

UPDATE REPORT:

BY THE DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 10 October 2018

ITEM NO. 11

Ward: Abbey
App No.: 180909/FUL
Address: Clarendon House, 59-75 Queens Road, Reading
Proposal: One storey roof extension, part six, part nine storey side/rear extension and mews houses providing 43 new residential units together with associated services enclosures, parking, and landscaping (amended description).

RECOMMENDATION: as per main Agenda report.

Additional conditions:

- Installation of a sprinkler system
- Retain all lifts in working order

1. FURTHER OBJECTION RECEIVED

1.1 A resident of Queens Wharf has written in respect of the amended plans and advises that most of their concerns have not been addressed. In summary, their points, with officer commentary in italics, are:

- The new extension building towards Watlington Street is excessive in height an imposing in terms of proximity to Grantley Heights and cutting off light to the central area. *This is covered in the main report.*
- Remains concerned that the ‘mews houses’ are an unnecessary addition and their removal could allow better access to the site, more appropriate parking and opportunities for better outdoor green areas. *The main report explains that the application is considered to be acceptable in these respects.*
- Concerned for construction and service vehicle not being able to access the courtyard area. *The Highway Authority is content that such vehicles can enter the site and the CMS will ensure that all construction and construction-related activities will not occur on Kennetside.*
- Concerned for vibration damage to their property. *The CMS will control noise and vibration to a certain extent, however, were there to be damage to a Third Party’s property, this would be a Civil Matter between the owners.*

2. ADDITIONAL INFORMATION

2.1 A pre-application version of the application proposal was reviewed by the Reading **Design Review Panel** on 12 April 2018 and the observations of the Panel informed the submission of the planning application which was validated on 15 June 2018.

2.2 Two additional conditions are proposed by officers, one for the provision of a sprinkler system and another to retain lifts in working order. Regarding fire safety, the applicant has advised that sprinklers will be provided in the new building elements, which reflects the approach adopted to the refurbishment of Clarendon

House itself. The applicant has indicated his acceptance of these conditions and has further confirmed his acceptance of pre-commencement-type conditions on this application (from 1 October 2018, the LPA must have the prior agreement of the applicant before imposing such conditions).

Case officer: Richard Eatough (for Matt Burns)