

COMMITTEE REPORT

BY THE DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES

READING BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE: 3rd April 2019

Ward: Katesgrove

Application No.: 181849/FUL

Address: Existing Car Park, East Street, Reading

Proposal: Erection of a part 4 part 5 storey building (plus basement) to provide 135 units of purpose built student accommodation and associated facilities (Sui Generis), landscaping and access

Applicant: Studios Development (Reading) Limited

Date Application Valid: 6th November 2018

Target decision date: 5 February 2019

Extension of time date: 17 April 2019

RECOMMENDATION

As per 6th March 2019 committee report (Appendix B) but to adjust the date for completion of the s106 agreement to 17th April 2019

1. INTRODUCTION

- 1.1 This application was deferred at the 6th March 2019 Planning Applications Committee to enable a member site visit to take place. Members of the Committee also requested additional information, in particular further visuals of the proposed development and an assessment of the overshadowing impact upon the rear roof terrace to the RISC building at nos. 35-39 London Street, to assist in assessing the impact of the proposals relative to the consented appeal proposal.
- 1.2 The accompanied site visit took place on 21st March 2019.
- 1.3 Additional information has also been submitted by the applicant. This is attached at the end of this report and includes:
 - A verified visual comparison of the proposed and consented development looking at the site from the rear of the Great Expectations Public House (no. 33 London Street) to the north west of the application site.
 - A verified visual comparison of the proposed and consented development looking at the site from the from the roof terrace of the RISC building (no. 35-39 London Street) to the west of the application site.
 - A verified visual comparison of the proposed and consented development looking at the site from the raised car park area to the rear of the RISC building (no. 35-39 London Street) which directly abuts the application site to the west.
- 1.4 These new visuals are in addition to those provided, of both the consented and proposed development when viewed in either direction along East Street, as part of the main application documents which were included as part of the 6th March Planning Applications Committee report which is attached to this report as Appendix B.

- 1.5 The applicant has also provided an overshadowing report (attached as Appendix A) in respect of the roof top terrace area to the rear of the RISC building at no. 35-39 London Street. This assesses the impact of the proposal upon this space relative to the consented appeal development. This identifies that 82% of the RISC building roof terrace would receive direct sunlight for two hours or more on the equinoxes for both the proposed and consented appeal schemes. This level of direct sunlight is well in excess of BRE's minimum recommendation of 50% coverage for an outdoor amenity area on the equinoxes in order for amenity areas to be well sunlit throughout the year. The report concludes that proposal would not result in any additional overshadowing impacts in comparison to the consented appeal development.
- 1.6 Having reviewed the further information submitted by the applicant the officer recommendation remains as per the main report (Appendix B).

Appendices

Appendix A - GIA Daylight & Sunlight Overshadowing Impacts Report ref. 11307

Appendix B - Officer report to 6th March 2019 Planning Applications Committee

Case Officer: Matt Burns



Verified visual comparison of the proposed and consented development looking at the site from the rear of the Great Expectations Public House (no. 33 London Street) to the north west of the application site (consented development shown by red line)



Verified visual comparison of the proposed and consented development looking at the site from the from the roof terrace of the RISC building (no. 35-39 London Street) to the west of the application site (consented development shown by red line)



Verified visual comparison of the proposed and consented development looking at the site from the raised car park area to the rear of the RISC building (no. 35-39 London Street) which directly abuts the application site to the west