Form 1: Additional Information, received 19th August 2020
- CIL Form 2: Assumption of Liability, received 19th August 2020

- 2.3 Community Infrastructure Levy (CIL): the applicant has duly completed a CIL liability form with the submission. The proposed C3 use is CIL liable, however as it would be affordable housing it would be subject to Social Housing relief.

3 PLANNING HISTORY

Extensions and conversion of part of the rear for a gym.

191771/PREAPP - Pre-application advice for demolition of existing swimming pool structure (retaining facade) and erection of affordable housing scheme.

4 CONSULTATIONS

Statutory

- 4.1 None.

Non-statutory

Ecology

- 4.2 The bat survey has been undertaken to an appropriate standard and no bats emerged from or went to roost in the building. There are therefore, no objections to this application on ecology grounds.
- 4.3 A condition should be set to ensure that the bat and swift bricks referred to in the report are installed.

Environmental Health

- 4.4 Noise impact on development - The noise assessment submitted shows that the recommended standard for internal noise can be met, if the recommendations from the assessment are incorporated into the design. It is recommended that a condition be attached to a consent to ensure that the glazing (and ventilation) recommendations of the noise assessment (and air quality assessment, where relevant) will be followed, or that alternative but equally or more effective glazing and ventilation will be used.
- 4.5 Noise between residential properties - Informative is recommended regarding sound insulation of the buildings.
- 4.6 Air Quality impact - increased exposure / new receptors - The air quality assessment submitted with the application concludes that the pollutant levels are below the objective limit values. The levels of NO₂ at the King's Road façade are significantly elevated above background levels, however. As mechanical ventilation is proposed, can the applicant place the air intake for this away from the King's Road façade, to prevent high levels of pollutants entering these properties?

- 4.7 Air Quality impact - increased emissions - The assessment submitted concludes that there will not be a significant impact on air quality due to the new development having below the threshold number of parking spaces. Ideally an electric charging point would be provided with the parking spaces to enable residents to choose to have an electric vehicle.
- 4.8 Contaminated Land - The ground investigation report concludes that some remediation is needed due to the presence of asbestos and some hydrocarbon contamination. A remediation report has also been submitted and this is deemed acceptable.
- 4.9 The remediation strategy proposes either removal of the asbestos contaminated made ground or the placing of a 600 mm cover layer. Is the intermixing of the asbestos not a concern? I note that no break layer or membrane has been proposed. In addition, there are two options of water pipe given depending on whether the pipe will be placed within the made ground. It leaves a risk that whoever buys and installs the pipework is unaware of this requirement or the importance of it. How will this be followed up? It may be safer to specify the PVC pipe at this stage.
- 4.10 Recommended conditions are the implementation of the remediation scheme and the submission and approval of a verification scheme, which are required to ensure that future occupants are not put at undue risk from contamination.
- 4.11 Construction and demolition phases - We have concerns about potential noise, dust and bonfires associated with the construction (and demolition) of the proposed development and possible adverse impact on nearby residents (and businesses). Fires during construction and demolition can impact on air quality and cause harm to residential amenity. Burning of waste on site could be considered to be harmful to the aims of environmental sustainability. Conditions are recommended for the submission and approval of a construction method statement, hours of construction and demolition, and no burning on site.
- 4.12 Bin storage - rats - There is a widespread problem in Reading with rats as the rats are being encouraged by poor waste storage which provides them with a food source. Where developments involve shared bin storage areas e.g. flats and hotels there is a greater risk of rats being able to access the waste due to holes being chewed in the base of the large wheelie bins or due to occupants or passers not putting waste inside bins, or bins being overfilled. It is therefore important for the bin store to be vermin proof to prevent rats accessing the waste. A condition is recommended.
- 4.13 ***Planning Officer Note:*** The agent confirmed:

- that the air intake can be placed away from the King's Road facade. This is not shown on the existing drawings as the scheme has not been designed to this level of detail yet [condition included]
- 1 Electric Vehicle Charging Bay is proposed as part of the development;
- An updated Demolition Specification & Method Statement (Calcinotto) (9 November 2020) was submitted and agreed with the Environmental Health Officer and it was agreed that the condition could be compliance one.
- An updated version of the Remediation Strategy Report (Structural Soils Ltd) (11 November 2020), which addressed ground gases and stipulates that all water pipes in the ground should be PVC.

RBC Conservation and Urban Design

- 4.14 The Conservation And Urban Design Officer confirmed that the comments made by the previous Heritage Officer regarding the pre-application submission are still relevant to the application, which were as follows: Arthur Hill Baths consists of an entrance building (Building D) with a larger covered structure (Building C) directly over the existing baths, to the rear and a further flat-roofed extension beyond that. Neither of these two rear buildings are of any particular architectural or historic interest and the local listing is confined to the entrance building (Building D).
- 4.15 The proposals would retain the Italianate entrance building (Building D) and replace the covered baths building (Building C) and rear extension, as well as adding 2 further buildings at the rear of the grounds (Buildings A and B) and car parking to the front and rear.
- 4.16 The replacement building for the covered baths (Building C) in varied red brick is considered to be an improvement on the setting of the locally listed building and the setting of the Wycliffe Baptist Church Grade II Listed Building.
- 4.17 In particular, the existing elevation when viewed from the rear, along Norwood Road, is a collection of poor-quality extensions, degraded hard-standing and chain link fencing which do not add positively to the character of the area or the setting of the Listed Building. The replacement of these buildings with a modern brick building, as long as final materials are of a high quality, would improve the existing streetscene.
- 4.18 Therefore, subject to further detailing, and to the agreement of materials and retention of some internal fittings via conditions, the proposed replacement extensions would retain the significance of the Locally Listed building and would not harm the significance of the Wycliffe Baptist Church Grade II Listed Building.

Natural Environment (tree officer)

- 4.19 *The original comments were as follows:* With reference to our existing Tree Strategy and revised 2020 Tree Strategy, the site is within a 10% or less canopy cover area (2010 strategy), a low canopy cover ward (2020 strategy), on a 'treed corridor' and within the AQMA. As such, maximum greening of the site, including tree planting is required.
- 4.20 With reference to the DAS, the overall quantity of greening is disappointing, particularly so on the frontage which includes only one tree which is located behind the bin store in a soft landscape bed that have minimal visibility from King's Road, particularly by motorists given that they will all be travelling east. A higher (than existing) wall is proposed on the frontage whereas a low level wall and railings (of required) could potentially have allowed a hedge to be planted on the frontage to soften the street scene and help filter pollution. A note should be taken of the 'open' soft landscaping to the west and reconsideration should be given to the appearance of the frontage to be consistent with the sites to the west.
- 4.21 The tree species indicated (*Acer campestre* Streetwise) is also disappointing as an upright form of Field maple, hence limited spread. Emphasis is placed on the use of large canopy species in our 2020 Tree Strategy, for the multiple benefits they provide, including the filtering of pollution, which is very important here. The species should be rethought. Ideally, a second tree should be incorporated on the frontage but I appreciate that parking requirements may prevent this.
- 4.22 I note the recommended use of specific biodiversity enhancements, which should be secured.
- 4.23 ***Planning Officer note:*** Following the submission of amendments to reduce the height of the wall at the front, and the layout to reduce the prominence of the bin store allowing the additional of an extra tree, Natural Environment confirmed that the scheme was acceptable subject to conditions.

SUDS

- 4.24 I have reviewed the drainage layout and note that the proposal claims a 50% reduction of the runoff rate to 6.8l/s, which has been accepted by the Environment Agency. However, it has not been confirmed within the drainage strategy, what the existing runoff rate is.
- 4.25 I am however happy to accept the report as provided subject to conditions: sustainable drainage to be approved, and implemented as approved.

Thames Valley Police - Crime Prevention Design Adviser (Berks)

- 4.26 The TVP Design Adviser provided detailed comments stating that *“Given the identified crime risk I have little choice but to object to the proposals. I consider some aspects the design and layout to be problematic in crime prevention design terms and therefore feel that the development does not meet the requirements of the National Planning Policy Framework 2018, Section 12 ‘Achieving well-designed places’, point 127 (part f), which states that; ‘Planning policies and decisions should ensure that developments... create places that are safe, inclusive and accessible... and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience’ and Adopted Local Plan Nov 2019 CC7.”* Justifications for the objection and advice were provided (viewable in full on RBC’s webpage), but advising that the objection could be retracted if a number of matters were dealt with.
- 4.27 **Planning Officer Note:** Following a meeting between the agent and TVP and the submission of amended plans TVP provided further comments and confirmed that they would have no objection subject to a condition for a secure access system.

Thames Water

- 4.28 Thames Water would advise that with regard to water network and water treatment infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommends the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

RBC Transport Strategy

- 4.29 The following are the initial comments from Transport: The application site is located on the King’s Road which is a major Transport Corridor. A bus lane is located directly outside the front of the development. The site is located within Zone 2, Primary Core Area of the Council’s adopted Parking Standards and Design SPD which directly surrounds the Central Core Area and extends to walking distances of 2 kilometers from the centre of Reading.
- 4.30 In accordance with the adopted SPD, the development would be required to provide parking provision of 1.0 spaces per 1 & 2-bedroom unit, in addition to this visitor parking will also need to be provided at a ratio of 1 space per 10 dwellings, this therefore equates to a required provision of 16 parking spaces. The application proposal states that 7 car parking spaces, of which one is accessible will be provided, 1 motorcycle parking space is also

proposed. Although the proposed off street parking provision is below the Councils current Parking Standards a lower provision can be considered given the sites location and established and frequent bus service in an out of the town centre, however as previously advised plans will be required detailing the parking arrangements that were in place for the leisure facility so that a comparison can be made.

- 4.31 4 tandem parking spaces are proposed at the rear of the site accessed via a relocated access from Norwood Road. In accordance with the Councils current Parking Standards and Design SPD, these parking spaces need to be a minimum of 6m long and 2.2m wide with forecourt depth of 6m. I can confirm the dimensions for these parking spaces conform to current adopted standards.
- 4.32 Any works undertaken on any part of the Public Highway will require a license from the Highways Department. This access will need to be a minimum of 4.1m wide. Previous Transport comments provided for application 191771 advised that a 1.5m wide footway will need to be provided including a crossing facility over Norwood Road. This will need to be illustrated on revised plans.
- 4.33 A further 3 parking spaces are proposed at the front of the site accessed from King's Road, this access will need to be a minimum of 4.1m wide to allow vehicles to pass on another as they enter and exit the site. Size of parking spaces conform to current adopted standards, however a 6m forecourt depth needs to be demonstrated.
- 4.34 As previously requested, a trip rate assessment will be required comparing vehicular movements between the existing and proposed development. Information is also required as to how the units will be serviced.
- 4.35 In line with recent changes in the Local Policy Plan Electric Vehicle charging should be provided within communal car parks for residential or non-residential developments of at least 10 spaces. Although only 7 parking spaces are proposed submitted information states that at least one parking space will have an EV charging point. This has been stated in the in the Parking Cycle and Bin Store Plan - 8129/P10.
- 4.36 King's Road is part of the Councils Red Route and the surrounding road network all have parking restrictions preventing on-street parking. Whilst the site is accessible to good public transport links and local shops, the parking demand created by this development should not be accommodated on the surrounding roads where there is significant demand for on-street parking. Therefore, the parking conditions and informative would be applied to prevent any future occupants of the new flats from obtaining a residents parking permit (including visitor parking permits) for the surrounding residential streets where parking is under considerable pressure.

- 4.37 In accordance with the Borough's Parking Standards and Design SPD, a minimum provision of 0.5 cycle storage spaces per 1&2 bedroom flat is required. This equates to a total provision of 8 spaces. Cycle storage will need to be located in conveniently located, Sheffield type stands in a lockable, covered store. Storage areas have been illustrated in the submitted block plan at the front and rear of the site, providing 17 spaces which exceeds the required amount. Details of the type of storage proposed has not been stated [this was based on a non-policy compliant cycle storage system].
- 4.38 Bin storage/collection areas should not be located further than 15m from where the vehicle can wait to undertake collection. This is to avoid the stationing of service vehicles on the carriageway for excessive periods. Schedule 1, Part H of the Building Regulations 2000 defines locations for the storage and collection of waste. Key points in the approved document to part H include: Residents should not be required to carry waste more than 30m (excluding any vertical distance) to the storage point. Bin storage has been illustrated located at the rear (Norwood Road) and front of the site (King's Road), therefore it is assumed that the collection will be split between Norwood Road and King's Road.
- 4.39 Given the location of the site a Construction Methods Statement (CMS) will be required.
- 4.40 **Planning Officer Note:** Further to amended plans Transport confirmed that either the proposed dropped kerb crossing on Norwood Road (Plan TSK010 Rev A) or the provision of an extension to the footway on the southern side of Norwood Road, to the east of the site, Sheffield type cycle stands and changes to ensure that doors would not open out onto the public footway, would be acceptable, subject to conditions as included above.

Public consultation

- 4.41 The following addresses were consulted: Flats 1 & 2 229 King's Road; 231 King's Road; Wycliffe Baptist Church, 233 King's Road; 1-10 (consecutive) Haven Court, Norwood Road; 20 A, B, C Norwood Road 22 A, B, C Norwood Road; 10-18 (even) Norwood Road; 1-9 (odd) Norwood Road; 1-99 (consecutive) Crossway Point, Norwood Road, and site notices were displayed to the King's Road and Norwood Road frontages.
- 4.42 59 no. objections and 23 no. observations were received. A large proportion of these are based on elements of the objection submitted by the Arthur Hill Campaign, which is included in full below. Any additional points raised have also been summarised. Full neighbour consultation comments are available to view on the Council's website:

The Arthur Hill Campaign

The Arthur Hill Campaign wishes to object to this planning application for development at the Arthur Hill site.

We consider that there is an unresolved conflict of interests regarding the Council's application to develop the site. The Council is the landowner and developer for the site and has a financial interest in the outcome of the development. It also has responsibilities for leisure and housing services as well as being the planning authority. No indication has been given as to how this complicated conflict of interests will be resolved and we are therefore concerned that a decision on this planning application will not be made in accordance with planning law nor good practice.

We would like to object to the development for the following reasons.

- The proposed housing development will consist of small, poor quality accommodation which is priced at well above the market rate. There is no shortage of flats suitable for key workers in Reading, but there is a shortage of family homes which is not being addressed. The Reading Local Plan sets out that range of development at the Arthur Hill site should be 6-10 dwellings, but the planning application is for a development of 15 flats. The application should therefore be rejected as being inconsistent with the Local Plan.

- The Design and Access Statement contains obvious errors, describing Flat 5 as "2 BED 3 PERSON" for example, when it appears to be a cramped 1 person bedsitter. Planning permission should not be granted until the application has been resubmitted, with these errors corrected.

- The Arthur Hill site was donated to the public and should be retained for community use, rather than sold for private gain.

- The East of Reading Borough lacks any replacement swimming facilities for Arthur Hill Pool and there is no prospect of any new facilities being built in the foreseeable future. The Planning Statement for the application refers to "replacement pool provision only around 850 metres away at Palmer Park", but this provision has not yet materialised and the prospects of it doing so appear uncertain, to say the least. As it stands, the development therefore results in the loss of much-needed leisure provision in the area. New swimming provision should be opened before the Arthur Hill site is decommissioned and planning permission should not be granted until it has materialised.

- In relation to this point, the Planning Statement quotes the Local Plan Inspectors Report as saying: "Policy RL6 relates to the protection of leisure facilities, however considering the allocation of land at Palmer Park (Site ER1j) which includes a new swimming pool, the allocation for residential development at ER1h is justified." It is

clear that the justification for housing development, and therefore loss of leisure use, is predicated on future swimming provision elsewhere. However, Reading Borough Council first proposed construction of a new pool in Palmer Park in 2003 (along with a promise that Arthur Hill Pool would not be closed before a new pool had opened). Under these circumstances the Planning Committee can have no assurance that a new pool will be built locally in the foreseeable future and the assumption that future provision justifies the loss of Arthur Hill Pool is baseless.

- The site, next to a busy main road with noise and air pollution, is a poor location for construction of housing. Reading Borough Council fails to comply with legal air quality limits for nitrogen dioxide, posing health risks to local residents. Cemetery Junction is one of the locations in the borough with unacceptably high levels of air pollution. Construction of new housing in this location can be expected to result in adverse health impacts for future residents. Reading's local plan sets a standard for development on this site, including addressing air quality impacts on residential use. As yet these impacts have not been addressed, and there is no plan for addressing them. Planning permission for residential development the Arthur Hill site should not be granted until air quality standards at Cemetery Junction have been reduced and comply with legal standards.

- Access to the site will add to traffic and disturbance in Norwood Road, particularly during the construction phase of the development.

- Provision of car parking as part of the development would add to traffic volumes and is not necessary as the site is close to local shops; within walking distance of the town centre; and on major bus routes.

- In the unlikely event that the Council's plans to build a new swimming pool in Palmer Park ever do go ahead, the substitution of this pool for Arthur Hill would equate to the loss of public open space and the back-door loss of parkland for housing development.

- The site has a substantial heritage value for local people, many of whom have an emotional connection with Arthur Hill Swimming Pool. The heritage protection extended to the front part of the building, although welcome, does not cover the swimming pool itself, which is the source of happy memories and connections for many Reading people.

- Finally, we would like to point out that the Planning Statement for the site contains a number of misleading and incorrect assertions, including:

- "There is no realistic prospect of the site being used for continued swimming use". Several robust proposals have been made to reopen the pool for swimming use, including the 2017 Community Right to

Challenge bid and various proposals submitted by the private sector when the site was placed on the open market.

□ “However, there are no current proposals for specific leisure uses”. This is incorrect: the Community Right to Challenge proposal submitted by the Arthur Hill SOS CIC in 2017 remains extant.

□ “This is a narrow, constrained site with limited commercial potential, which lends itself to a residential allocation”. The site could be retained for community use rather than residential development and indeed bids were submitted for this purpose when the site was placed on the open market.

We would like to make it clear to the Planning Committee that the Arthur Hill Campaign has no confidence at all in the consultation process over the determination of this planning application. Every previous decision that has been made by Reading Borough Council in relation to Arthur Hill swimming pool has been made on the grounds of political convenience and the views of the public have been ignored. Promises made by the Council with regard to the future of the Pool have been repeatedly broken. We do not trust the Council or members of the Planning Committee to make a decision in the public interest in relation to the Arthur Hill site.

Further comments from the Arthur Hill Campaign - they requested that the following questions be specifically addressed in the committee report:

1. The site is located adjacent to King’s Road where we understand air quality is close to, and sometimes breaches, the relevant standards. Mitigation will be required to address this, especially as private car use is expected to show an increase in the post-coronavirus context. We understand that the Environmental Protection team have made recommendations in this respect, but we believe that any mitigation measures must be also adequate to mitigate against not only current pollution levels but maximum predicted future levels over the life of the development.

Planning Officer note: It is standard practice to predict air pollutant levels for the year of occupation/opening of the development. There would be some margin of error built in to this, however, it would not be possible to predict this for the lifetime of the development because there would be too many uncertainties. The scheme has been reviewed and confirmed as acceptable by the Council’s Environmental Health Officer.

There is no evidence to support the assertion regarding car use.

2. The development would see the loss of the current Arthur Hill swimming pool and its replacement with housing. This would represent a net loss in leisure provision, as no new pool has yet been built in the East of the Borough to replace Arthur Hill. Plans to build a new pool in Palmer Park are still at a speculative stage,

and the Council has yet to appoint a contractor, prepare detailed plans and a timetable, or submit a planning application to develop a new pool. We consider that the loss of a leisure facility should be referred to in the report, and that the Planning Applications Committee should be alerted to the fact that if they were to approve the application under such circumstances there is the risk of setting a precedent which future developers could use to seek permission for developments which would result in a net loss of facilities or service provision.

Planning Officer note: This is addressed in the 'Principle of Development' Section below.

3. Any new pool in Palmer Park to replace Arthur Hill Pool would be a new development which would result in a net loss of green space and an increase in private car journeys and car parking provision. The planned housing development at Arthur Hill is being billed as a climate-friendly development and should be compliant with the terms of the Council's new Climate Change Strategy. The applicant should be required to demonstrate that loss of the Arthur Hill Swimming Pool and its replacement with a new pool does not result in a net increase in carbon emissions on a whole lifetime basis.

Planning Officer note: See no. 5 below. The proposed scheme is planned to be carbon neutral. Any other pool would be assessed as part of its planning application.

4. In order to address climate concerns and also ensure compliance with the Council's transport policies any planning permission should include the condition that residents should not use their own private car when travelling to and from the site and that parking permits will not be issued for residential or visitor use. Measures should be taken to ensure there is a net reduction in impermeable surface area and that suitable vegetation and tree planting is included in the development.

Planning Officer note: A limited number of car parking spaces would be provided on site, and it is in a sustainable location close to local facilities and accessible by public transport. Conditions are recommended regarding restricting entitlement to parking permits for proposed future residents.

Although a small element of car parking is provided that will result in vehicle trips to and from the application site, these would result in a reduction in vehicle movements when compared against the existing use on the site. Irrespective of whether the proposal would result in a reduction in vehicle movements there would be no legal planning condition that would limit/restrict the use of a residents car.

The site is currently either hard standing or buildings. The proposed scheme includes tree planting and other soft landscape, and permeable paving.

5. We are concerned about proposed arrangements for access, including deliveries by large vehicles, to the site via Norwood Road and the implications for traffic and parking in Norwood Road. Our understanding is that previous planning applicants in this vicinity (notably the Cumberland Road Mosque) have been required to provide a traffic and trip assessment for their proposals, and we would expect the applicant in this case to do likewise.

Planning Officer note: *Transport has confirmed that: The submitted Transport Statement included a trip rate analysis for the proposed residential use that confirmed that the proposal would generate 39 daily vehicle movements with the peak hours generating 5 and 6 vehicle trips respectively, which in their own right would not be deemed to be a material increase resulting in a severe impact on the network that would constitute a reason for refusal. It should, however, be stated that the swimming pool was not open during the time of the applicant's assessment and so an analysis could not be undertaken of the vehicle movements associated with the existing use. A trip rate analysis was also unable to be undertaken using the Trip Rate Information Computer System (TRICS) given the minimal floor area for the site and that no sites have been surveyed that are solely swimming pools, as such no comparison sites are available. Regardless of this the RBC Transport team undertook an assessment of TRICS for leisure centres and factored down the trip rates to compare against the existing floor area and this has identified that the existing use would generate 93 daily vehicle movements and 4 and 9 vehicle movements in the peak periods respectively. It is therefore evident that the proposal would be highly likely to result in a reduction in trips over the existing use, or in a worst case it would not result in a severe impact on the network, as is specified in the NPPF, as the threshold for refusal on Highway grounds.*

In terms of servicing, refuse collection areas are provided close to the rear access to allow quick collections from the carriageway in the same way as the surrounding properties therefore not worsening the existing situation. Any other deliveries would be limited and would be able to utilise the shared user bays that permit free 2 hour parking, or other on carriageway areas as per the other existing residents. This would not be detrimental to Highway safety and therefore is deemed acceptable.

6. The Arthur Hill site was originally bequeathed for public use by the family of Arthur Hill and the site has been proposed for

development for key worker housing rather than housing for the general public. Under these circumstances planning permission should only be granted with a condition that there must be a legal agreement with tenants confirming that they are indeed key workers and that they do not have the right to buy their tenancy.

Planning Officer note: The Legal agreement would include obligations regarding affordable housing, and this is addressed in the 'Legal Agreement' section below.

7. We note that the number of housing units proposed in the planning application is considerably larger than the allocation for the site in the local plan, and that the proposed apartments are small and cramped in quality. Planning permission should not be given for more than the uppermost number of homes specified in the local plan for the site (10) and the Council's housing regulation department should be asked to assess whether the space allocated to each apartment is adequate and whether there should be a condition on a legal agreement for the maximum number of residents in each tenancy.

Planning Officer note: The 'Housing Density and Mix' and 'Residential Amenity' sections below, address these points. The plans submitted identify the number of persons for specific units, and if the resolution were to grant the scheme, these would be the approved plans. Any rental agreement for a property would identify the maximum number of occupants allowable.

Other comments submitted:

Loss of pool and no replacement

- Bulmershe is within Wokingham and too far to travel to easily on public transport.
- The money going to be invested to turn it into flats could be used to turn it back into a pool for the local schools to use for lessons and the local residents to have access to.
- It will be several years before the new swimming pool is open. At the earliest, it will be 2023.

Transport

- More flats will add to traffic congestion.
- The number of parking places being proposed are too few.
- Is there a prohibition of residents parking cars elsewhere that cannot find a parking space onsite?
- One electric car charging point already looks low given trends in coming years.
- The committee must consider access to the Arthur Hill site for construction traffic. Norwood Road is single lane at the rear entrance of the pool site. Any construction traffic would block

the road to emergency vehicles or takeover the busy car park to Wycliffe Baptist Church, which is frequently full.

- Families walking to either St John's school from Cemetery Junction or Newtown School from Crossway Point flats both use the road space outside Arthur Hill in Norwood Road. Do plans include proper pavement provision to make this safer?
- Will the addition of another car park exit not increase the risk of car/pedestrian accidents on an already busy corner?

Loss of historic building

- This is an act of wilful - almost bloody minded - cultural vandalism. The Arthur Hill Swimming Pool was a historic and much used asset to the East Reading community. Its sister pool in Belfast was saved with a successful lottery bid, and now runs a profit, yet the Council refuses to even try to do the same for us. It is genuinely heart-breaking.
- Would be good to have a large pool and diving facility at Palmer Park, but should not be prioritised over knocking down a historic building.
- This is an historic and rare example of a Victorian swimming bath. It is part of the essence of Cemetery Junction and Reading's heritage.
- It is part of history so should not be made into flats. Old lidos and pools are now very fashionable and can be made modern whilst keeping the history.
- I am sure that the keeping of the facade of this building as a "gesture" of remembrance to the former achievement of the Arthur Hill family as the forefathers of Reading from an era of an all-encompassing community, is now intended as an insult to its history and I would like to object to keeping the facade on heritage terms.
- It does not protect the listed building's integrity (because of the scale and dominance of the attached building, particularly the King's Road facade).

Flawed noise assessment

- The noise analysis is flawed as it was undertaken during lockdown eg traffic was lighter and neighbouring church was not meeting.

Other housing site options

- Likely to be office space which could be reused.
- We have numerous blocks of flats and other development on the old Toys-R-Us site to meet housing demand and these should be made into affordable housing.

Affordable Housing

- Why does the planning application state that the proposed housing category is market housing, yet also says the applicant will commit to 30% of the units being affordable to rent, but

with the intention that 100% of the units will be affordable. If the application is passed, the accommodation should be used for rental by people on RBCs housing list, and please ensure that 100% will be affordable.

Housing quality and too many flats

- Do not need more flats.
- More housing will add to the imbalance between population growth and fewer public amenities.
- It should not be developed into low quality housing for private and short-term gain.

Need to protect key worker housing in perpetuity

- Will the key workers renting have the right to buy so reducing future availability of rental properties? What is the guarantee that the site will remain as a key worker provision and not be unrestricted or sold privately?

Amenity of existing and proposed residents

- Some of the plans show our house [Norwood Road] without the extension which was completed over 15 years ago. So no consideration is being made of the overlooking of our bedroom, living room and study space.
- Street lighting right outside our bedroom window is already a concern for us; what extra lighting at the rear of the property will be put in?
- Will there be gates on the back car park and what are the noise implications?
- There does not seem to be any provision of green space to improve the site at the rear.
- Can you ensure that the noise level during demolition and development will be kept very low?
- Traffic to and from building sites will be noisy and disturbing - can you guarantee builders access to the site will be from London Road rather than Norwood Road?
- Can you guarantee that we will not have to breathe in dangerous debris and asthma inducing particles during demolition and construction?

Supporting Infrastructure required

Increase in Crime

- Crime and misbehaviour in the youth has dramatically increased over the last 2 years in part to the removal of anything that they could do.

Consideration of climate change

- It is very good to see the energy statement, yet we would like to confirm which zero carbon options is going to be chosen?

- Has a green roof/green walls been considered? Will there be space to plant trees for shade overlooking Norwood Road?
- As a council development it is vital that this is an exemplar for climate commitments, so excellent consideration of urban drainage and water conservation should be in place. Can you confirm this?
- What is the provision for rainwater run off or soak away or will this end up in Norwood Road?

Other

- The fact that Reading can approve it's own applications should be illegal.
- Evidence indicates that there is no rational reason for development of the site by Reading Borough Council. The development is intended to save face following the failure to dispose of the site on the open market, and represents a corrupt and wasteful use of public money. You want our Council Tax, but won't give us what we need; local facilities.
- I object to RBC being the funder of the project - if it is viable, then the private sector should be doing it. This application for this site is most unsuitable and unethical.
- One of the main justifications from the council for shutting Arthur Hills Swimming Pool was the costs involved in running it. How can you guarantee that these key worker flats are not going to be a similar drain on council revenues?
- Can you assure us that this development will not decrease the value of our own house?

Wycliffe Baptist Church

Thank you for the plans. We note that some bedrooms overlook our car park which in normal times is quite active - we trust that the design of glazing etc on the bedrooms will be such that it mitigates noise so that longstanding organisations like Wycliffe and the new residents of Arthur Hill can have positive relationship. Also there is an opportunity presented to re-instate the pavement on the development side of Norwood Road. Currently the Church car park gate pier and the arrangement of the Arthur hill car park mean that you have to walk in the road or cross over. If you arrange the entrance to the developments with a pavement and dropped kerb etc, we would be happy to rebuild our gate pier to allow free movement of pedestrians across both our entrances. This area is a significant pedestrian walkway with many people walking to two schools and more pavement would be appreciated.

5 RELEVANT PLANNING POLICY AND GUIDANCE

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National

Planning Policy Framework (NPPF) (2019) which states at Paragraph 11 “Plans and decisions should apply a presumption in favour of sustainable development”. The relevant sections of the NPPF are:

National Policy

Section 2 - Achieving Sustainable Development

Section 9 - Promoting Sustainable Transport

Section 11 - Making Effective Use of Land

Section 12 - Achieving Well-Designed Places

Section 14 - Meeting the Challenge of Climate Change, Flooding and Coastal Change

Section 16 - Conserving and Enhancing the Historic Environment

- 5.2 The Development Plan is the Reading Borough Local Plan (November 2019) (RBLP). The relevant policies are:

Reading Borough Local Plan (2019)

Policy CC1: Presumption in Favour of Sustainable Development

Policy CC2: Sustainable Design and Construction

Policy CC3: Adaptation to Climate Change

Policy CC5: Waste Minimisation and Storage

Policy CC6: Accessibility and the Intensity of Development

Policy CC7: Design and the Public Realm

Policy CC8: Safeguarding Amenity

Policy CC9: Securing Infrastructure

Policy EN1: Protection and Enhancement of the Historic Environment

Policy EN4: Locally Important Heritage Assets

Policy EN6: New Development in a Historic Context

Policy EN12: Biodiversity and the Green Network

Policy EN14: Trees, Hedges and Woodland

Policy EN15: Air Quality

Policy EN16: Pollution and Water Resources

Policy EN18: Flooding and Drainage

Policy H1: Provision of Housing

Policy H2: Density and Mix

Policy H3: Affordable Housing

Policy H5: Standards for New Housing

Policy H8; Residential Conversions

Policy H10: Private and Communal Outdoor Space

Policy TR3: Access, Traffic and Highway-Related Matters

Policy TR4: Cycle Routes and Facilities

Policy TR5: Car and Cycle Parking and Electric Vehicle Charging

Policy RL1: Network and Hierarchy of Centres

Policy RL6: Protection of Leisure Facilities and Public Houses

Policy OU1: New and Existing Community Facilities

Policy ER1: Sites for Development in East Reading

- 5.3 Relevant Supplementary Planning Documents (SPDs) are:

- Employment, Skills and Training (April 2013)
- Sustainable Design and Construction (December 2019)
- Revised Parking Standards and Design (October 2011)

- Planning Obligations Under Section 106 (April 2015)

5.4 Other relevant documents:

- Reading Borough Local Plan - ECO16 - 'Reading Borough Council response to Issue 14: Are the policies for East Reading justified, deliverable and consistent with national policy?'
- DCLG Technical housing standards - nationally described space standard (2015)

6 APPRAISAL

The main matters to be considered are:

- Principle of Development
- Design and Effect on Heritage Assets
- Housing Density & Mix
- Transport/ Parking
- Landscaping & Ecology
- Sustainability
- Environmental Matters
- Legal Agreement Unilateral Undertaking
- Equalities impact

Principle of Development

- 6.1 The NPPF states (para. 10) that *“at the heart of the Framework is a presumption in favour of sustainable development”* and at para. 11 that for decision-taking this means: *“approving development proposals that accord with an up -to-date development plan without delay;”*. The overarching objectives are economic, social and environmental. The proposal would contribute towards helping *“ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations...”* and *“making effective use of land...”*

- 6.2 The site is a specific allocation under Policy ER1h of the Reading Borough Local Plan (RBLP) which states:

“Development for residential whilst retaining the frontage of the building where possible. Development should:

- *Avoid an adverse impact on the setting of nearby listed buildings;*
- *Consider the merits of the option of retaining the existing frontage;*
- *Address noise impacts on residential use; and*
- *Address air quality impacts on residential use.*

Site size: 0.11 ha 6-10 dwellings”

- 6.3 The provision of housing would contribute to meeting the need for additional housing in accordance with Policy H1 and would provide affordable housing in accordance with Policy H3. The use of this site would also make effective use of urban land in accordance with NPPF (Para. 117).
- 6.4 A number of objectors have raised concerns based on their view that the proposal would result in the loss of an existing swimming pool and without any replacement this would be a net loss in leisure provision. They also make the point that in their view even if the Palmer Park pool were to come forward that would also result in a net loss of open space.
- 6.5 These objectors consider that the proposal should be assessed against Policy RL6: Protection of leisure facilities and public houses, which states that:

Existing leisure facilities or public houses will generally be retained, and there is a strong presumption in favour of retaining leisure facilities or public houses where they are the only facility of their type in a district, major local or local centre.

Developments that would result in the loss of a leisure facility or a public house will not be permitted unless it can be clearly demonstrated that:

- a. There is no need for this type of facility in this area; or*
- b. The function of the facility can be adequately fulfilled by an existing facility, or a facility proposed as part of the development, where that facility would be at least as accessible to the same catchment; or*
- c. Unless the site is a sports or recreation facility, the impacts on amenity of residents or on crime and security of retaining the facility could not be dealt with through other measures, and would be so severe as to outweigh the benefits to the wider community of retaining the facility.”*

- 6.6 Policy RL6 therefore is a policy that seeks to protect leisure uses in general but does allow for the loss of a leisure facility where there is no need for it or the leisure function can be provided elsewhere nearby.
- 6.7 The Council’s leisure review in 2015 agreed that both Arthur Hill and Central pools would close and that a new pool at Palmer Park would be the re-provision of the Arthur Hill pool.
- 6.8 Officers can confirm that a planning application for a new leisure pool at Palmer Park has recently been submitted and details are available to view on the Council’s website under ref: 201735. A preferred contractor has been selected: GLL, which was confirmed at 20th January 2020 Policy Committee, and the scheme is within the

Council's current Capital Programme. The proposed replacement pool at Palmer Park would be ca 850m from the application site and is itself an allocation in the Local Plan (Policy ER1j).

- 6.9 The proposed Palmer Park pool would provide a net increase in leisure provision as the pool would be bigger and with more facilities than those previously provided at Arthur Hill, and would be within a new and energy efficient building. Some loss of existing informal amenity open space associated with an area of car parking is proposed but it is suggested that this would be outweighed by the overall public benefits of the scheme. In addition, there would be a new public space created from existing parking areas which would result in a net increase in usable public amenity space/ area.
- 6.10 In the context of the leisure review the Arthur Hill pool site was allocated for housing as part of the Reading Borough Local Plan process where it was justified and shown to be consistent with other policies within the Local Plan. This was set out within the Housing and Economic Land Availability Assessment (HELAA, EV014 & EV015 - site PA004) and then addressed within the Issue Document (ECO16). The Inspector found that the Local Plan was 'sound' and it was adopted in November 2019 with the inclusion of the Arthur Hill site as a housing site under Policy ER1h.
- 6.11 The principle of the loss of the leisure use at Arthur Hill site and its replacement by housing is therefore established by Policy ER1h, which is a site-specific policy and therefore is the primary policy to be considered when assessing this planning application and carries considerable weight in the decision making. It is relevant to note that there is no requirement within Policy ER1h for the development of this site for to be linked via a planning obligation to the delivery of a replacement pool at Palmer Park or other provision. However, if the site had *not* been allocated for housing then the primary policy to use, when considering the principle of the proposed development, would have been Policy RL6 (and to some extent Policy OU1, which protects community facilities). In this scenario, if the loss of the leisure use could be justified and all other relevant policies met, then the recommendation would be to approve subject to a legal obligation securing the alternative leisure facility in accordance with the requirements of Policy RL6 and CC9: Infrastructure.
- 6.12 Policy OU1: New and existing community facilities states that *"Proposals involving the redevelopment of existing community facilities for non-community uses will not be permitted, unless it can be clearly demonstrated that there is no longer a need to retain that facility"*. The decision to declare the site surplus to requirement was made in 2016 and the pool closed in December of that year. It has been agreed that it will be re-provided at Palmer Park for which a commitment has been made and an application has now been submitted. Therefore, the decision to not retain the facility has already been made.

- 6.13 In conclusion, the principle of the use of the site for housing has already been established by site allocation policy ER1h. The remainder of the report therefore, considers the proposed development against other relevant policies related to the application site's local listing status, the setting of nearby listed buildings, design, impacts on neighbours, noise impacts, air quality impacts, and parking and traffic, which are addressed in sections below.

Design and Effect on Heritage Assets

- 6.14 The NPPF (Para 124) sets out that good design is a key aspect of sustainable development.

- 6.15 Policy CC7: Design and the Public Realm, requires all development to be of a *“high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located.”* Design includes layout, landscape, density and mix, scale: height and massing, and architectural details and materials.

“Developments will also be assessed to ensure that they:

- Respond positively to their local context and create or reinforce local character and distinctiveness, including protecting and enhancing the historic environment of the Borough and providing value to the public realm;*
- Create safe and accessible environments where crime and disorder or fear of crime does not undermine quality of life or community cohesion;*
- Address the needs of all in society and are accessible, usable and easy to understand by them, including providing suitable access to, into and within, its facilities, for all potential users, including disabled people, so that they can use them safely and easily;*
- Are visually attractive as a result of good high quality built forms and spaces, the inclusion of public art and appropriate materials and landscaping.”*

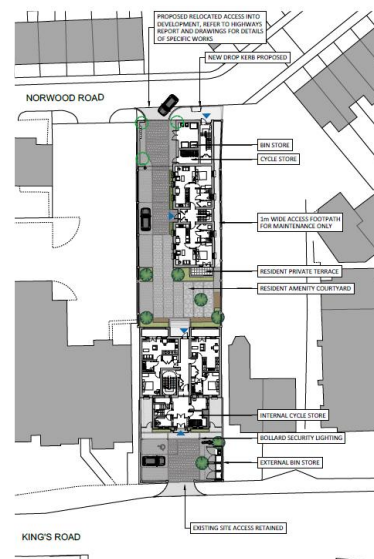
- 6.16 Policy H8: Residential Conversions requires *“proposals to convert buildings into self-contained flats.....”* to be *“assessed against the impact on the amenity and character of the surrounding area...”*. *“Proposals to convert properties into self-contained flatswill only be acceptable where:*
- The proposal respects the physical character of the area in terms of scale, location, materials and design, the arrangement of doors, windows and other principal architectural features...”*

- 6.17 The proposed scheme includes the retention of the frontage building (referred to as D), a new attached building to the rear of this of 3 no. storeys (C), and an L-shaped building 3 no. storeys (A&B), with surface level parking and some landscaping.

- 6.18 This is a narrow and tight urban site, and as the aerial images show (below from the DAS) the site is currently largely filled with built form and the context is dominated by the adjacent Crossways development to the west.



- 6.19 It is considered that the proposed layout has successfully maximised the use of the site, whilst ensuring that the proposal includes sufficient distance between the buildings and enables the provision of a small courtyard within the centre of the development, and brings the development closer to Norwood Road frontage to create a more interesting looking frontage here.



- 6.20 The proposed scale of the new buildings at three storeys would sit comfortably within the surrounding context without creating detrimental effects with respect to surrounding amenity (detailed further in the amenity section below).
- 6.21 The proposed attached building (C), to the rear of the retained locally listed frontage (D) although taller than it, would be simple in form and with the distance from the Kings Road frontage it is not considered that this would dominate or detract from the ornate façade of the original part of the building.



Proposed Front Elevation (Buildings D &C) viewed from King's Road



Rear of Building D (viewed from Norwood Road)

- 6.22 The rear of the building responds to the traditional proportions of Block C and the elevation takes its cues from the façade of Block C, such as the windows taking on similar proportion to the sash windows. It also includes a slightly elevated entrance with wide paved steps. The proposal includes for decorative detailing such as extruded brickwork and recessed windows which would add visual interest to the facade. The roof would be a simple pitch. More modern materials would indicate this adjoining new element.
- 6.23 The rear building (A&B) includes a simpler form and it is proposed that this would be constructed from an alternative coloured brick to building C, but still including a variety of brickwork textures and patterns.



View of Buildings A&B from Norwood Road (top) from the internal courtyard (bottom)

- 6.24 In terms of achieving a design which is safe and accessible it has been reviewed and assessed by Thames valley Police Crime Prevention Adviser. Following her detailed comments and a meeting, amendments were submitted, which included a number of changes to boundaries, siting of bin storage, lighting, removal of the gates to the rear, and new access arrangements, which the Adviser found acceptable subject to a condition on secure access arrangements.
- 6.25 The application site is Locally Listed (ref LL9) and the Grade II listed Wycliffe Baptist Church, rear car park shares a boundary with the application site; there is a three storey building between Arthur Hill and the church building itself.
- 6.26 Para. 189 of the NPPF states that *“in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”* The LPA should identify and assess the significance of a heritage asset that may be affected by a proposal including development affecting the setting (Para. 190 NPPF) *“and any harm to, or loss of the significance .. or from development within its setting), should require clear and convincing justification.”*
- 6.27 The overarching relevant Local Plan Policy is EN1: Protection and enhancement of the historic environment which requires *“Historic features, areas of historic importance and other elements of the historic environment, including their settings” to be “protected and where possible enhanced.”* This includes listed buildings and locally listed buildings. As a Locally Listed, non-designated heritage asset, there are no additional planning controls, but its conservation as a non-designated heritage asset is an objective of the NPPF and a material planning consideration when determining the outcome of a planning application.
- 6.28 In terms of Locally Listed Buildings the NPPF and policy EN4: Locally Important Heritage Assets, give a presumption in favour of their conservation. Para. 197 of the NPPF states that *“the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”* Policy EN4: Locally Important Heritage Assets states that *“Development proposals that affect locally important heritage assets will demonstrate that development conserves architectural, archaeological or historical significance which may include the appearance, character and setting of the asset.”*

- 6.29 The proposal includes the change of use and conversion of the front building, demolition of the rear building and the construction of an attached building to the rear of the retained frontage building and new l-shaped building to the rear.



- 6.30 As set out in the comments of the Conservation and Urban Design Officer the *“Arthur Hill Baths consists of an entrance building with a larger covered structure directly over the existing baths, to the rear and a further flat-roofed extension beyond that. Neither of these two rear buildings are of any particular architectural or historic interest.”*
- 6.31 The local listing highlights that the greatest significance is in terms of the frontage building to London Road, which is the main way in which the building is experienced. The flanks of the building are largely obscured by adjacent buildings and the pool has a modern roof. The rear of the building, facing Norwood Road, is far less significant, including modern extensions. This is also acknowledged by the Conservation and Urban Design Officer who states in his comments that *“the existing elevation when viewed from the rear, along Norwood Road, is a collection of poor-quality extensions, degraded hard-standing and chain link fencing which do not add positively to the character of the area or the setting of the Listed Building.”*
- 6.32 The proposal would retain the entrance building, and would provide a replacement building for the covered baths. These it is considered by the Conservation and Urban Design Officer would be *“an improvement on the setting of the locally listed building and the setting of the Wycliffe Baptist Church Grade II Listed Building.”* He goes on to state that subject to conditions regarding the submission and approval of materials and the retention of some internal fittings that the proposed replacement extensions would retain the

significance of the Locally Listed building and would not harm the significance of the Wycliffe Baptist Church Grade II Listed Building.

- 6.33 The front part of the Locally Listed building would be retained, improved and brought back into use, which would exceed the requirements of the Local Plan allocation. The rear of the existing building is in contrast to the front and this has eroded the significance of the asset. Its replacement is acknowledged as an improvement, which would be a positive addition to the character and appearance of the area. The proposed scheme would therefore, accord with policies CC7, H8, EN1 and EN4.

Housing Density & Mix

- 6.34 Policy H2 addresses density and housing mix and states that this will be informed by character and mix of the area; accessibility; the need to achieve high quality design; maximise efficiency of land; need to minimise the environmental impacts including detrimental impacts on the amenities of adjoining occupiers. The supporting text (para 4.4.7) states that, *“wherever possible, residential development should contribute towards meeting the needs for the mix of housing set out in figure 4.6, in particular for family homes of three or more bedrooms. As a minimum, on new developments for 10 or more dwellings outside the central area and defined district and local centres, planning decisions will ensure that over 50% of dwellings will be of 3 bedrooms or more, having regard to all other material considerations.”*
- 6.35 The proposal does not provide for any three bed or larger units, however, this deficit could be addressed through the offer of a higher than policy compliant affordable housing scheme. This approach is justified by the supporting text in paragraph 4.4.9, which explains that within the Berkshire SHMA the particular need with respect to affordable housing is for one and two bedroom accommodation, and *“taken as a whole .. homes with two or more bedrooms, capable of accommodating families, represent the majority of the need”* as set out in Policy H3: Affordable Housing.
- 6.36 This proposal would be for a total of 15 no. units comprising 12 no. 1 bed flats and 3 no. 2 bed flats, which is greater than the 6-10 range identified in the allocation for the site under ER1h; an issue raised by objectors. The Policy states that:

“indicative densities for different types of area are set out in figure 4.5, but the criteria [in the policy] may indicate that a different density is appropriate. Residential development capacity figures within the site allocation policies are often based on these densities, but the capacity of each site will likewise depend on various factors that need to be addressed at application stage, including detailed design and layout, and may differ from the range set out in the allocation.”

6.37 The criteria for determining the density of a site will be informed by:

*“• the character and mix of uses of the area in which it is located, including the housing mix, and including consideration of any nearby heritage assets or important landscape or townscape areas;
• its current and future level of accessibility by walking, cycling and public transport;
• the need to achieve high quality design;
• the need to maximise the efficiency of land use; and
• the need to minimise environmental impacts, including detrimental impacts on the amenities of adjoining occupiers.”*

6.38 The overall proposed density would be 139.5 dwellings per hectare. Policy H2 suggests as an indicative density for urban locations outside the town centre of between 60 - 120 dwellings per hectare but it is relevant that this site lies in a District Centre where a higher density would be acceptable. The Cemetery Junction District Centre has a good level of accessibility by alternate means to the car, also addressed in Policy CC6 and proposed development would maximise the efficiency of land use, and would be appropriate in the context of the density of surrounding developments.

6.39 Therefore, in terms of mix and density the proposed scheme is considered to comply with the requirements of Policy H2.

Residential Amenity

6.40 Policy CC8 requires development to not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, in terms of: Privacy and overlooking; Access to sunlight and daylight; Visual dominance and overbearing effects of a development; Harm to outlook; Noise and disturbance; Artificial lighting; Vibration; Dust and fumes; Smell; Crime and safety.

6.41 In addition, Policy H5 sets out standards for new housing, which must be adhered to unless it can be clearly demonstrated that this would render a development unviable. Such standards relating to amenity considerations are *“...a. All new build housing outside the Central Area.....will comply with the nationally-described space standard. e. All new build housing will be accessible and adaptable in line with M4(2) of the Building Regulations, unless it is built in line with M4(3) ..”*

6.42 Policy H8: Residential Conversions states that conversion into self-contained flats will only be acceptable where: *“.....There are no unacceptable adverse impacts to residents of the scheme or surrounding properties arising from noise and disturbance in terms of the number and layout of units proposed and the proximity to other properties; • There is no inappropriate stacking and location of rooms between units; • Bin and cycle storage is of an appropriate size and standard for the units proposed and should be located at*

ground floor level with easy access; and • The resulting property or properties would provide adequate internal floorspace and headroom for residents”.

- 6.43 Policy H10 deals specifically with private and communal space and requires such space to allow for sitting out, children’s play areas, home food production, green waste composting, refuse storage, drying space. *“The design of outdoor spaces will respect the size and character of other similar spaces in the vicinity”.*
- 6.44 The proposed dwellings and rooms within them are stacked appropriately and are of a size which would meet the National Space Standards (Policy H5).
- 6.45 Each of the units would be provided with sufficient windows to enable them to achieve levels of daylight/ sunlight to comply with the BRE requirements (Site Layout for Daylight and Sunlight, a Guide to Good Practice). The submitted assessment confirms that the proposed scheme would not adversely affect the light received by nearby sensitive windows of residential buildings on Norwood Road.
- 6.46 Whilst the private amenity standards required of this site should be in accordance with the requirements of Policy H10, there is also a case for assessing it as if it were in Central Reading, because the eastern boundary of the defined Central Area of Reading lies a short distance to the west of the site.
- 6.47 This proposal would not fully meet the requirements of Policy H10 in terms of the amount of private amenity space provided. Seven of the proposed flats have private terraces and the overall scheme includes a small courtyard accessible to all the flats (ca 35sqm). There is also the benefit of lying close to the public space of Palmer Park. However, officers do not consider the private amenity space on site to be so deficient as to warrant a reason for refusal, given the benefits of the scheme overall, particularly the provision of 100% affordable housing in an accessible location.
- 6.48 The proposed scheme includes windows looking across adjacent sites and towards the terraced houses on Norwood Road. To the east is the car parking area of the church and to the west the car park for the Crossway flats and beyond that private garden spaces for the blocks facing Norwood Road. It is considered that there would be sufficient distance between the proposed scheme and adjacent sites to ensure that there would be no significant detriment to amenity and privacy both to existing residents and future residents of the scheme.
- 6.49 In the comments from the Church it was noted that some of the proposed bedrooms would overlook their car park and therefore looked for confirmation that there would be sufficient quality of glazing to mitigate noise from the use of the car park. The

submitted noise assessment includes required glazing specification to achieve the required sound reduction and protection for future residents. The implementation of the measures within the report is recommended as a condition.

- 6.50 Further details of measures that would be incorporated to provide for adaptable units will be reported in an update report.
- 6.51 The scheme is therefore considered to accord with the relevant policies CC8, H5, H8 and H10.

Transport

- 6.52 The Application Site is in a sustainable location close to the centre of Reading and within the District Centre of Cemetery Junction. It faces King's Road along which there are a number of bus routes and there is a bus stop almost directly in front of the building. There are a number of nearby pedestrian crossing points across King's Road.
- 6.53 The proposal would retain access points to the front and the rear and the proposed scheme would include seven car parking spaces including an accessible space, 8 no. cycle spaces, and one motorcycle space and an accessible space. A number of objectors have raised concern regarding the level of parking proposed and existing parking problems in the area. The Transport Officer has confirmed that although parking provision is below standards this can be considered acceptable given the sustainable location. With respect to parking permits, conditions removing automatic entitlement are recommended.
- 6.54 A total of 7 no. covered cycle storage spaces (Sheffield type) would be provided, with one non-covered space (a total of 8 spaces as required by policy). Although one space would be uncovered, which would be a small infringement of policy this is due to the space restraints, whilst retaining part of the original building and meeting other requirements of car parking and landscaping, and is considered acceptable in this instance.
- 6.55 A condition is recommended to ensure that either a dropped kerb crossing point is installed on Norwood Road prior to occupation or the extension of pavement on the southern side of the Norwood Road, east of the site in front of the access to the car park of Wycliffe Church.
- 6.56 Bin storage is conveniently located to the front and rear to serve both parts of the site.
- 6.57 Issues were raised by respondents regarding there being no area for deliveries for the flats. There is no requirement for residential developments to provide this and this would be as for existing residential properties. In terms of access for construction traffic this would be addressed through the submitted Construction Method

Statement, which has been confirmed as acceptable by the Transport Officer.

- 6.58 The Transport officer has confirmed that the scheme would be acceptable in transport terms, subject to attaching a number of conditions (set out in the Recommendation above), and would therefore accord with requirements of policies TR2-TR5.

Landscaping and Ecology

- 6.59 Policy CC7 requires developments to be assessed to ensure that they *“Are visually attractive as a result of good high quality built forms and spaces, ... and appropriate materials and landscaping.”*
- 6.60 Policy EN12 states that on all sites development should provide *“a net gain for biodiversity wherever possible.”*
- 6.61 Policy EN14: Trees, Hedges and Woodlands requires new development *“...make provision for tree retention and planting within the application site, particularly on the street frontage, ... to improve the level of tree coverage within the Borough, to maintain and enhance the character and appearance of the area in which a site is located, to provide for biodiversity and to contribute to measures to reduce carbon and adapt to climate change.”*
- 6.62 The site is also within an Air Quality Management Area (EN15) where the provision of tree coverage is important.
- 6.63 The application site is a relatively constrained urban site with no current landscaping. The proposal has sought to include some new trees, hedgerow and other planting in accordance with Policy CC7, EN14 and EN15.
- 6.64 The submitted bat surveys state there are no bat roosts present and that proposed works would not therefore impact on roosting bats. The Ecology officer has confirmed that the surveys have been undertaken to an adequate standard. The proposals include for bat and swift boxes as a means to enhance the site for bats and nesting birds, which would accord with Policy EN12.
- 6.65 The Ecology and Natural Environment officers have confirmed that the scheme is acceptable and have recommended conditions as included above.

Sustainability

- 6.66 As one of the local authorities which declared a ‘climate emergency’, the aim is to eliminate carbon dioxide emissions in Reading by 2030. In this context there are several policies within the local plan which are relevant to new development.
- 6.67 Adopted Local Plan Policy CC2 requires new development to reduce the consumption of resources and materials. Policy CC3 requires

that all developments demonstrate how they have been designed to incorporate measures to adapt to climate change. Policy CC5 requires minimisation of waste during construction and the life of the development.

- 6.68 Policy H5 sets out the expectations for the performance of new build homes in terms of emission, unless it can be clearly demonstrated that this would render a development unviable. With respect to major residential schemes the policy states: *“...b. All new build housing will be built to the higher water efficiency standard under Regulation 36(3) of the Building Regulations. c. All major new-build residential development should be designed to achieve zero carbon homes.e. All new build housing will be accessible and adaptable in line with M4(2) of the Building Regulations, unless it is built in line with M4(3)...”*
- 6.69 The submitted Energy Statement explains that the reduction in the development’s overall CO₂ emissions, achieved by fabric enhancements and the use of low carbon technology compared to Building Regulations 2013 criteria would be as follows: Block A - 82%; Block B - 84% and Block C- 82%, equating to an average improvement of CO₂ emissions of 83%. Through the addition of PV panels, the development could achieve (or be very close) to being carbon neutral.
- 6.70 Policy H5 and the Council’s Sustainable Design and Construction SPD (2019) identify that, as a minimum, new dwellings should achieve 35% improvement in regulated emissions over the Target Emissions Rate (TER) in the 2013 Building Regulations, plus a contribution of £1,800 per remaining tonne towards carbon of-setting. Although the clear intention is to achieve a carbon neutral development, should this not be possible, and to ensure that the policy would be fully met, obligations are recommended for inclusion within the UU as set out above.
- 6.71 For Building D, which is being retained, and in accordance with Policy H5 and the Council’s SPD, as a conversion to residential use, a BREEAM rating of Very Good will need to be achieved. Submitted information suggests that this will be achieved, and standard BREEAM conditions for design and as built stages are recommended above.
- 6.72 Overall, subject to the conditions and obligations, the scheme would accord with measures in Policy CC2, CC3 and H5.

Environmental matters

- 6.73 ***Air Quality:*** Policy EN15 requires developments to *“have regard to the need to improve air quality and reduce the effects of poor air quality”*. The allocation ER1h requires air quality impacts on residential use to be addressed and the Environmental Health Officer is satisfied with the proposed scheme which would include for

mechanical ventilation subject to a condition requiring the air intake to be away from the King's Road façade.

- 6.74 The submitted Construction Method Statement includes for dust control measures and a condition is included for the scheme to be undertaken in accordance with this.
- 6.75 **Noise:** Policy EN16 states that *“proposals for development that are sensitive to the effects of noise or light pollution will only be permitted in areas where they will not be subject to high levels of such pollution, unless adequate mitigation measures are provided to minimise the impact of such pollution.”* The allocation ER1h requires noise impacts on residential use to be addressed. The Environmental Health Officer has reviewed the submitted noise assessment and recommends a condition be included that the recommendations within the assessment are followed, and an informative regarding sound insulation.
- 6.76 **Contaminated land:** Policy EN16: Pollution and Water Resources states that *“Development will only be permitted on land affected by contamination where it is demonstrated that the contamination and land gas can be satisfactorily managed or remediated so that it is suitable for the proposed end use and will not impact on the groundwater environment, human health, buildings and the wider environment, during demolition and construction phases as well as during the future use of the site.”* The Environmental Health Officer has confirmed that the submitted remediation scheme is acceptable and conditions are included for the implementation of the remediation scheme and the submission and approval of a verification scheme.
- 6.77 **Drainage & Flood Risk:** Policy EN18 requires all major developments to incorporate Sustainable Urban Drainage Systems (SUDS) with runoff rates aiming to reflect greenfield conditions or be no worse than existing. The SUDS officer has confirmed that although the drainage layout claims a 50% reduction of the runoff rate to 6.8l/s, which has been accepted by the Environment Agency, the existing runoff rate has not been confirmed within the drainage strategy. Therefore conditions for the submission and approval of SUDS strategy have been included.

Legal Agreement Unilateral Undertaking

- 6.78 In accordance with Policy CC9, H3 and TR2, the following obligations would be sought:
- Provision of 100% affordable housing on site
 - Employment, Skills and Training - construction
 - Carbon Off-Setting
- 6.79 The applicant sets out that the proposal scheme would be 100% affordable housing with an affordable rent tenure, at no more than

80% of the market rent. This is supported by the Council's Strategic Housing Manager. She stated (email to applicant 26/7/20) that:

"Research indicates that in Reading an annual income of £72k is required in order to be able to afford to buy an average three bed house in Reading, and a household income of £32k to be able to afford to rent an average 2 bed property. Demand for Social housing continues to outstrip supply, with pressures on all types of accommodation from specialist housing through to family homes. In June 2020 there were 3,417 households registered with the local authority for an affordable rented home, and although pressure is felt most acutely for family sized homes, over 40% of the Housing Register are requesting 1 and 2 bed properties. The emerging Housing Strategy, due to be published later in the year is reviewing the increasing pressure for keyworker housing as public services in the town struggle to recruit and retain staff who are struggling with their housing costs. The size of the of the properties, and location of the Arthur Hill development means that it is an excellent option for meeting the needs of key workers, in particular those working in the Royal Berkshire Hospital."

- 6.80 Policy H3 only requires 30% on-site affordable housing requirement and legal agreements can only secure what is reasonably required to make a scheme acceptable in planning terms.
- 6.81 Bearing in mind legal cases which demonstrate that a willing applicant does not in itself justify the provision in excess of policy, officers are required to justify requiring a higher provision as part of planning obligations. However, if when considering other policies, a scheme is found to be deficient in some areas, it is reasonable to then require a higher percentage of affordable housing that exceeds policy compliance.
- 6.82 In this case the above assessment found that the housing mix lacks three-bedroom units and the amount of private amenity space proposed is less than policy would normally require. However, these deficiencies have been justified on the basis of bringing forward 15 no. affordable dwellings. Therefore, requiring 100% affordable housing secured through the UU is justified in this case and the proposal is therefore in accordance with Policy H3 and the Council's Affordable Housing SPD (July 2013).
- 6.83 For construction skills the applicant will have the option of either developing an Employment Skills Plan in conjunction with Reading UK CIC or providing a financial contribution.
- 6.84 The applicant has confirmed their commitment to these obligations, which would be part of a S106 legal agreement.

Equalities Impact

- 6.85 In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. There is no indication or evidence (including from consultation on the application) that the protected groups have or will have different needs, experiences, issues and priorities in relation to the particular planning application. Therefore, in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

CONCLUSION

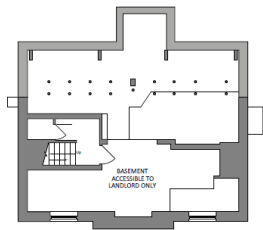
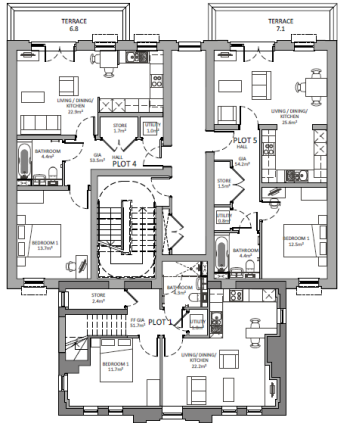
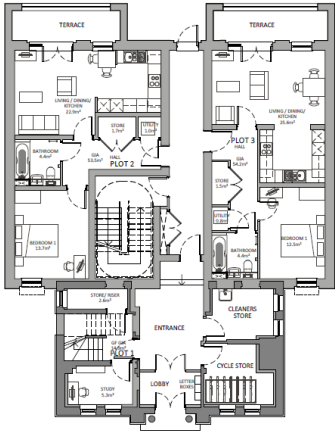
- 7.1 This proposal has been carefully considered in the context of the Reading Borough Local Plan 2019, which notwithstanding the objections received, the principle of use for housing is considered to be in accordance with relevant policy. The proposal would provide housing on a site allocated to meet the Council's housing demand and would contribute towards meeting the need for affordable housing in a sustainable urban location. The proposal makes effective use of an urban site and would not cause harm to the Locally Listed or nationally Listed buildings.
- 7.2 The design is considered to be of good quality, which would be carbon neutral in accordance with sustainability policies and ensure that the amenity of residents would be safeguarded through a safe and secure design, and which would include measures to minimise the impacts of poor air quality and noise.
- 7.3 Officers have worked positively and proactively with the applicant on this scheme, and amendments have been secured, which are considered to satisfactorily address policy issues and overall officers consider this to be a supportable scheme, which accords with relevant national and local policy. The planning application is therefore recommended for approval subject to conditions and the completion of a UU legal agreement as detailed above.

Case Officer: Alison Amoah

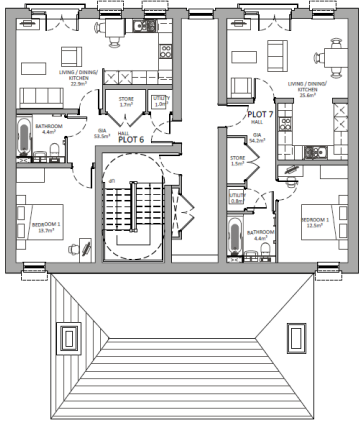
APPENDIX 1: Plans

Floor Plans

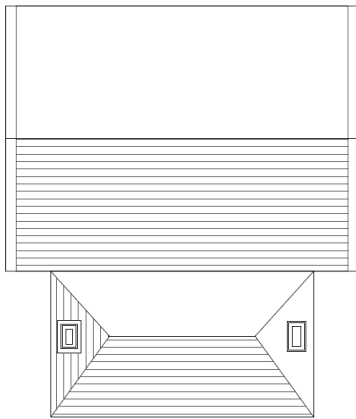
Building (C&D) - Front



BASEMENT FLOOR PLAN

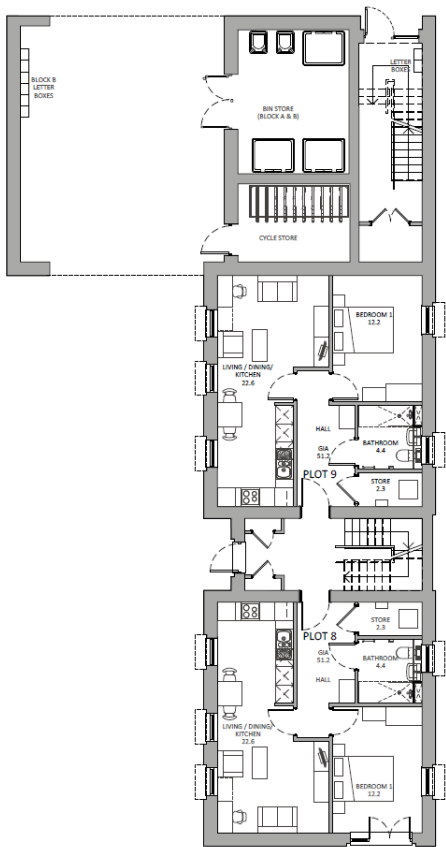


SECOND FLOOR PLAN

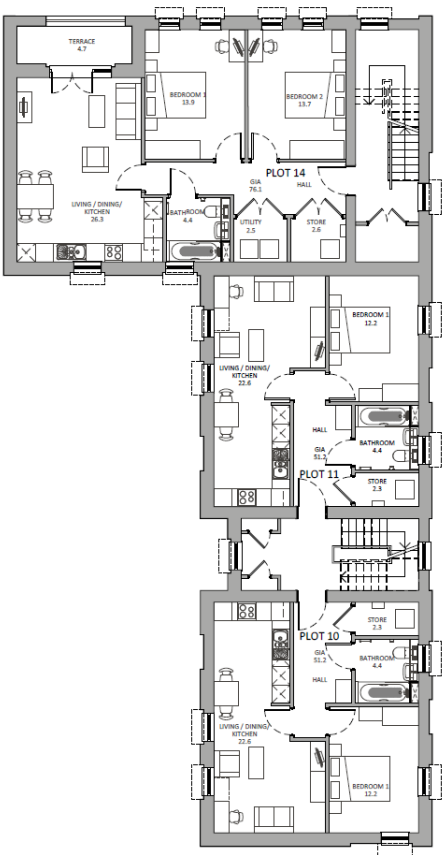


ROOF PLAN

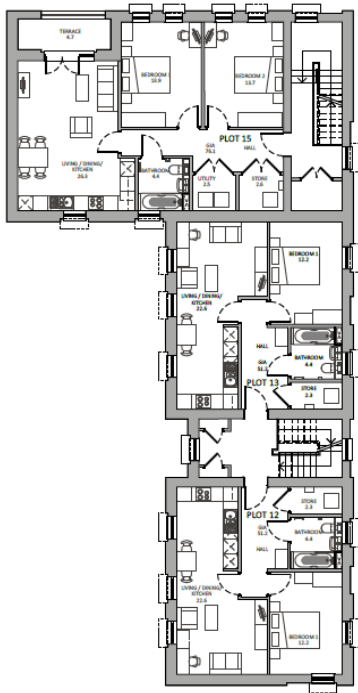
Building (A&B) - Rear



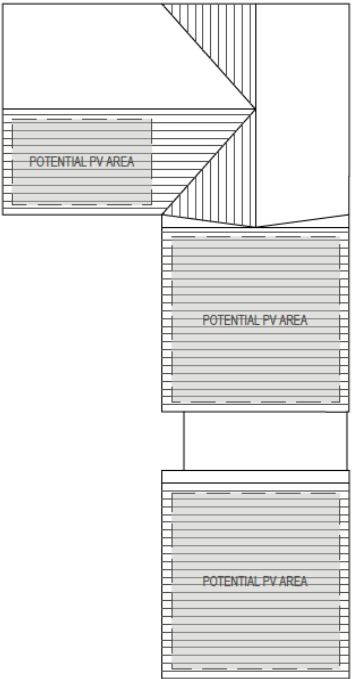
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



ROOF PLAN

Elevations

Front Building (C&D) - rear (top); front (bottom)



Rear Building (A&B)



Rear

Front facing the rear of Building C&D



Visual of the rear courtyard and parking

