

COMMITTEE REPORT

BY THE EXECUTIVE DIRECTOR FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 01/02/2023

Ward: Redlands

App No.: 221649

Address: 56 Bamburgh Close, Reading, RG2 7UD

Proposal: Various external and internal refurbishments include the complete replacement of non-load bearing elevations including wall insulation/cladding, windows, communal doors, gutters, fascias and soffits altering the external appearance of the building, and internally, the removal of internal walls within communal halls

Applicant: Reading Borough Council

Deadline: 06 February 2023

RECOMMENDATION:

Application Permitted subject to no substantive objections being received by the date of Committee.

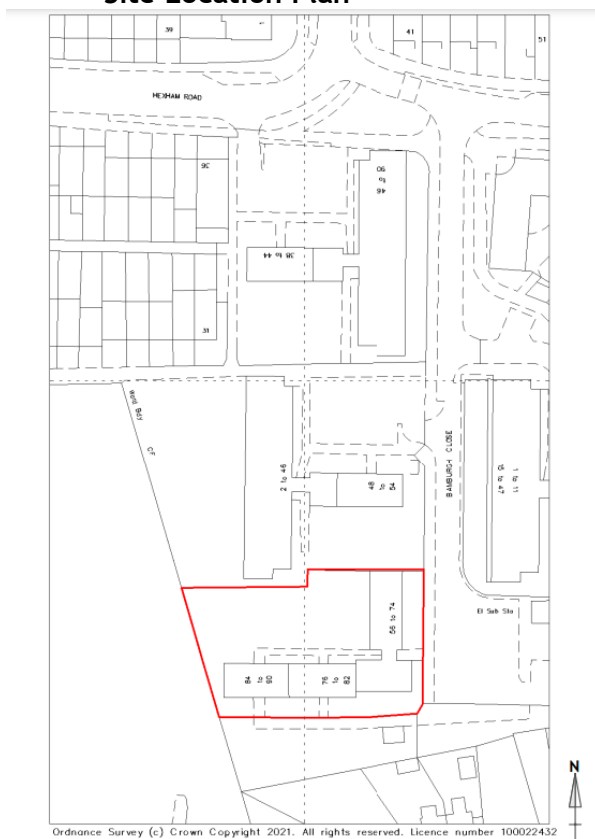
Conditions:

- 1 TL1 - Time Limit (Standard)
- 2 AP1 - Approved Plans
- 3 M3 - Materials (As Specified)
- 4 Hours of Work Restriction

1. INTRODUCTION

- 1.1 Bamburgh Close and the immediate surrounding area is predominantly residential with a mix of flats and terraced properties. The area is characterised by mainly two to four storey buildings of similar style and design. Many buildings have a mix of brick and render finished exterior walls with pitched roofs.
- 1.2 The site is 56 - 90 Bamburgh Close, one of the blocks of flats on Bamburgh Close with a mix of brick and render finished exterior walls and a pitched roof. It is a two storey building located at the end of Bamburgh Close. The site is bordered by Reading Girls School to the west. There is a small open space to the south of the flats. The building is not listed and does not fall within a conservation area.
- 1.3 The application has been brought to the Planning Applications Committee for determination as it is owned by Reading Borough Council.

Site Location Plan



Location Plan - Existing

2. PROPOSAL

2.1 The proposal is for the refurbishment of both the internal and external of the property. The proposed works include the complete replacement of non-load bearing elevations including wall insulation/cladding, windows, communal doors, gutters, fascias and soffits, thereby altering the external appearance of the building, and internally, the removal of internal walls within communal halls. Exterior walls are proposed to be finished in 'PermaRoCl Silicon K' render on insulated boards in a combination of cream and grey colours. The doors and windows would be aluminium grey. The overall size of the building would remain the same.

2.2 Submitted Plans and Documentation:

- Drawing No. MAP/C3977/4923D rev A - Views - Proposed GA dated 25 October 2022, received on 3 November 2022
- Drawing No. MAP/C3977/482 rev A - Elevations - Proposed GA dated 25 October 2022, received on 3 November 2022
- Drawing No. MAP/C3977/211 rev A - Plans - Ground, First & Roof Level - Proposed GA dated 25 October 2022, received on 3 November 2022
- Drawing No. MAP/C3977/180 rev B - Elevations - Existing GA dated 23 September 2022, received on 3 November 2022
- Drawing No. MAP/C3977/111 rev B - Plans - Ground, First & Roof Level - Existing GA dated 23 September 2022, received on 3 November 2022
- Drawing No. MAP/C3977/001 rev B - Plans - Location & Block dated 23 September 2022, received on 3 November 2022

- Application form dated 3 November 2022, received on 3 November 2022
- Planning Statement, 56-90 Bamburgh Close, Reading. RG2 7UD ref MAP/C3977/PS/0 dated 8 December 2022, received on 12 December 2022

3. PLANNING HISTORY

None

4. CONSULTATIONS

4.1 Non-statutory

Natural Environment (Trees) No comments received at the time of writing.

Public

No comments have been received at the time of writing.

The consultation period ends 30 January 2023. The recommendation is worded accordingly and any new representations or consultee comments will be reported to Committee in an update report.

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) which states at Paragraph 11 “Plans and decisions should apply a presumption in favour of sustainable development”.

5.2 The development plan for this Local Planning Authority is the Reading Borough Local Plan (November 2019). The relevant policies are:

- CC1: Presumption in Favour of Sustainable Development
- CC2: Sustainable Design and Construction
- CC3: Adaptation to Climate Change
- CC7: Design and the Public Realm
- CC8: Safeguarding Amenity
- EN12: Biodiversity and the Green Network
- EN14: Trees, Hedges and Woodland
- H14: Suburban Renewal and Regeneration

6. APPRAISAL

The main matters to be considered are:

- Design considerations and effect on character and appearance
- Impact on residential amenity
- Environmental Sustainability
- Equalities impact

Design considerations and effect on character and appearance

- 6.1 The site is a two storey 'L' shaped block of flats built of brick and slate pitched roofs. The walls are finished with a combination of yellow hanging tile panels, yellow painted infill panels, green render panels and external metric brick. The windows are white upvc and the doors are brown painted timber.
- 6.2 The proposal is for the refurbishment of the internal and external of the property. Exterior walls would be finished in 'PermaRoCl Silicon K' render on insulated boards in a combination of cream and grey colours. The doors and windows would be aluminium grey. Balconies would have glass balustrades. The overall size and scale of the building would remain unchanged.
- 6.3 The proposed refurbishment would result in a significant change in the appearance of the property however this is considered to be a positive change. The proposed changes are considered to be an improvement to the overall appearance of the existing building from the existing. The proposed finishing materials will add a modern finish to the existing building which currently appear dated. The choice of materials would blend in with the existing nearby open green space to the south and west of the site and the trees within the immediate surrounding area. The proposal therefore is not considered to harm the character and appearance of the existing building, neighbouring properties and the street scene.
- 6.4 In light of the above, the proposed development is considered to comply with Policies CC7 (Design and the Public Realm) and H14 (Suburban Renewal and Regeneration) of the Reading Borough Local Plan (2019).

Impact on residential amenity

- 6.5 The proposed works would not result in any material change in the size and scale of the existing building. The number of openings would be the same as existing however there would be a slight reduction in the size of some of the windows. Nevertheless, this is not considered to have any adverse impact on the amount of natural light the property would be able to access. In addition, given that there would be no change in the overall size and scale of the property, there would be no risk to the neighbouring properties of being overshadowed or of losing daylight and sunlight. In addition, the proposal would not result in any loss of privacy to the neighbouring properties as the number of openings would remain as existing.
- 6.6 The proposal therefore would not result in any harm to the living conditions of neighbouring occupiers and would comply with CC8 (Safeguarding Amenity) of the Reading Borough Local Plan (2019)

Environmental Sustainability

- 6.7 The proposed upgrade to the building fabric in respect of the proposed installation of external wall insulation and replacement of windows would result in improved thermal performance which would improve the living conditions of future occupants of the flats. This would also have a positive effect on the natural environment and consequently contribute to climate change mitigation. The proposal would therefore be in accordance with Policies CC2 Sustainable Design and Construction and CC3 (Adaptation to Climate Change).

Equalities Impact

- 6.8 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.

7 CONCLUSION

- 7.1 This proposal has been carefully considered in the context of the Reading Borough Local Plan 2019 and supplementary planning documents. The proposals would be acceptable in terms of the effect on the character and appearance of the area, the effect on residential amenity and would offer environmental benefits in terms of improved thermal insulation. The proposal is recommended for approval as set out above.

Case Officer: Beatrice Malama

Proposed Elevations



Proposed GA
South Elevation
Scale 1 : 100



Proposed GA
East Elevation
Scale 1 : 100

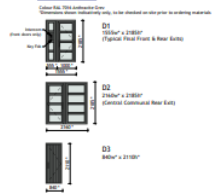


Proposed GA
North Elevation
Scale 1 : 100



Proposed GA
West Elevation
Scale 1 : 100

Doors Key



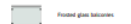
Walls Key



Windows Key



Balcony Key



3D View 01
R.T.S.



3D View 02
R.T.S.



3D View 03
R.T.S.