

UPDATE REPORT

BY THE DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 6th March 2019

ITEM NO. 7
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Ward: Abbey

Application No.: 181421/FUL

Address: Royal Court, Kings Road

Proposal: Amended description: Reconfiguration of the disused restaurant space to include a café (Class A1) with an external seating area, and creation of 3 (2x studio & 1x1-bed) residential units (Class C3) at lower ground floor level and associated works.

Date Valid: 16/11/2018

Application target decision date: Originally 11/01/19, but an extension of time has been agreed until 15/03/19

26 week date: 17/05/19

Recommendation:

As in main report, with the addition of a condition: pre-commencement condition for provision of a security strategy; and

Condition 12: to include confirmation that all chairs and tables to be stored in the café unit outside of trading hours.

1. Crime Prevention Design Advisor (CPDA) consultation response

- 1.1 Further to section 4.13 of the main report, on On 28 February, the CPDA provided the comments regarding the proposal and supporting information. The following is a summary of the matters raised:
- 1.2 The National Planning Policy Framework (2012), the Reading local development framework (LDF) and the Reading Central Area Action Plan (RCAAP) require development to create safe environments where crime and disorder or the fear of crime does not undermine quality of life. The supporting design and access statement does not address these aspects and as such a number of conditions would be required to ensure the development is acceptable and accords with the applicable policies. The plans as submitted have not been designed to respond to these concerns, or provide a safe environment for future residents. The key safety concerns identified by the CPDA are:
 - Lack of defensible space in front of the proposed easternmost flat where existing stairs are located;
 - Use of bi-fold doors are not secure;
 - Postal delivery management is unclear;
 - Clear glazing for balustrading would not provide sufficient privacy;
 - Concerns over location of storage areas for outdoor furniture.
- 1.3 In response to the above comments, it is considered that an additional condition requiring the submission of a security strategy be submitted and approved in writing prior to commencement of the development. This condition will ensure external safety standards as outlined in the official policy security initiative document 'secured by design' to obtain a silver

award. The Silver award primarily relates to external security requirements including: external balustrading specifications, physical security specifications for glazing and doors and details of management strategy for delivery of post and parcels. Additionally, the CPDA requests a strategy for the storage of outdoor furniture for the A1 use be submitted prior to the commencement of the A1 use; however, there is space in the retail unit for the number of chairs and the relevant condition (12) can simply be adjusted to include this.

2. Proposed section plans

- 2.1 As outlined in the original report, a proposed typical section plan has been requested from the agent to demonstrate the relationship of the proposed flats to the canalside pedestrian area. On 26 February, the agent provided the following additional plan:

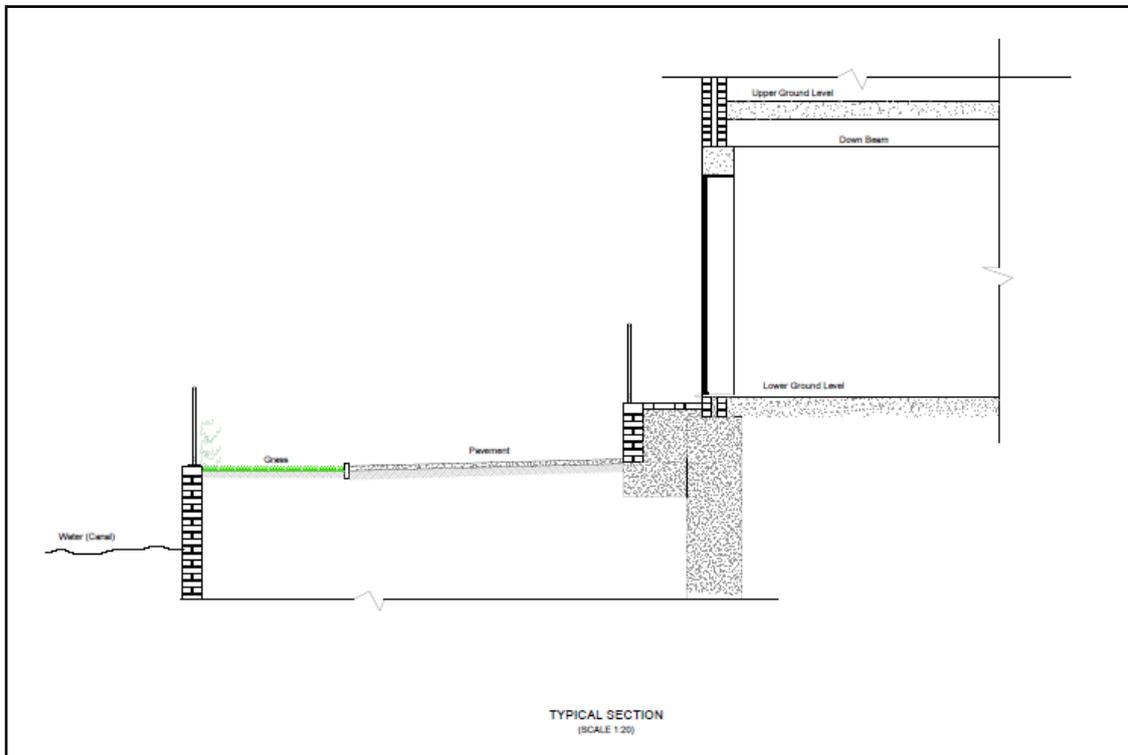


Figure 1 - Typical section of proposed canal side balcony

Case Officer: Anthony Scholes