

## UPDATE REPORT

<b>BY THE EXECUTIVE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES</b> <b>READING BOROUGH COUNCIL</b> <b>PLANNING APPLICATIONS COMMITTEE: 1<sup>st</sup> February 2023</b>	<b>ITEM NO. 9</b> <b>Page: 67</b>
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**Ward:** Abbey

**Application No.:** 221446

**Address:** Soane Point, 3-10 Market Place, Reading, RG1 2EG

**Proposals:** External works to existing building, including partial replacement of the existing facades fronting Market Place and Abbey Square alongside other external works to the building, set back single-storey extension above part of block fronting Market Place, part two part three storey extensions above other blocks, and conversion and alterations to ground floor reception and car parking area, together the works will deliver 38 new homes and (internal and external) residential amenity areas with associated car parking.

**Applicant:** Tene Living (Reading) Ltd

**13 Week Target Decision Date:** 26/12/2022 **Extension of Time Date:** 10/02/2023

### RECOMMENDATION:

As per the main agenda report but incorporating an additional materials condition to secure submission and approval of details of the materials for the Market Place elevation separately to the rest of the proposed development; and with removal of condition no. 33 (Roof Terraces - hours of use).

## 1. Plans

1.1 Two 'greyscale' proposed elevation plans have been submitted for the Market Place elevation of the proposed development (new drawing reference numbers below). The greyscale plans are to allow the development to be approved based upon any of the proposed materials options for treatment of this elevation put forward for consideration by the committee under the main agenda report. The exact specifications of the materials for this façade are still proposed to be secured by way of suggested condition 3 (Materials) as referred to in paragraph 1.20 of the main agenda report. For information the greyscale plans are attached at the end of this report.

- A12113 TPB ZZ ZZ DR A 0420 S1 P7 - Proposed Elevations PLANNING Sheet 1 of 6
- A12113 TPB ZZ ZZ DR A 0426 S1 P7 - Proposed Detailed Marketplace Elevation PLANNING

## 2. Materials Condition

2.1 Paragraph 1.20 of the main agenda report outlines the materials details which officers propose to be secured under suggested condition no. 3 (Materials). It is proposed that the materials details for the development would be secured under two separate conditions, one covering the materials details for the Market Place façade as described in the main agenda report and one covering the materials details for the rest of the development. Officers consider this approach to be reasonable to allow other aspects of the proposed development to commence (subject to approval for other relevant matters being obtained) whilst approval for the more detailed

materials specifications for the Market Place façade of the development is sought.

### 3. Roof Top Terraces

3.1 Recommended condition no. 33 of the January main agenda report to the committee sought to control the hours of use of the proposed roof top terrace amenity areas within the development. The reason for the condition is to protect the amenity of occupiers of neighbouring residential properties from potential noise and disturbance associated with an outdoor terrace, in line with the permitted hours of use for operation of the existing roof top terrace to the hotel at no. 1-2 Market Place, which adjoins the application site to the south. However, the terrace to the hotel is part of a roof top bar and it was due to concerns about alcohol-related noise, disturbance and anti-social behaviour that it was considered reasonable to control the hours of use to those suggested by condition when permission for the hotel was granted.

3.2 The closest residential receptors to the roof terrace areas within the proposed development would be occupiers of the new build flats to the rear of Jacksons Corner at 1-9 Kings Road, where the proposed fourth floor rear roof terrace area would be located 8m from the five storey Jacksons Corner building. This particular terrace is a private terrace which serves a single flat within the development. Notably there are private balconies to the Jacksons Corner block facing the proposed roof top terrace which, whilst being smaller in size than the proposed terrace, are not subject to planning controls regarding their hours of use.



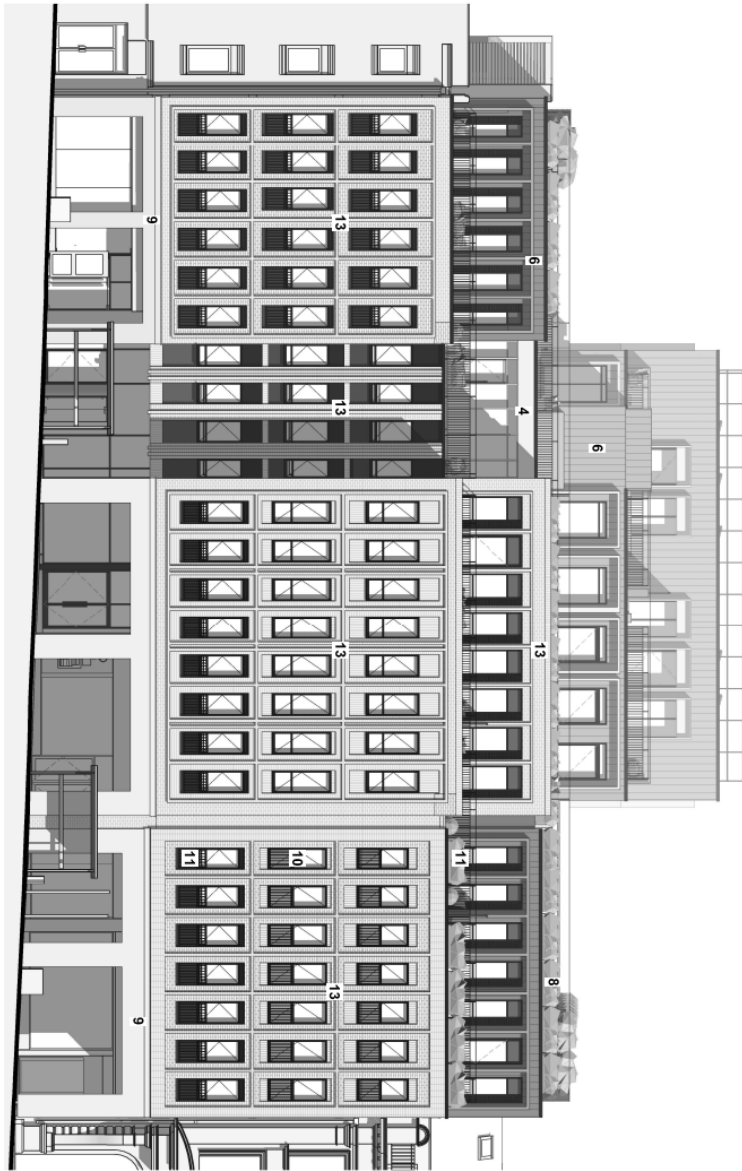
3.3 The proposed fifth floor level communal terrace to the front of the building would also directly abut no. 11-12 Market Place to the north which contains residential flats to its upper floors. Planning permission ref. 220725 for demolition of existing fourth floor (Class E) and erection of replacement fourth floor for 2 residential units (Class C3) at no. 11-12 Market Place permitted a small fourth floor level balcony fronting onto Market Place which similarly does not have any planning controls as to its hours of use.



3.3 Given the proposed roof top terraces to the application site at Soane Point relate to the residential dwellings it is considered that the potential for noise and disturbance is less than that which would be associated with a commercial roof top bar terrace. In addition, given the presence of, albeit smaller, balcony areas to surrounding residential buildings which do not have controls upon their hours of use, officers recommend that condition no. 33 is no longer applied. If in the event that any unreasonable noise and disturbance impacts did arise from use of the proposed terrace areas, then there are separate controls under Environmental Protection legislation to manage any harmful activities of behaviours. The management company for the development would also be able to manage access to communal areas if required.

**Case Officer:** Matt Burns

**Plans:**

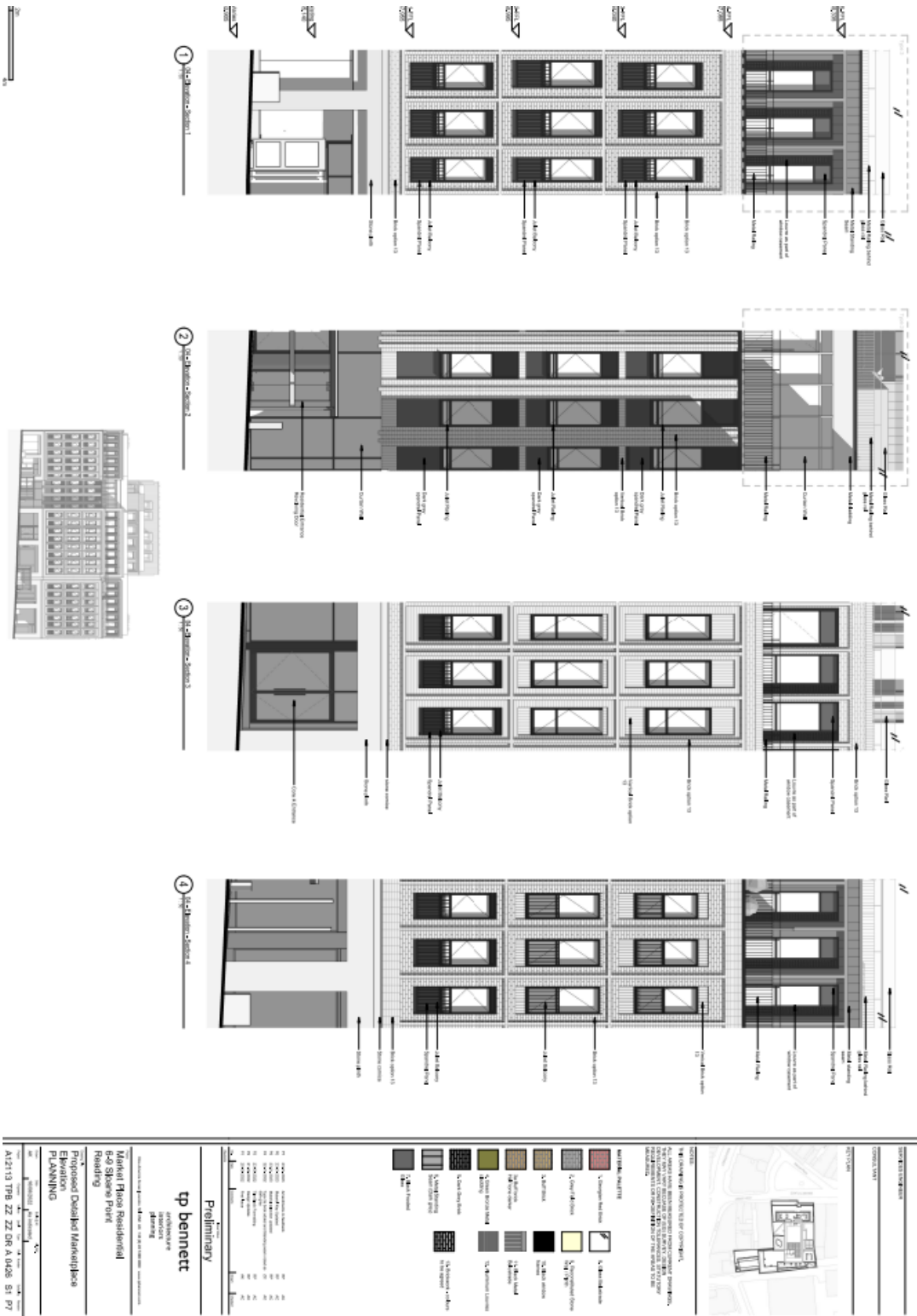


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**MATERIAL PALETTE**

- 1. Orange Red Brick
- 2. Grey Flat Brick
- 3. Blue Brick
- 4. Green Stone Hand
- 5. Dark Grey Brick
- 6. Metal Cladding (Silver/Grey)
- 7. Black Finished Glass
- 8. Glass Balustrade
- 9. Reconstituted Stone Vial Finish
- 10. Black window frames
- 11. Black Metal Balustrade
- 12. Aluminium Louvers
- 13. Brickwork - colors to be agreed

Proposed greyscale Market Place Elevation



Proposed greyscale Market Place elevation sections