

UPDATE REPORT

BY THE EXECUTIVE DIRECTOR OF ENVIRONMENT AND NEIGHBOURHOOD SERVICES READING BOROUGH COUNCIL PLANNING APPLICATIONS COMMITTEE: 30 March 2022	ITEM NO. 16 PAGE NO. 257
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Ward: Kentwood

App No: 220190/REG3

Address: Various Addresses, 5 Bramshaw Road, Reading, RG30 6AT

Proposal: Property improvement works and Thermal efficiency upgrades to 31 RBC properties. Works to each property will consist of fitting new External Wall insulation, new triple glazed windows and doors, minor roof adaptations, fitting of Air Source Heat pumps, central heating upgrades and associated works. All properties located on the Old Norcot Estate, Reading. Addresses include 5, 8, 10, 11, 12, 23, 24, 26, 27, 28, 42, 50, 51, 54, 55, 56, 59, 60, 61, 64, 66, 83, 87, 89 Bramshaw Road. 1, 4, 8 Wimborne Gardens. 158 Thirlmere Ave. 13 Ringwood Road. 61 Lyndhurst Road. 67 Lyndhurst Road.

Applicant: Reading Borough Council

Date validated: 11/02/2022

Target Date: 08/04/2022

RECOMMENDATION:

GRANT Planning Permission subject to conditions 1 and 2 as per the main report and the following as condition 3 (informatives as per the main report):

The proposed Air Source Heat Pump units hereby approved shall be installed in accordance with the approved plans and specifications and thereafter the Air Source Heat Pump units shall be permanently retained and maintained in accordance with the approved specifications.

REASON: *To safeguard the amenity of nearby premises and the area generally in accordance with Policy CC8 and EN16 of the Reading Borough Local Plan 2019.*

1. Plans Considered

The following plans and documents were submitted on 29th March 2022:

- Proposed Elevations - PM/02-8 BRAM - Rev - 1 - 2022
- Proposed Elevations - PM/02-8 WIM - Rev - 1 - Mar 2022
- Proposed Elevations - PM/02-5 BRAM - Rev - 1 - Mar 2022
- Proposed Floor Plans - Demonstrating Air Source Heat Pumps (Not to Scale)

2. Consultation

External Consultation Response

- 2.1 One response was received to the consultation for this application on 22/03/2022. The response was from a private owner of another property on Lyndhurst Road, who wished for the contact details of the Principal Contractor as they wish to pursue similar works to their property.

3. Appraisal

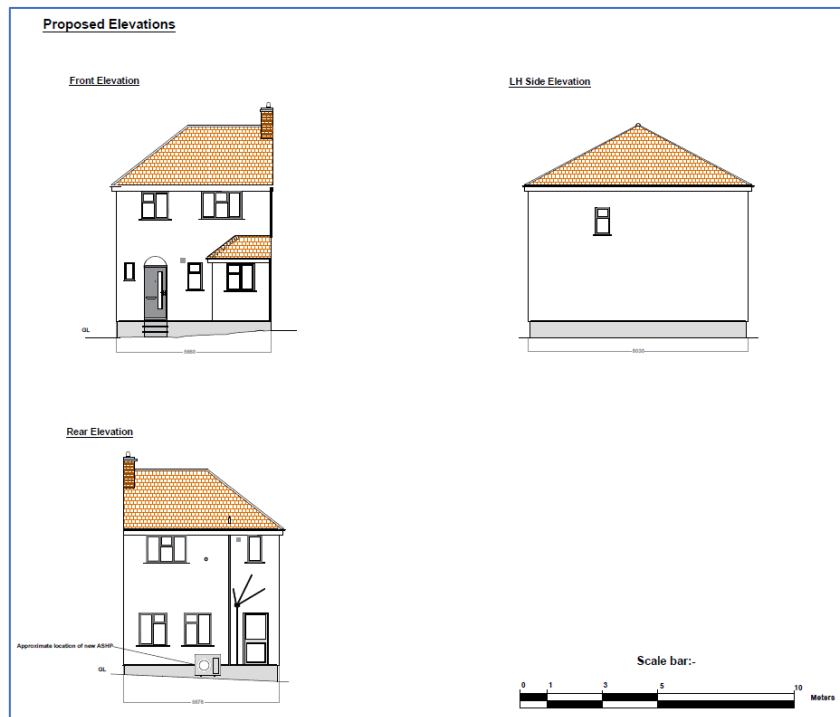
- 3.1 As stated in paragraph 7.21 of the committee report for this application; while the proposed works are considered in accordance with policy CC8 of the Reading Borough Local Plan details of the locations of the proposed Air Source Heat Pumps for each dwelling had been sought so that they could be provided to this Committee.
- 3.2 The final locations of the proposed Air Source Heat Pumps (ASHP) have been confirmed within amended proposed elevations and proposed ground floor plans. The plans demonstrate that the units will be installed to the rear of the properties, at ground level and at least 1m from the boundary to neighbouring properties.
- 3.3 The proposed locations for the ASHPs are considered appropriate. Any noise arising from the ASHPs is considered would have minimal impact on the occupants of the dwellings as well as adjoining neighbours. Therefore, the proposed ASHPs will not harm the occupants or neighbouring residents with regards to noise and disturbance.
- 3.4 It should also be noted that there is a permitted development fallback for the ASHPs, whereby the ASHPs could be installed without planning permission provided they comply with the acceptance criteria within Schedule 2, Part 14, Class G of the GPDO (2015). The criteria specify requirements for the size and location of the ASHP units.
- 3.5 It is also noted that the proposed ASHPs will be located to the rear of properties, thereby likely having no impact on the street scene. The proposed ASHPs will improve the thermal efficiency and living conditions of each respective property.
- 3.6 Overall, it is considered that the proposed Air Source Heat Pumps have been suitably sited to avoid harm to occupants and neighbouring residents in terms of noise arising from the ASHPs. A condition is recommended to ensure that the ASHPs are installed and maintained in accordance with the approved plans and documentation.

4. Conclusion

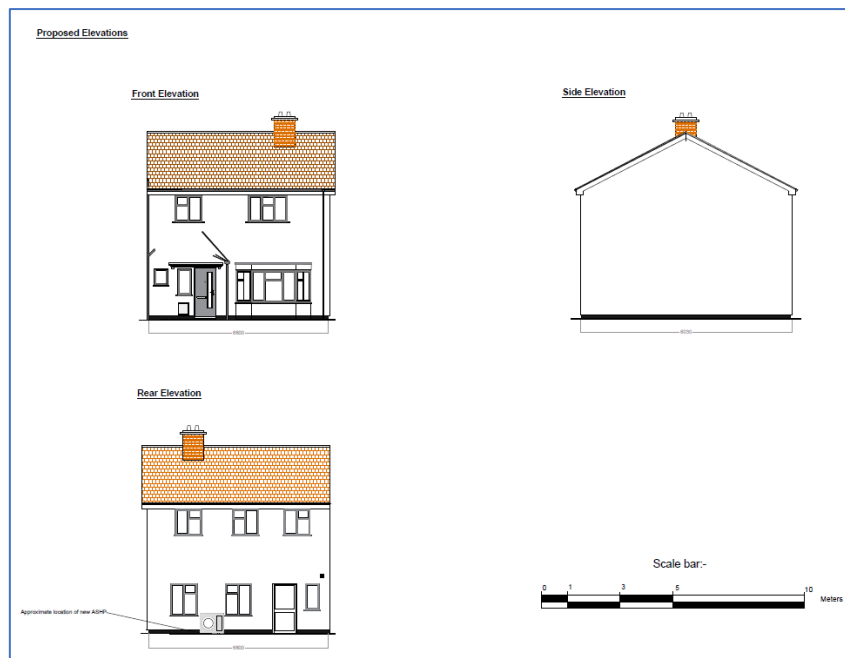
- 4.1 The officer recommendation remains to grant planning permission subject to the compliance condition recommended within this update report relating to the installation of the proposed ASHP units and informatives as outlined in the main report.

Case Officer: David Brett

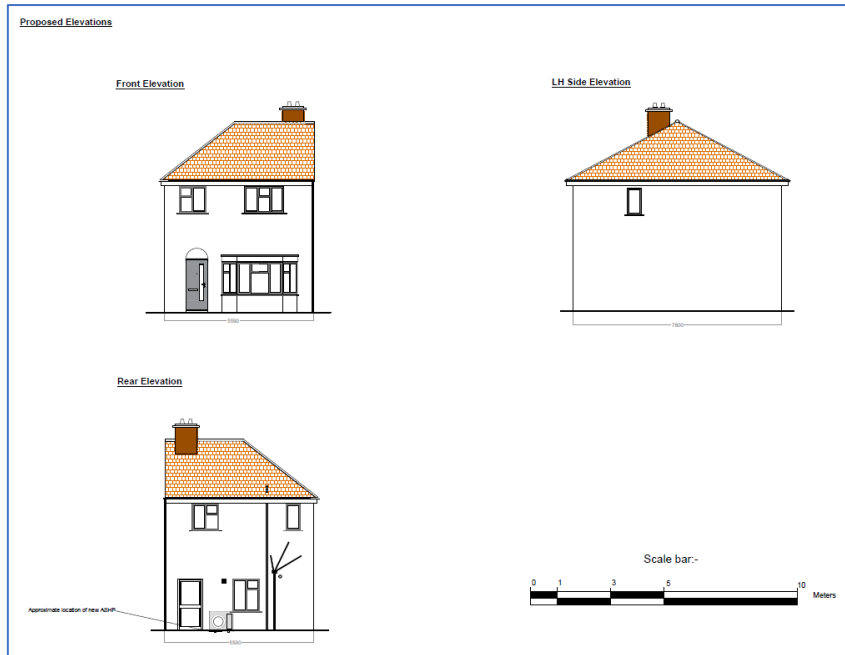
Appendix 1: Plans



Proposed Elevations - Of the 31 properties the style of property shown (for no. 5 Bramshaw Road) is found at the following addresses:- 7, 11, 23, 27, 51, 55, 59, 61, 83, 87 & 89 Bramshaw Road, Reading.



Proposed Elevations - Of the 31 properties the style of property shown (for no. 8 Wimborne Gardens) is found at the following addresses:- 1 & 4 Wimborne Gardens, Reading.



Proposed Elevations - Of the 31 properties the style of property shown (for no. 8 Bramshaw Road) is found at the following addresses:- 10, 12, 24, 26, 28, 40, 42, 50, 54, 56, 60, 64, 66 Bramshaw Road, RG30 6AT, 158 Thirlmere Road, RG30 6XJ and 13 Ringwood Road, Reading RG31 6TY