

COMMITTEE REPORT

BY THE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 2 February 2022

Ward: Minster

App No.: 190629/REG3 & 190722/LBC

Address: Yeomanry House, Reading

Proposals: **190629/REG3** - Use of building as a day nursery and Office. Internal and external alterations to listed building

190722/LBC - Listed Building Consent for internal and external alterations associated with use of building as a day nursery and Office.

Applicant: Reading Borough Council

Deadline: Originally 28/06/2019 - an extension of time has been agreed

RECOMMENDATION:

190629/REG3

Conditions to include:

- 1) TL1 - standard time limit 3 yrs.
- 2) AP1 - Approved plans.
- 3) Materials to be approved (pre-commencement)
- 4) Details of the fencing to be approved (pre-commencement)
- 5) Vehicle parking in accordance with submitted details (compliance)
- 6) Cycle parking in accordance with submitted details (compliance)
- 7) EV charging points in accordance with submitted details (compliance)
- 8) New footpath to be provided in accordance with approved plans (prior to occupation)
- 9) Landscaping scheme to be provided to be approved (pre-commencement)
- 10) Arboricultural Method Statement and Tree Protection Plan to be provided to be approved (pre-commencement)
- 11) Hours of operation restricted to Mondays to Fridays 07:30 - 18:00 (compliance)
- 12) Hours of deliveries restricted to 07:30hrs to 19:00 on Mondays to Saturdays, with no deliveries on Sundays or Bank Holidays (compliance)
- 13) No. of children restricted to 85 (compliance)
- 14) Use restriction - Use as a children's day nursery (F1(a)) only (compliance)
- 15) BREEAM or alternative sustainability assessment to be submitted to be approved (pre-commencement)
- 16) BREEAM certificate or report demonstrating compliance with criteria referred to in condition above (prior to occupation)
- 17) Noise assessment to be submitted to be approved for future mechanical plant
- 18) Hours of construction works (compliance)
- 19) No burning of materials or green waste on site (compliance)

Informatives to include:

1. IF1 - Positive & Proactive
2. IF2 - Pre-commencement conditions seen and agreed by applicant
3. IF5 - Terms and Conditions
4. IF6 - Building Control
5. IF7 - Complaints about construction
6. I11 - CIL not liable
7. Highways Act
8. Works affecting Highway
9. Separate Advertisement Consent
10. Associated Listed Building Consent

190722/LBC

Conditions to include:

1. LB1 - Time Limit Listed Building (works)
2. LB2 - Approved Plans
3. Materials to be approved (pre-commencement)
4. Schedule of works for all alterations (pre-commencement)

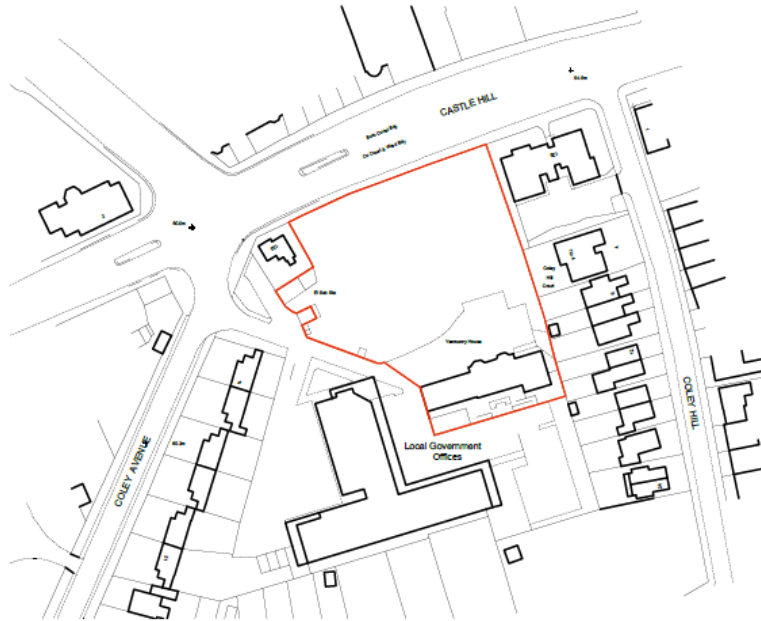
Informatives to include:

1. IF1 - Positive and Proactive
2. IF2 - Pre-commencement conditions
3. IF5 - Terms and Conditions
4. Any additional works affecting character of listed building will require listed building consent
5. Associated Planning Permission

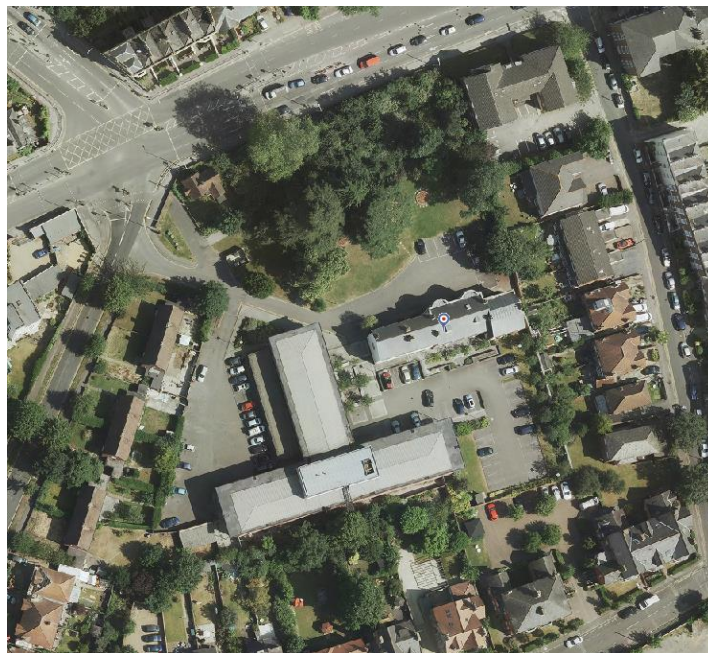
1. INTRODUCTION

- 1.1 Yeomanry House is located on the southern side of Castle Hill at the Coley Avenue and Bath Road junction and contains a Grade II listed Georgian property. The site is within the Russell Street/Castle Hill Conservation Area and an Air Quality Management Area. The trees on site are subject to Tree Preservation Order 5/17. The site is currently vacant but was the former Council's Registration and Bereavement Service. The Berkshire Records Office is located to the west of the site.
- 1.2 The listing description for Yeomanry House is as follows:

“Known as Castle Hill House. Early C19 with modern extensions and adjoining buildings. Original front 2 storeys, stucco with moulded cornice and balustrade carried right across. Slate roof. Wide central 6 panel door flanked by rusticated side panels, in recessed arch with key pattern ornament to door head; wide radiating fanlight. Glazing bar sash windows, 1 over door, flanking full height segmental bows with 3 windows each. Wing to left hand 2 storeys, 3 windows, ground floor windows in arched recesses. 3 storey later (late C19) wing to right.”
- 1.3 The site is referenced in the Russell Street/Castle Hill/Oxford Road Conservation Area Appraisal, which notes that Yeomanry House, which is a large Georgian property set back from the wide road, is a key characteristic of the conservation area. The Conservation Area Appraisal also notes that the site is to be sold and changed into a nursery.
- 1.4 Further to the above, Policy WR3 (WR3e) of the Reading Borough Local Plan identifies that the site has been allocated for redevelopment.
- 1.5 The two applications are referred to committee owing to them being Council's own (regulation 3) development.
- 1.6 The site location plan together with aerial view is shown below:



Site location plan (not to scale)



Aerial view

2. PROPOSAL

2.1 Full Planning Permission and Listed Building Consent is sought for the use of the building (Yeomanry House) as a day nursery with associated office. The nursery will accommodate up to 85 pupils and will employ 12 full-time staff members.

2.2 Since the application was originally submitted, revised plans were received incorporating the following amendments:

- Omission of the glazed link extension at the rear of the building

- Reduction in scale of play area at the front
- Replacement of chain link fence with picket fence
- Introduction of office space in the west wing
- New pedestrian footway alongside the access road
- Insertion of timber doors and porch canopies on rear elevation
- Internal alterations to remove the existing staircase in the West extension and installation of new staircase
- Internal link between second floors
- Other minor internal amendments

2.4 Community Infrastructure Levy (CIL): the proposal is CIL liable, but education is not a chargeable use, as set out in the Council's CIL Charging Schedule.

2.5 SUBMITTED PLANS AND DOCUMENTS:

Proposed Site Plan 3736/203 Rev M
Received 19th January 2022

Block and Location Plan 3736/204 Rev A
Existing Floor Plans 3556/101 Rev A
Existing Elevations 3556/102 Rev A
Proposed Floor Plans 3736/201 Rev D
Proposed Elevations 3736/202 Rev B
Floor Plans Planning Details 01C
Received 18th March 2021

Transport Statement dated 17th December 2021 produced by Evoke Transport
Received 6th January 2021

Arboricultural Impact Assessment dated 1st February 2021 produced by Arbeco
Heritage and Planning Statement dated 18th March 2019 Rev B 18/03/21
Received 18th March 2021

3. PLANNING HISTORY

190936/LBC - Part demolition and rebuilding north boundary wall and localised repair to loose and cracked brickwork. Permitted.

090637 - Provision of replacement rear door, new handrail and widening of footpath. Permitted.

970911 - New record office building for the Royal County of Berkshire and associated staff / public car parking following extensive demolitions within grounds. Permitted.

970912 - Alterations and demolition of rear extensions to Yeomanry House. Demolition of redundant buildings in grounds. Permitted.

Other nearby sites:

9 Coley Avenue (Berkshire Record Office)

211485/REG3 - Extension to the existing Berkshire Record Office and associated site works. Pending Consideration.

4. CONSULTATIONS

RBC Conservation & Urban Design Officer

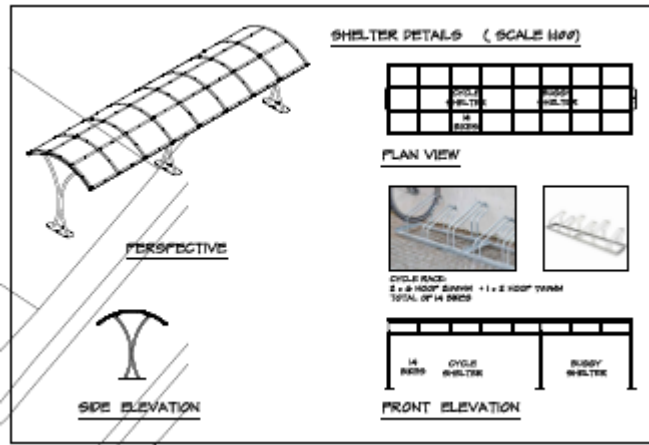
- 4.1 The Council's previous Heritage consultant initially raised concerns over the originally proposed rear extension, scale of play area at the front of the site and fencing design.

RBC Transport

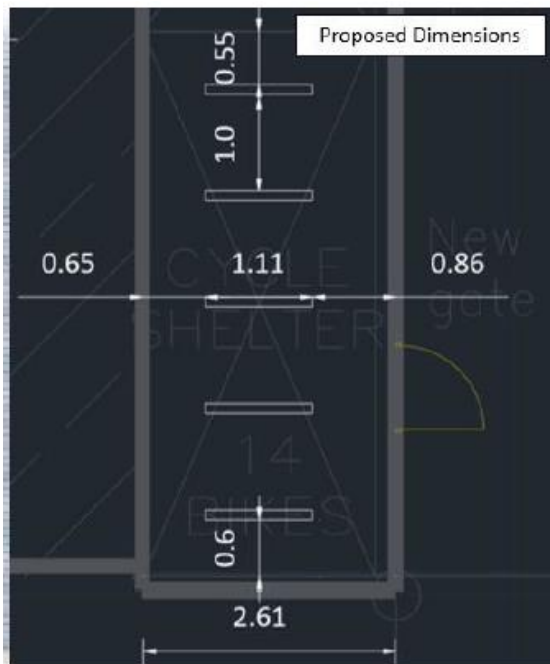
- 4.2 The site is accessed from Castle Crescent in close proximity to the Castle Hill/Bath Road/Coley Avenue signalised junction. The red line area does not extend to the public highway and it should be noted that the granting of planning consent does not confer any rights of access.
- 4.3 Access arrangements for the site will remain as existing, with vehicle access taken from Coley Avenue adjacent to the signal controlled junction of Coley Avenue with Russell Street and the Bath Road. The access road measures 4.8m-5.0m in width, which is sufficient for two vehicles to pass in accordance with Manual for Streets guidance. Access for pedestrians will be improved to include a new footway alongside the access road to provide safer pedestrian access to the site. The new footway will be constructed using a tree root protection system which is acceptable as the footway would not be adopted by the Highway Authority.
- 4.4 The trip generation for the proposed development has been assessed independently from any previous use of the site in order to establish a worst-case scenario. The nursery will operate between 07:30-18:30 Monday to Friday. Based on other childcare facilities run by the applicant, including within Reading, it is anticipated that approximately 59% of pupils will remain at the site for the full day, and the remaining 41% of pupils will attend the half-day sessions. This equates to 50 pupils remaining for the full day and 35 pupils split across the morning and afternoon half-day sessions. Of the total 85 pupils, 70 will arrive in the AM Peak period, between 07:30-09:30. A total of 20 pupils are anticipated to be picked up at lunchtime (12:00-14:00), with a further 15 pupils dropped off during this period for the afternoon session. The total remaining circa 65 pupils will be picked up during the PM Peak period, between 15:45-18:45.
- 4.5 A detailed analysis of the site's potential trip generation by all modes has been undertaken, comparing both the TRICS database and applicant-supplied data using information from their other nurseries. Using TRICS data, the proposed development is anticipated to generate a total of 28 vehicle movements in the AM peak period (0800-0900) and a total of 25 vehicle movements in the PM peak period (1700-1800). In comparison, using the applicant-supplied data forecasts give a slightly higher level of vehicle trips with a total of 34 vehicle movements in the AM peak period and a total of 47 vehicle movements in the PM peak period.
- 4.6 It should be highlighted that the trip rates above only reflect vehicle trips to the site. A detailed analysis of the two-way person trips has been

undertaken in section 4 of the Transport Statement which assesses the person trips by sustainable modes in more detail. The proposed development is anticipated to generate a maximum of approximately 46 two-way pedestrian trips in the AM peak hour and 31 in the PM peak hour. A new footway alongside the access road will be constructed to provide safer pedestrian access to the site and ensure that parents and children including pushchairs users are able to enter the site without conflict with vehicles thus encouraging and supporting trips by foot.

- 4.7 However, it should be stressed that the proposed development has been assessed independently from the previous use of the site, formally used by the Council's Registration and Bereavement Service. The Transport Statement indicates that the previous use would generate 215 customers per day Monday to Friday but there is no data available to accurately assess the peak hour movements. Therefore, no person trips have been deducted and the assessment does establish a worst-case scenario. Further, it is anticipated that a large proportion of the vehicle trips to and from the site will be pass-by or linked trips, with parents dropping off and picking up pupils and then travelling to another location such as a workplace, school or retail/leisure use. This a reasonable assumption based on the proposed use of the development. It is therefore considered that the proposed change of use would not have a severe or detrimental impact on the surrounding local highway network in accordance with the NPPF.
- 4.8 The site is located in Zone 2, Primary Core Area, of the Revised Parking Standards and Design SPD. This zone directly surrounds the Central Core Area and extends to walking distances of 2 kilometres from the centre of Reading. Typically, this zone is well served by public transport, with buses continuing either into or out of the Central Core Area via this zone. In accordance with the adopted Parking Standards and Design SPD, a D1 day nursery would be required to provide a parking provision of 1 space per 3 FTE staff and 1 drop-off space per 10 pupils based on flexible pick-up/drop-off times.
- 4.9 A total of 16 car parking spaces are provided for the nursery, including four spaces to the rear of the building and 12 spaces (including three disabled bays) to the front. Of the four car parking spaces to the rear of the site, two will be provided with electric vehicle charging points. The nature of the drop-off and pick-up journeys mean that vehicles will not be parking in the bays for long periods of time. It is therefore considered that the proposed level of parking is acceptable for the proposed use and complies with policy TR5.
- 4.10 In addition to this, 14 car parking spaces, including a further four disabled bays, are currently shared between the site and the adjacent Records Office and these will remain as shared spaces between the two sites although these spaces are located outside of the red line area. It is unlikely that all 30 bays will be available at any one time, however, these bays will assist with the peak drop-off and pick-up times.
- 4.11 A secure, sheltered cycle parking store is proposed providing space for 10 cycles along with a new buggy shelter, both located to the north of the building. The Proposed Site Plan REV M illustrates the proposed shelter and cycle rack. Cycle stands which only grip the cycle by a wheel are not recommended as they offer only limited security and can result in damage to wheel rims.



- 4.12 However, the cycle storage details within the Transport Statement indicate that the shelter will be equipped with five 'Sheffield' cycle stands providing space for 10 cycle spaces. This would be acceptable but the Proposed Site Plan would need amending to avoid confusion if the application is permitted.



- 4.13 In summary, there are no transport objections to this application subject to clarification regarding the cycle storage and conditions.

RBC Natural Environment

- 4.14 The Proposed Site Plan Drg. No. 3736/203 Rev M indicates a new footpath proposal near or through RPA of retained trees (T2, T3 & T4), as such the Arboricultural Impact Assessment should be amended to include this (see paragraph 4.9, which addresses other incursions into the RPA of T3 - to which the footpath incursion should be added) and a revised Tree Protection Plan provided.
- 4.15 Any future Arboricultural Method Statement must be up-to-date, accurate to the proposals and demonstrate lack of harm to the trees during the footpath installation (construction site operations, logistics) and an

appropriate technical solution must be adopted (i.e. no-dig, weight bearing, permeable) so that the footpath does not damage the roots.

- 4.16 The above can be dealt with by conditions L1 and L7 and I can confirm that the proposals themselves are much improved from previous iterations and would be supported, subject to conditions and sufficient tree planting, in tree and landscape terms.

RBC Berkshire Archaeology

- 4.17 No objection, discussed further below.

RBC Environmental Health - Environmental Protection

- 4.18 No objection subject to conditions, discussed further below.

5. Publicity

- 5.1 Properties at Coley Hill, Castle Hill and Coley Avenue were notified of the applications by letter. A site notice was also displayed at the application site and a press notice provided.
- 5.2 Two letters of representing received. One highlighting concerns over safety and flow of traffic but welcoming the continued use of the historic building and the other raising concern about noise affecting the quiet spaces of the Berkshire Record Office and traffic and highway safety concerns.

6. RELEVANT PLANNING POLICY AND GUIDANCE

- 6.1 Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving a listed building or its setting or any features of special interest which it possesses.
- 6.2 Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in the exercise of its functions to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.
- 6.3 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy Framework (NPPF) which states at Paragraph 11 “Plans and decisions should apply a presumption in favour of sustainable development”.
- 6.4 Accordingly, the National Planning Policy Framework and the following development plan policies and supplementary planning guidance are relevant:

**National Planning Policy Framework 2021
National Planning Guidance 2014 onwards**

The relevant sections of the NPPF are:

Section 2 - Achieving Sustainable Development
Section 8 - Promoting Healthy and Safe Communities
Section 9 - Promoting Sustainable Transport
Section 11 - Making Effective Use of Land
Section 12 - Achieving Well-Designed Places
Section 15 - Conserving and Enhancing the Natural Environment
Section 16 - Conserving and Enhancing the Historic Environment

6.5 Reading Borough Local Plan (November 2019):

CC1: Presumption in Favour of Sustainable Development
CC2: Sustainable Design and Construction
CC6: Accessibility and the Intensity of Development
CC7: Design and the Public Realm
CC8: Safeguarding Amenity
EN1: Protection and Enhancement of the Historic Environment
EN2: Areas of Archaeological Significance
EN3: Enhancement of Conservation Areas
EN4: Locally Important Heritage Assets
EN6: New Development in a Historic Environment
EN7: Local Green Space and Public Open Space
EN12: Biodiversity and the Green Network
EN14: Trees, Hedges and Woodland
EN16: Pollution and Water Resources
EN17: Noise Generating Equipment
TR3: Access, Traffic and Highway-Related Matters
TR5: Car and Cycle Parking and Electric Vehicle Charging
OU1: New and Existing Community Facilities
WR3: Other Sites for Development in West Reading and Tilehurst

6.6 Relevant Supplementary Planning Documents (SPD) are:

Revised Parking Standards and Design (2011)
Sustainable Design and Construction SPD (2019)
Tree Strategy (2021)

6.7 Other relevant documentation / guidance / legislation

Castle Hill/Russell Street/Oxford Road Conservation Area Appraisal (2020)
Historic England Good Practice Advice in Planning Note 1: Conservation Area Designation, Appraisal and Management (Historic England, 2016)
Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking (Historic England, 2015a)
Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Historic England, 2015b)
Principles of Conservation (Historic England, 2008)
Guide to the Conservation of Historic Buildings (British Standards Publication BS 7913:2013, 2015)

7. APPRAISAL

The main matters to be considered are:

- Land use principles
- Design and impact on the setting of heritage assets
- Impact on neighbouring properties
- Traffic generation and parking
- Natural Environment - trees and landscaping
- Sustainability
- Archaeology

Land use principles

7.1 Yeomanry House was formerly used by the Council's Registration and Bereavement Service which has been relocated. Policy WR3e of the Reading Borough Local Plan 2019 identifies the site for redevelopment. The allocation identifies the site for potential residential use or potential office or restaurant use, so long as development for this site adheres to the following:

- Avoid detrimental effects on the significance of the listed building and the Conservation Area;
- Address noise impacts on residential use;
- Address air quality impacts on residential use; and
- Retain the lawn and wooded frontage to Castle Hill as a key part of the setting of the building and Conservation Area.

7.2 It is apparent that the policy allows for a range of uses and there is no particular strategic requirement to secure any one of the uses suggested and therefore an alternative use as a nursery is not considered inconsistent with this. Furthermore, the Policy subtext also notes that on some sites identified for housing, there may be potential for community uses, such as meeting spaces, healthcare or education.

7.3 Non-residential educational uses fall within Use Class F1, which covers creches, day nurseries, day centres and any use for the provision of education. All of which fall within the definition of a community use. Therefore, it is also relevant to consider Policy OU1 (New and Existing Community Facilities), the supporting text of which confirms that 'the range and quality of facilities serving Reading's communities should be improved'.

7.4 The Council has recently considered many planning applications to increase the capacity of primary schools in the Borough to meet the growth in pupil numbers. There is a similar pressure on places for pre-school children and the proposal would help to meet this demand locally.

7.5 Given the above, the principle of the proposed use is considered to be acceptable subject to other policy considerations being met as discussed further in this report.

Design and impact on the setting of heritage assets

7.6 Policy CC7 (Design and the Public Realm) requires that all development must be of a high design quality that maintains and enhances the character

and appearance of the area of Reading in which it is situated.

- 7.7 As the building is a Grade II Listed Building, there is a duty imposed by Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requiring decision makers to have special regard to the desirability of preserving its setting or any features of special architectural historic interest which it possesses. This is reflected in Policies EN1 (Protection and Enhancement of the Historic Environment), EN4 (Locally Important Heritage Assets) and EN6 (New Development in a Historic Context) of the Local Plan. EN1 states that *“historic features, areas of historic importance and other elements of the historic environment, including their settings will be protected and where possible enhanced”*.
- 7.8 The site also lies within the Castle Hill/Russell Street/Oxford Road Conservation Area and as such there is a duty imposed by Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requiring decision makers to have special regards to the desirability of preserving or enhancing the character or appearance of a Conservation Area. This is reflected in Policy EN1 (Protection and Enhancement of the Historic Environment) as above and Policy EN3 (Enhancement of Conservation Areas) which states that the special interest, character and architecture of Conservation Areas will be conserved and enhanced and that development proposals within Conservation Areas must make a positive contribution to local character and distinctiveness. The Council will, therefore, have regard to both the quality of the townscape and the quality and interest of the area, rather than solely that of the individual building.
- 7.9 Paragraph 197 of the NPPF states in determining applications, local planning authorities should take account of:
- a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) The desirability of new development making a positive contribution to local character and distinctiveness.
- 7.10 Paragraph 199 of the NPPF details that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 7.11 With regard to the above, the proposals have the potential to affect the heritage interests of both the Listed Building and the Conservation Area.
- 7.12 With regard to external alterations and further to extensive discussions with officers, the two storey glazed link rear extension has now been omitted from the plans, and no increase in the scale of the building is now proposed. It is proposed to replace 3 doors on the rear elevation with traditional timber doors, and to incorporate a canopy/porch element above these doors, two of which will replace existing canopies. The canopy/porch elements will be small in scale and will not result in any adverse harm to the listed building. Moreover, combined with the replacement doors, this

will represent an enhancement to the rear of the building. The exact materials would be secured via condition, to ensure design quality.

- 7.13 A fenced play area is proposed at the front of the site. As noted in the Conservation Area Appraisal, it is important to retain the front garden not only for its value to the setting of the listed building and screening it from the busy Castle Hill - but also in terms of its historical relationship to Yeomanry House's original layout. Following advice from officers, the size of this play area has been reduced in scale since the original submission and revised plans now show that the play area will be contained within the existing hardstanding and will not encroach upon the large open grassed area referred to in the appraisal which is appropriate.
- 7.14 Following advice from officers, the originally proposed chain link fence around the play area has been replaced with a white picket fence and with a height of 1.2m. This design and lower height is considered to be a more sympathetic addition and an acceptable compromise for keeping the children safe while not a cause of any significant harm to the setting of the listed building or conservation area. As above, the fencing detail and material will be secured via condition.
- 7.15 A cycle and buggy shelter are proposed at the front of the site, adjacent to the play area, also within an existing area of hardstanding. Given the nature and height of the Sheffield cycle stands, it is not considered that either the siting or use will impact to any great extent upon the setting of the heritage assets.
- 7.16 Internally, there are minimal alterations proposed. However, it is proposed to remove an existing staircase between ground and first floor and insert a new staircase. The staircase to be removed is within a later addition to the building and there is no objection on heritage grounds to its removal. Overall, it is not considered that the proposals will unacceptably intrude into the historic fabric of the building, which would also retain its historic plan form.
- 7.17 Based on the above assessment, the proposals are considered to preserve the special interest of the listed building and its setting and would preserve the character and appearance of the conservation area within which it is located in accordance with national guidance and Policies EN1, EN3 and EN6 of the Reading Borough Local Plan 2019.
- 7.18 The proposals do not include indicative signage at this stage, however, this would be subject to a separate advertisement consent application, if required, and an informative will be attached giving this advice.

Impact on neighbouring properties

- 7.19 Policy CC8 (Safeguarding Amenity) seeks to ensure development does not cause harm to the living environment of existing properties, in terms of loss of privacy, overlooking and visual dominance, amongst other things. Policy EN16 (Pollution and Water Resources) seeks to protect surrounding occupiers from the impact of pollution.
- 7.20 The neighbouring properties potentially most affected by the proposals are the Berkshire Record Office to the south west and the residential properties of Coley Hill to the east.

- 7.21 Given the omission of the proposed rear extension from the scheme and that the proposals do not incorporate any other significant extensions (given the small scale nature of the rear porch/canopy elements), the proposals would not result in any material overbearing effects or loss of privacy to any neighbouring property.
- 7.23 The proposed nursery will cater for up to eighty-five children aged between three months and five years old, with twelve full-time members of staff. Given the nature of the proposed use, there is potential for some noise and disturbance arising from the nursery use when children are doing outdoor activities within the play areas.
- 7.24 Revised plans were submitted during the course of the application moving the front play area away from the boundary with the properties of Coley Hill, reducing the size of the play area at the front and incorporating a play area at the rear of the site, also offset from the east boundary. The applicant has stated that the number of children in the play area will be staggered, with only small groups of children using the play areas at any one time, with the numbers divided between the two separate play areas which will also serve to divide any noise generated across the site. Given this, combined with the separation distance to the boundary, whilst the proposals will introduce noise from children using the play areas, it will be for limited periods during the day and within 'daytime' hours. Conditions are recommended to put an overall limit on the number of children at the site and controlling the hours of operation. Given this, it is not considered that any noise that arises will be overly intrusive or cause a significant adverse impact to neighbouring residents along Coley Hill - nor to users of the Berkshire Record Office - to warrant a refusal on this basis. Importantly, the Council's Environmental Protection Officer has raised no objection in this respect.
- 7.25 Other aspects potentially affecting neighbouring properties in terms of noise and disturbance would be drop-offs and pick-ups, as a result of vehicle arrivals/departures and children with parents entering/leaving the premises. It is proposed that the nursery will operate between 07.30 and 18:00 Monday - Friday and these activities will be likely to involve varied drop and pick up times to cater for the requirements of individual parents and carers. The likelihood is, therefore, that comings and goings to the nursery will be spread throughout the day and thus minimising the potential for peaks in noise and disturbance. Against the backdrop of existing vehicular movements along the busy classified Castle Hill (and Coley Hill and Coley Avenue), combined with the position of neighbouring properties in relation to the driveway/parking area, it is not considered that the additional comings and goings associated with the nursery use will cause an unacceptable increase in noise and disturbance to the occupiers of neighbouring properties.
- 7.26 A condition is recommended to restrict hours of delivery operations to protect nearby residents from associated noise and disturbance and a further condition is recommended to require submission of noise assessment should any mechanical plant be proposed in future.
- 7.27 Given the above, it is not considered that the proposal would generate any significant material harm to residential amenity through noise and disturbance to the extent that it is harmful to the health and well-being of

neighbouring residents and as such, with the recommended conditions attached, it would satisfy Policy CC8.

Traffic generation and parking

- 7.28 Policies TR3 (Access, Traffic and Highway related matters), TR1 (Achieving the Transport Strategy) and TR5 (Car and Cycle Parking and Electric Vehicle Charging) seek to address access, traffic, highway and parking-related matters relating to development.
- 7.29 During the course of the application, a Transport Statement was submitted, together with revised plans which show a new pedestrian footway adjacent the access road. As detailed at paragraphs 4.2-4.13 above, Transport Development Control as a result of the submission of these clarifications and further details is satisfied with these proposals. Most significantly, the proposals have been assessed to establish a worst-case scenario. Based on Highway Authority advice, the traffic generated by the proposed nursery is considered unlikely to give rise to an increase in on-street parking or cause other risks to road users such that it would be harmful to highway safety.

The proposals will provide 16 car parking spaces including 3 disabled spaces and 2 electric vehicle charging points, bicycle storage, a new pedestrian footway and will be in an accessible location that is relatively well linked to the existing community by walking, cycling and public transport routes. Details regarding the proposed cycle stands has been clarified during the course of the application and considered acceptable.

- 7.30 Subject to the recommended conditions, it is considered that the proposals are acceptable in transport terms and would accord with Policies TR1, TR3 and TR5.

Natural Environment - trees and landscaping

- 7.31 Policy CC7 seeks that development shall maintain and enhance the character of the area in which it is located including landscaping. Policy EN14 requires new development to make provision for tree retention and planting to assist in extending the Borough's vegetation cover.
- 7.32 The proposals are confined to the existing building and areas of hardstanding and would largely preserve the existing gardens in their current form. As stated at paragraphs 4.14-4.16 above, the Council's Natural Environment Officer has confirmed that they do not object to the proposals subject to conditions requiring further details in respect of works close to trees. A condition requiring landscaping details to be submitted to include tree planting is recommended. As such the proposals are considered to comply with Policies EN1, EN3, CC7 and EN14 of the Reading Borough Local Plan.

Sustainability

- 7.34 Policy CC2 (Sustainable Design and Construction), supported by the Council's Sustainable Design and Construction SPD seeks the proposals, as a minor non-residential development, to comply with BREEAM Level of 'Very Good'. It is, however, recognised that there may be inherent difficulties incorporating substantial sustainability improvements within a conversion/refurbishment scheme such as this, particularly where this

application site relates to a Listed Building. As such, it is considered reasonable to allow a flexible approach in this respect and a condition is recommended to require either the standard BREEAM certificate to be provided or for an alternative sustainability assessment addressing the requirement of Policy CC2 to be submitted and approved in writing by the LPA. With this condition secured, it is considered that the proposal will comply with the principles of Policy CC2.

Archaeology

- 7.35 Policy EN2 (Areas of Archaeological Significance) seeks to protect areas of archaeological potential. Whilst the site is identified as an area of archaeological interest, the Archaeology Officer has confirmed that there will be no significant archaeological implications as a result of the proposals with no further archaeological investigation required.

Equalities Impact

- 7.36 When determining an application for planning permission 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 as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this 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 proposed development.

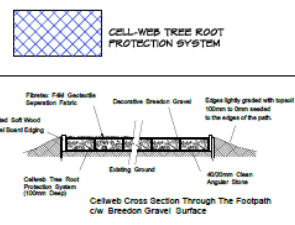
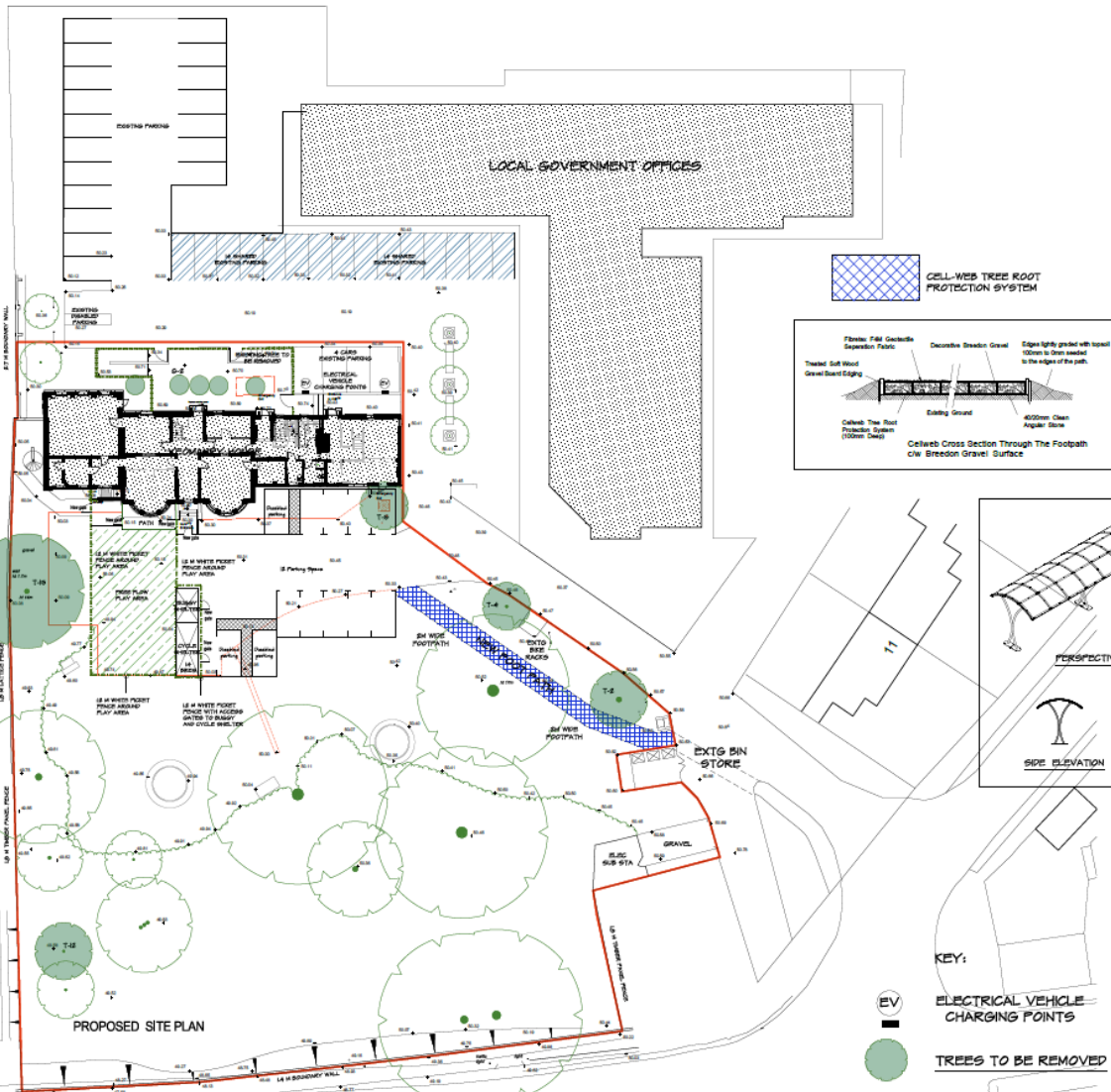
8 CONCLUSION

- 8.1 The proposed development is considered, following revisions and clarifications submitted during the course of the application, to be appropriate in the context of national and local planning policy and other material considerations as set out in this report.
- 8.2 On balance, the proposals will provide an acceptable use and works which will preserve the character of the listed building in the conservation area. The proposed use will not result in significant harm to the amenity of neighbouring occupiers and will be acceptable in highways and landscaping terms.
- 8.3 Officers have worked positively and proactively with the applicant on this scheme with significant amendments secured to address initial concerns. The planning application and listed building consent applications are recommended for approval subject to conditions as detailed above.

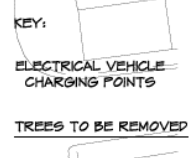
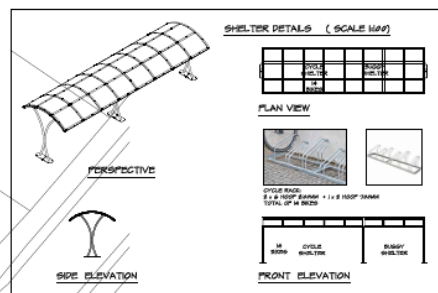
Case Officer: Ethne Humphreys

Plans Considered:

1	Partial open removal, small added to cycle shed, trees to be removed (T1, T2)	18/09/21
2	Site to be removed including parking layout, existing boundary and path added	12/09/21
REV	COMMENTS	DATE



1:100 scale for printing only. The drawing has been produced for printing onto A3 size paper.



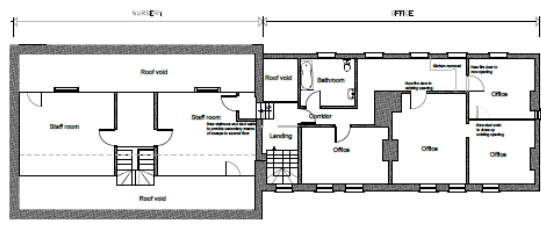
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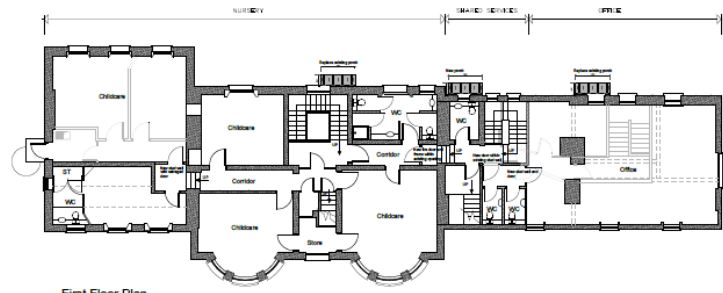
CLIENT: ITS PERSONNEL
PROJECT: YEMANARY HOUSE, 131 CASTLE HILL, READING RG3 7TA
DRAWING: PROPOSED SITE PLAN
STATUS: PLANNING
SCALE: 1:200 @ A1
DATE: NOV 2020
NO: 3736/203
REV: M

Proposed Site Plan

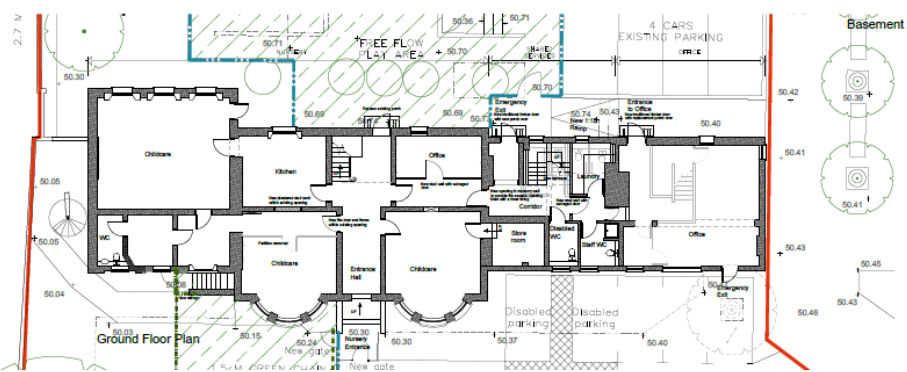
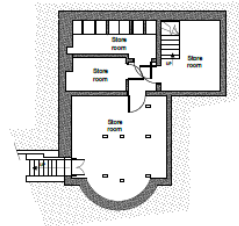
REV	COMMENTS	DATE



Second Floor Plan



First Floor Plan



Ground Floor Plan

Basement

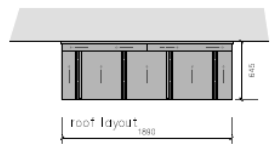
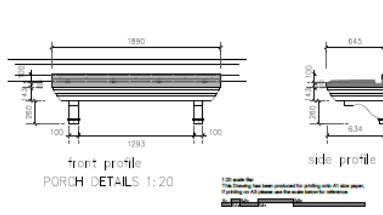
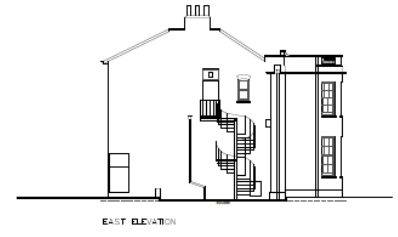
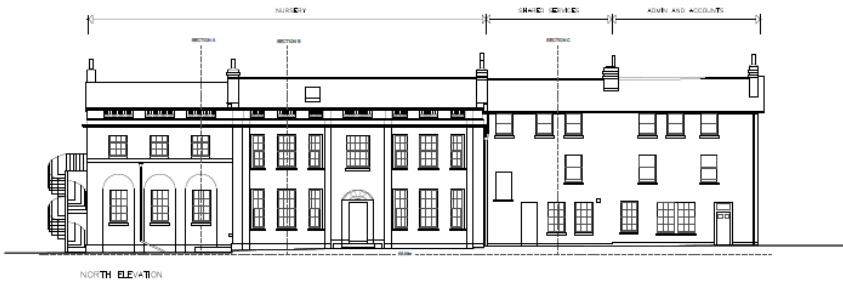
1:100 scale for
This drawing has been prepared to printing scale of 1:100.
If printing on A3 paper use the scale below for reference.
1:100



CLIENT: ITS PERSONNEL
 PROJECT: YECOMANARY HOUSE, 131 CASTLE HILL, READING RG2 7TA
 DRAWING: PROPOSED FLOOR PLANS
 STATUS: PLANNING
 SCALE: 1:100 @ A1 DRAWN BY: CHC330 NO: 3736/201 REV: D
 DATE: NOV 2020

Proposed Floor Plans

REV	COMMENTS	DATE



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CLIENT ITS PERSONNEL
PROJECT YESMANNARY HOUSE, 135 CASTLE HILL, READING RG2 7TA
DRAWING PROPOSED ELEVATIONS
STATUS PLANNING
SCALE 1:5000 @ A3 **DRAWN BY** CHICKO **NO** 3736/202 **REV** B
DATE NOV 2020

1:20 scale for printing. This drawing has been produced for printing onto A3 size paper. If printing on A2 please use the scale below for reference.

Proposed Elevations