

COMMITTEE REPORT

BY THE EXECUTIVE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 9 October 2019

Ward: Katesgrove

App No: 191143/NMA

Site Address: Former Car Park East Street

Proposal: Non material amendments to planning permission ref. 181849 (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) for internal reconfiguration and associated external changes including re-location of stair cores, re-location of cycle store, level changes to the rear (west) of the building and associated alterations to windows and doors.

Applicant: Studious Development (Reading) Ltd

Date valid: 11 July 2019

8 Week Target Decision Date: 08 August 2019 **Extension of Time Date:** 11 October 2019

RECOMMENDATION

AGREE the following drawings as non-material amendments to planning permission 181849FUL:

-18053_008	C	Proposed Site Sections
-18053_025	D	Proposed Sections
-18053_035	A	Proposed Elevations - North & East
-18053_037	B	Proposed Elevations - South & West
-18053_5101	H	Level 1 General Arrangements Floor Plan
-18053_5102	G	Level 2 General Arrangements Floor Plan
-18053_5103	G	Level 3 General Arrangements Floor Plan
-18053_5104	J	Level 4 General Arrangements Floor Plan
-18053_5106	E	Roof Level General Arrangements Floor Plan
-Rosebank New Century Place - Planning Conditions - Landscaping Scheme		

Received by the Local Planning Authority on 12th July 2019

-18053_5088	Level 0 General Arrangements Floor Plan - NMA
-18053_5089	Basement Level GA Floor Plan 0 - NMA
-East Street, Reading - Cycle Store/Route/Access Rev A	
-18053 East Street, Reading 2019.09.06_MB - Bike Doorway Elevation	
-18053 East Street, Reading 2019.09.06_MB - Bike Doorway Plan	

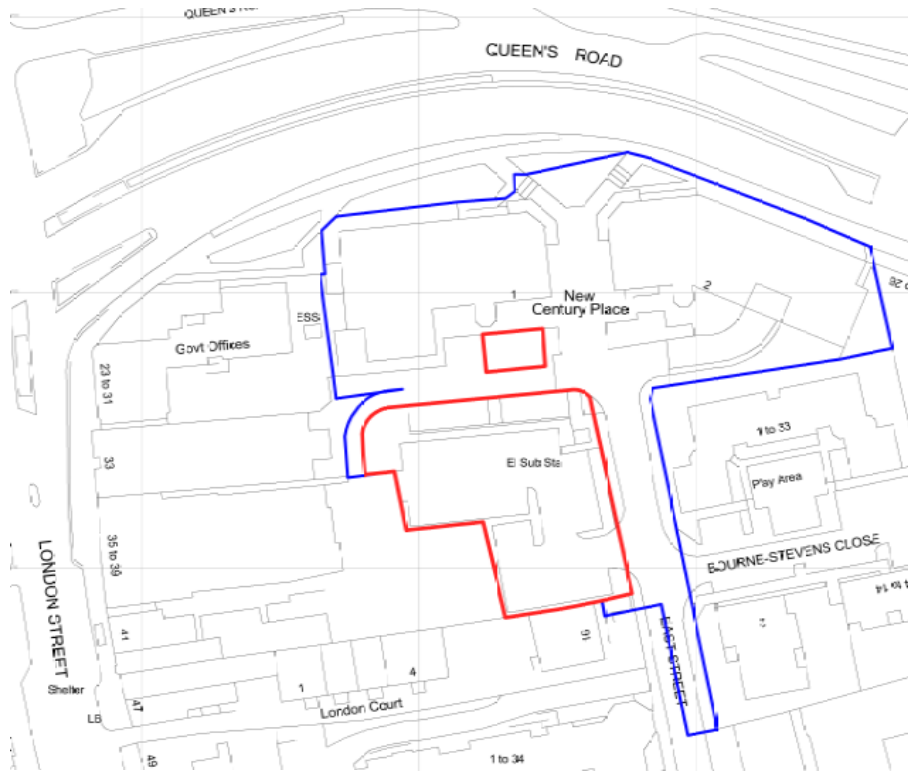
Received by the Local Planning Authority on 13th September 2019

Informatives:

1. This decision relates only to the changes highlighted on the plans and shall only be read in the context of the planning permission 181849 and is bound by all the conditions and obligations attached to that permission. That permission still stands and this notice (and any other notices issued under section 96a for this development) should be read together.
2. Local Planning Authority satisfied that the changes are non-material.
3. Positive and proactive working

1. INTRODUCTION

- 1.1 The application site relates to a redundant private car park previously used by the nearby former office buildings at New Century Place located at the north end of East Street. The site is also located within the eastern edge of the Market Place/London Street Conservation Area, the boundary of which runs along the centre of East Street, whilst to the west of the site is the backs of listed building no.s 33, 35, 39 and 41.



Location Plan (not to scale)

- 1.2 Planning permission (ref. 170019FUL) was granted on appeal for a 4 storey building to provide 103 student accommodation units (Sui Generis), landscaping, access and ancillary works following removal of the 49 space car park upon appeal in August 2018. Planning permission to vary this consent (ref. 182251VARIAT) was granted at Planning Applications Committee on 06 March 2019 to add 5 additional student accommodation rooms (total number of rooms 108). Subsequent applications for non-material amendments to the planning permission were also granted under delegated powers. This includes non-material amendment application ref. 181629/NMA for re-configuration of the basement and ground floor layout and non-material amendment application ref. 190477/NMA for further alterations to all floors, including a reduction in the number of student accommodation rooms from 108 to 107, relocation of cycle store to the basement, enlargement of the basement and level changes to the outdoor space to the rear of the site (ref. 190477NMA). This permission in its varied and amended form has been implemented and construction is underway on site.
- 1.3 Planning permission (ref. 181849) was granted at Planning Applications Committee on 03 April 2019 for 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. In short this permission approved a building of the same footprint as that allowed upon appeal (and variation application ref. 182251VARIAT) but with an additional storey of accommodation to accommodate an extra 32 student accommodation rooms.

1.4 The application has been called to Planning Applications Committee for determination by Cllr Page and Cllr McKenna to allow the proposed changes to the scheme to be considered by the Committee.

2.0 PROPOSALS

2.1 The amendments proposed are:

- Re-location of the northern and southern stair cores
- Enlargement of the basement to accommodate plant tank room
- Level changes to the rear (western side) of the building
- Re-location of the cycle store to the basement
- Associated changes to windows and doors affecting all elevations

2.2 All the proposed alterations have already been approved as non-material amendments to the earlier iteration of the planning permission (ref. 182251VARIAT) for student accommodation on the site. The current non material amendment application is intended to bring the latest planning permission for student accommodation on the site in line with what the applicant already has planning permission for.

2.4 If the Non-material Amendment is agreed, it would not grant a new planning permission. Rather it would form part of the extant permission (ref. 181849FUL) and the developer would remain bound by all the conditions and obligations attached to that permission, except where amended by this NMA. Other than those sought to be amended by this NMA, no other details or principles approved under the original permission can therefore be changed or amended by this amendment application.

3.0 PLANNING HISTORY

3.1 170019/FUL - Erection of 4 storey building to provide 103 student accommodation units (Sui Generis), landscaping, access and ancillary works, following removal of a 49 space car park - Allowed on Appeal (ref. APP/E0345/W/17/3190317).

3.2 181629/NMA - Non-material amendment to application 170019 (Allowed under appeal APP/E0345/W/17/3190317) for re-configuration of consented basement arrangement and associated changes to internal layout at ground floor level - Agree non material amendment.

3.3 182251/VARIAT - Variation of condition no. 2 (approved plans) of planning permission ref. 170019 (allowed on appeal ref. APP/E0345/W/17/3190317) for minor internal and external alterations to provide 5 additional student accommodation rooms at ground floor level - Granted.

3.4 190477/NMA - Non material amended to planning permission 182251VARIAT for internal reconfiguration and associated minor external changes - Agree non material amendment.

3.5 181849/FUL - 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 - Granted.

4.0 CONSULTATIONS

4.1 The National Planning Practice Guide sets out that as an application to make a non-material amendment (under section 96A) is not an application for planning permission, the Town and Country Planning (Development Management Procedure) (England) Order

2015 (as amended) provisions relating to statutory consultation and publicity do not apply.

5.0 RELEVANT PLANNING GUIDANCE

5.1 The National Planning Practice Guide sets out that there is no statutory definition of what constitutes 'non-material'. This is because it will be dependent on the context of the overall scheme - an amendment that is non-material in one context may be material in another. In deciding whether a change is material regard should be had to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted.

6.0 RELEVANT PLANNING POLICIES

6.1 In terms of relevant policies, the proposed amendments are assessed for materiality - not on the basis of their planning merits. Planning policies therefore do not apply. The National Planning Practice Guidance confirms that "as this is not an application for planning permission, section 38(6) of the Planning and Compulsory Purchase Act 2004 does not apply.

7.0 EQUALITY ACT

7.1 In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular 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 development.

8. APPRAISAL

Re-location of northern and southern stair cores

8.1 This amendment relates to an internal alteration only. The number of stair cores to the building would not change but would simply be relocated internally. The proposed change would not impact upon the functionality of the building and is considered non-material in nature.

Enlargement of the basement

8.2 This amendment seeks small enlargement to the basement of the building to accommodate a tank plant room. At basement level the alteration would not be noticeable from above ground level and is considered to be non-material in nature.

Level changes to the rear (western side) of the building

8.3 This amendment seeks external alterations to the levels of the external space to the rear of the site adjacent to the west elevation of the building. Investigations carried out following implementation of the first planning permission (ref. 182251) for student accommodation on the site have identified the presence of foundations for an existing covered retaining wall that extends to within the site. The retaining wall and its foundations are required to be retained for structural reasons. Retention of this retaining wall and foundations results in a stepped level change between the west elevation of the building down to the larger retaining wall between the site and the elevated car park area to the rear of the London Street properties. This changes

results in a raised external access corridor to the rear entrance to the building accessed via steps from the southern elevation.

- 8.4 Whilst this reduces the landscaped courtyard area to the rear of the building an acceptable reconfiguration of the landscaping has been provided. The proposed alteration also has the benefit of providing a better privacy for occupiers of the ground floor rooms which have windows to the rear elevation of the building which would no longer look directly out onto the landscaped communal garden area. To the rear of the property the level change would not be noticeable from the front East Street elevation of the building whilst due to the raised nature of the existing car park to the rear of the London Street properties the level change would also not be readily noticeable from the rear of the site. On the basis of the above the proposed alteration to the levels to the rear of the site are considered to be non-material changes to the existing planning permission.

Re-location of cycle store to the basement

- 8.5 This amendment seeks to re-locate the cycle store from the ground floor to the basement floors. Plans submitted by the applicant demonstrate that students would access the basement cycle store by positioning the bike wheel in a cycle rail which would run down the sides of the stairs between the ground floor and basement levels of the building. The most direct access to both the approved and proposed re-located cycle store would be via the secondary entrance lobby to the north elevation of the building. Plans submitted indicate that the lobby entrance door and the internal doors along the route to the cycle store would all be oversized at 1026mm giving a clear width of 893mm (100mm wider than DDA and building regulations standards). There is also lift access available down to the basement with the lift positioned close to the primary lobby entrance from the east elevation of the building, the entrance door to which is also oversized.
- 8.6 This alteration is again only internal and would not impact upon the external appearance of the building. The re-location of the cycle store is proposed as a result of the discovery of the covered retaining wall and its foundations within the site as referred to in paragraph 8.3 of this report. The retaining wall and its foundations extend into the footprint of the building and must be retained. As a result of this a void area is proposed to the part of the building where there cycle store was originally located. In order to retain the consented number of student accommodation rooms the cycle store is to proposed to be re-located to the basement. The re-located cycle store would accommodate the same number of cycles as approved. Whilst the re-location of the cycle store to the basement would not allow for as direct access to the store as the approved ground floor location its position would still be convenient via the stair core which is directly adjacent to the north lobby entrance to the building. The basement also contains the large majority of the communal facilities for the building including lounge, study rooms, cinema and dining room and therefore is an area of the building that would be frequented by students on a daily basis. The stair cycle rail and oversized doors are considered to facilitate ease of access down to the store and the change is considered to be non-material in nature.

Associated changes to windows and doors affecting all elevations

- 8.7 This amendment seeks associated alterations to the windows and doors to facilitate the proposed internal reconfiguration of the building. The only alteration visible from the East Street is the addition of two extra ground floor windows serving student accommodation rooms to following internal reconfigurations to facilitate the re-location of the cycle store to the north elevation of the building. The proposed

windows would reflect the design and proportions of the rest of the building and as such are considered to integrate satisfactorily with the building and street-scene.

- 8.8 To the north elevation of the building the only amendment is the addition of a new lobby entrance door which facilitates the relocation of the stair cores and also provides direct access to the re-located basement cycle store. The proposed door would be reflective of the design and appearance of the rest of the building and as such is considered to integrate satisfactorily with the existing building. The door would not be visible from the East Street street-scene.
- 8.9 To the rear of the building it is proposed to relocate a secondary entrance to the building from the south to the west elevation of the building to facilitate the level changes.

S106 Planning Obligations

- 8.10 The NMA procedure does not alter the S106 agreement secured under the extant planning permission (ref. 181849/FUL).

9. CONCLUSION

- 9.1 The proposed changes, in the context of the approved scheme and planning permission 181849FUL, are not considered to result in a materially different development to that approved, within the context of the original permission and are therefore considered to be non-material in nature. Furthermore, the proposed alterations have already been approved as non-material amendments to the earlier iteration of the planning permission (ref. 182251VARIAT) for student accommodation on the site. The current non material amendment application is intended to bring the latest planning permission for student accommodation on the site in line with what the applicant already has planning permission for.
- 9.2 Where existing conditions on the original planning permission require certain details or elements of the proposal to be provided at a certain stage or carried out with details already approved or amended these requirements would remain in force.

RECOMMENDATION

AGREE the proposed changes as non-material amendments to planning permission ref. 181849FUL.

Plans Considered:

-18053_008	C	Proposed Site Sections
-18053_025	D	Proposed Sections
-18053_035	A	Proposed Elevations - North & East
-18053_037	B	Proposed Elevations - South & West
-18053_5101	H	Level 1 General Arrangements Floor Plan
-18053_5102	G	Level 2 General Arrangements Floor Plan
-18053_5103	G	Level 3 General Arrangements Floor Plan
-18053_5104	J	Level 4 General Arrangements Floor Plan
-18053_5106	E	Roof Level General Arrangements Floor Plan
- Rosebank New Century Place		- Planning Conditions - Landscaping Scheme

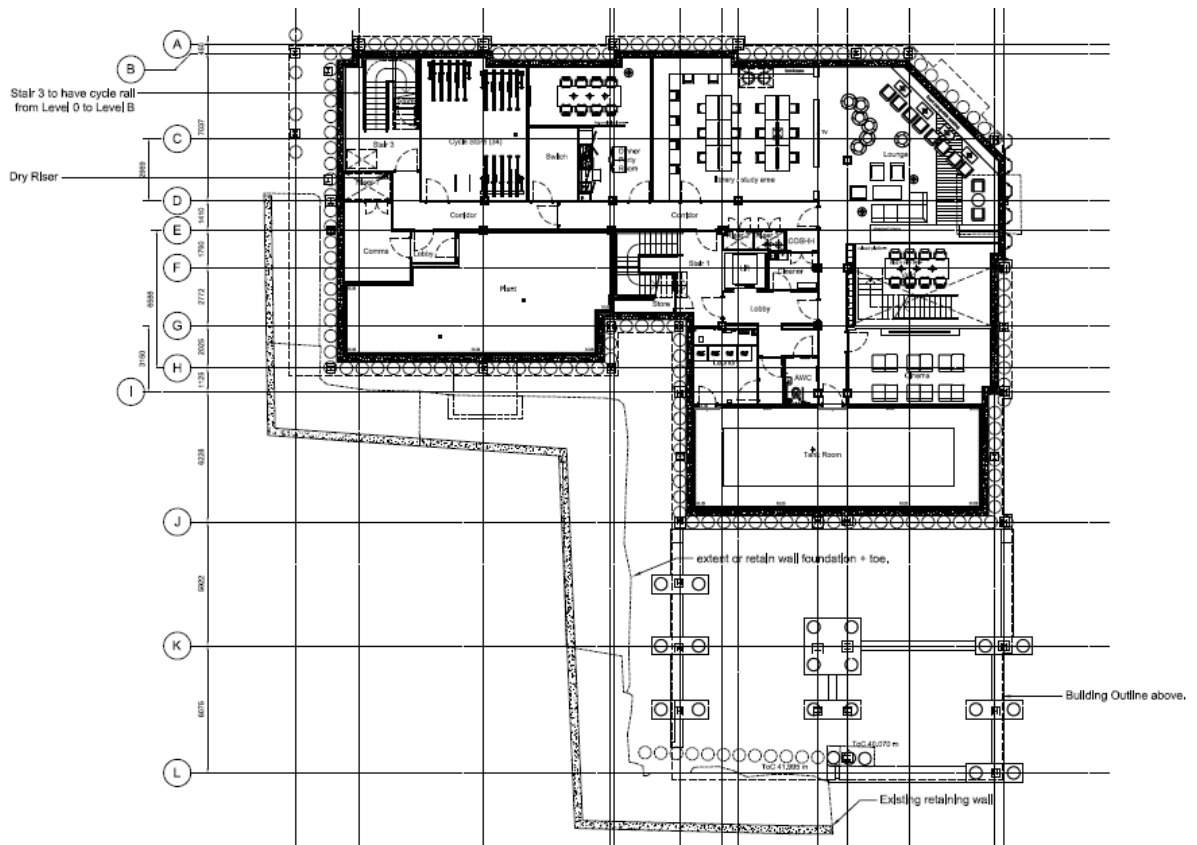
Received by the Local Planning Authority on 12th July 2019

-18053_5088 Level 0 General Arrangements Floor Plan - NMA

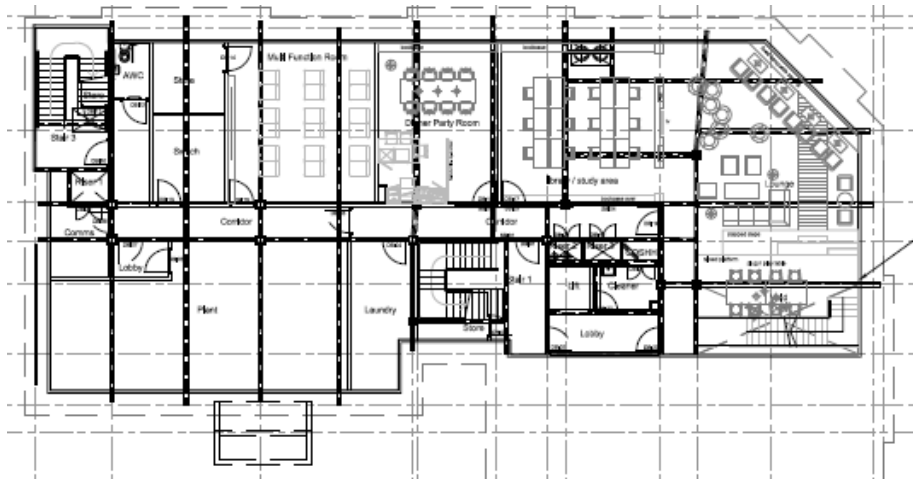
-18053_5089 Basement Level GA Floor Plan 0 - NMA
-East Street, Reading - Cycle Store/Route/Access Rev A
-18053 East Street, Reading 2019.09.06_MB - Bike Doorway Elevation
-18053 East Street, Reading 2019.09.06_MB - Bike Doorway Plan

Received by the Local Planning Authority on 13th September 2019

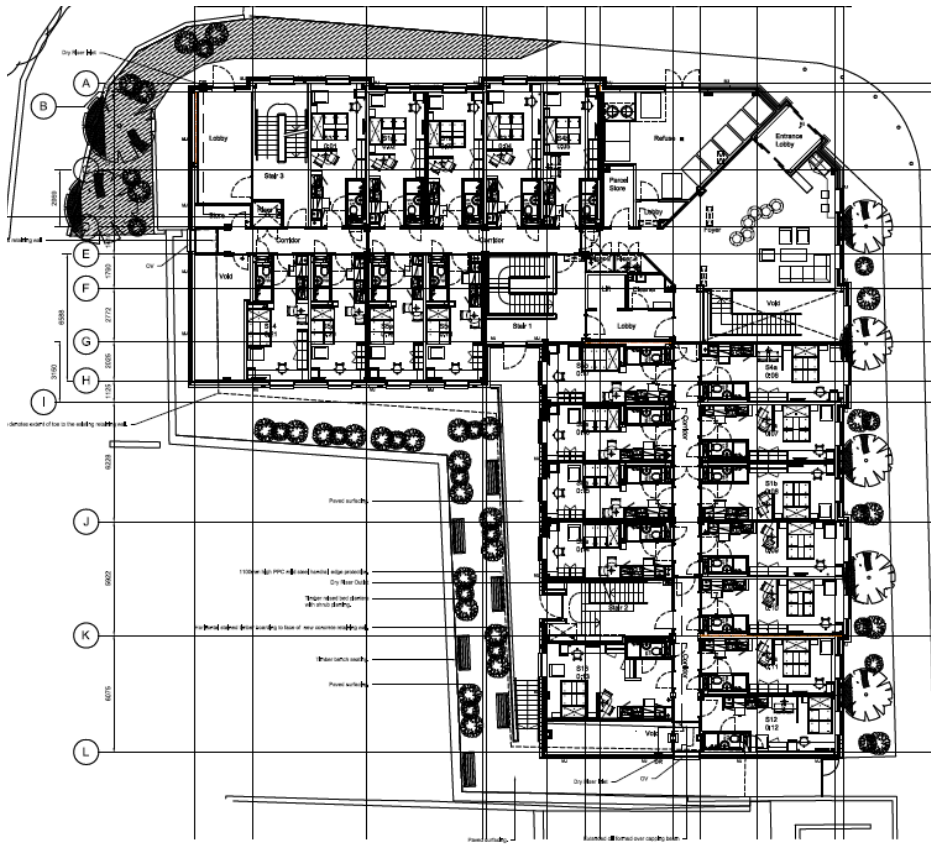
Case Officer: Matt Burns



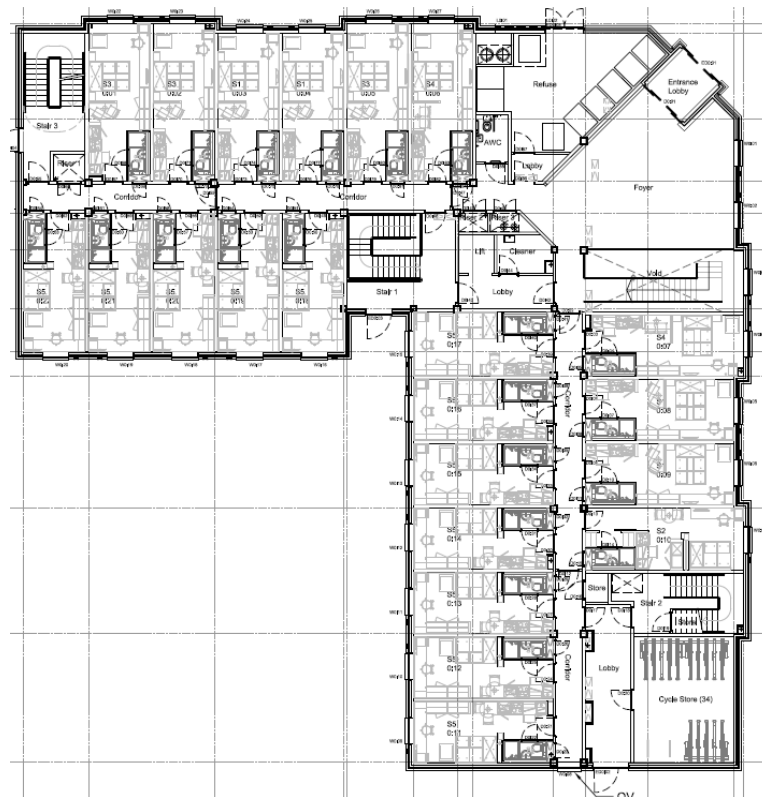
Proposed Basement Floor Plan (as approved under planning permission 182251/VAIAT)



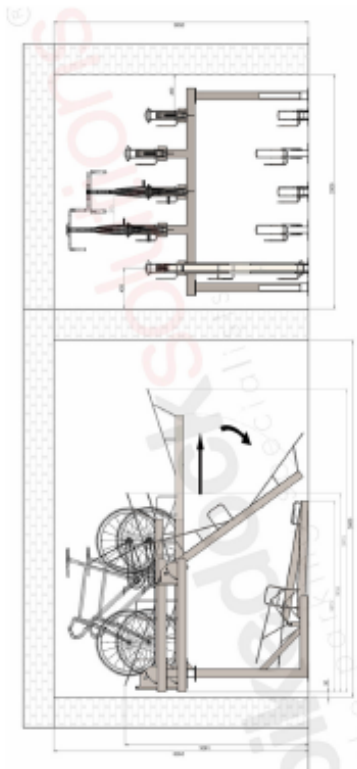
Approved Basement Floor Plan (planning permission ref. 181849/FUL)



Proposed Ground Floor Plan (as approved under planning permission 182251/VAIAT)



Approved Ground Floor Plan (planning permission ref. 181849/FUL)



cycle store accommodates 3no. double tier cycle dock units and 2no. hoops



staircase to accommodate cycle rail



double tier cycle dock unit

LEVEL 0

external door on access control with students would be able to access using their door swipe card. oversized door width

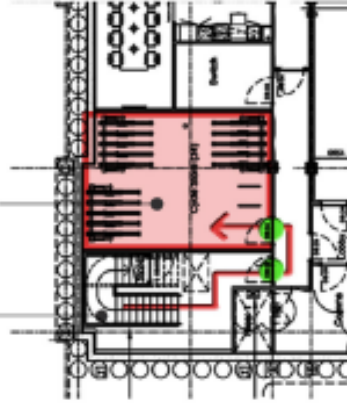


LEVEL 0 - cycle access

lobby to have heavy duty matting to minimise dirt / wet through stair

LEVEL B

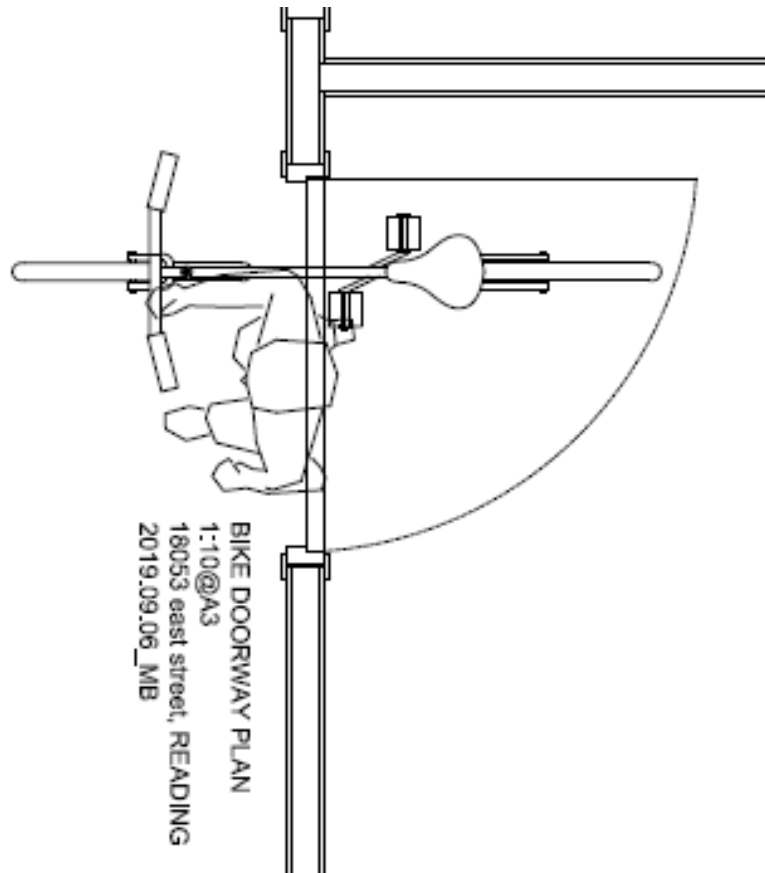
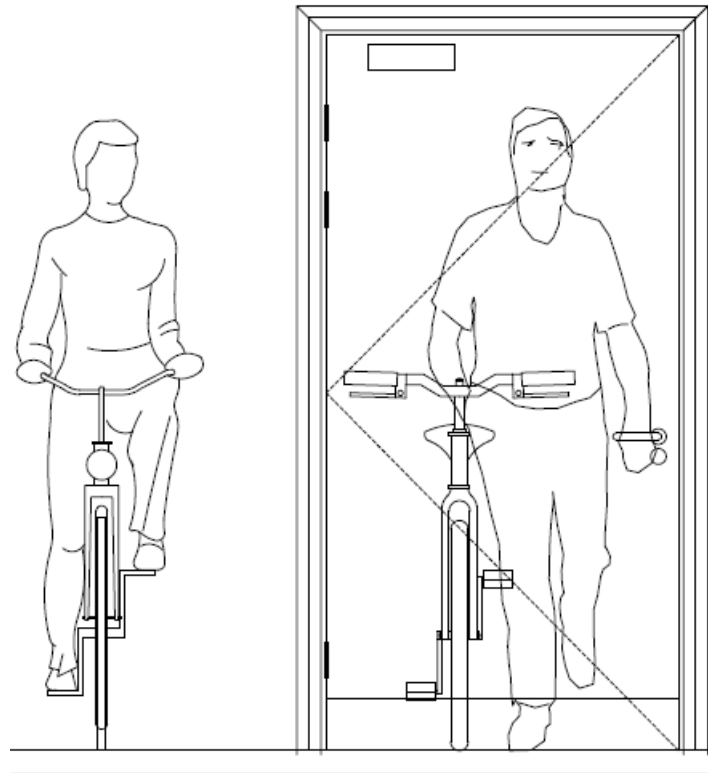
staircase to accommodate cycle rail
cycle storage location



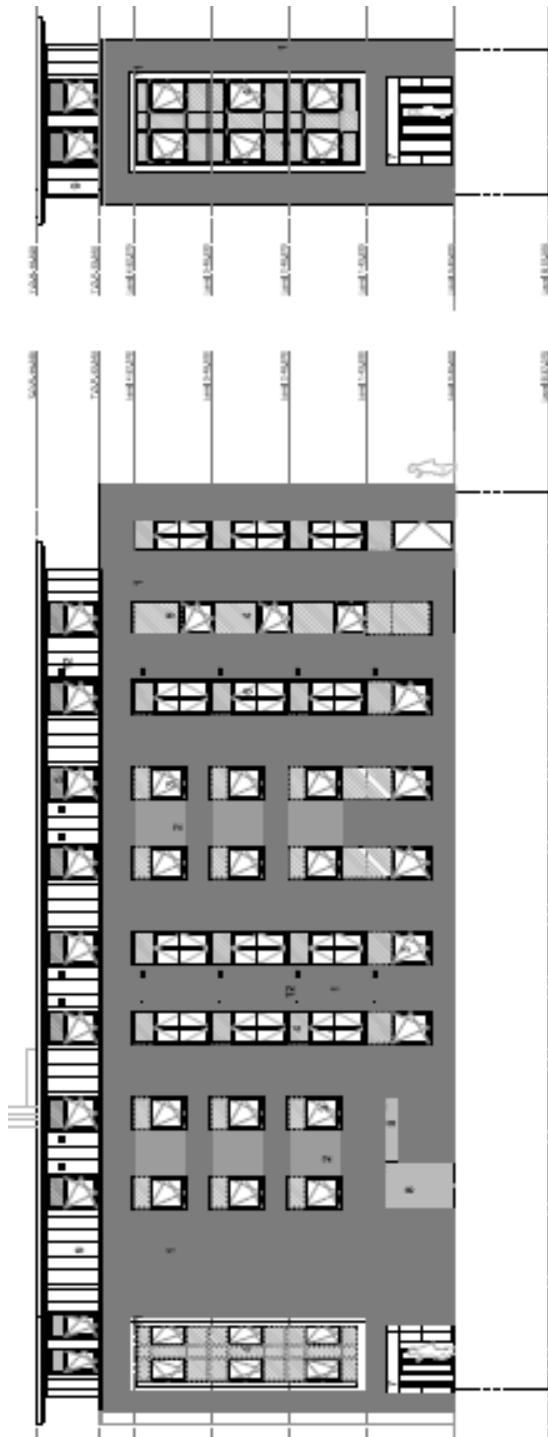
LEVEL B - internal cycle store

3no. doors increased in size to allow for 693mm clear opening (1026mm leaf door)

Proposed Cycle Store Details

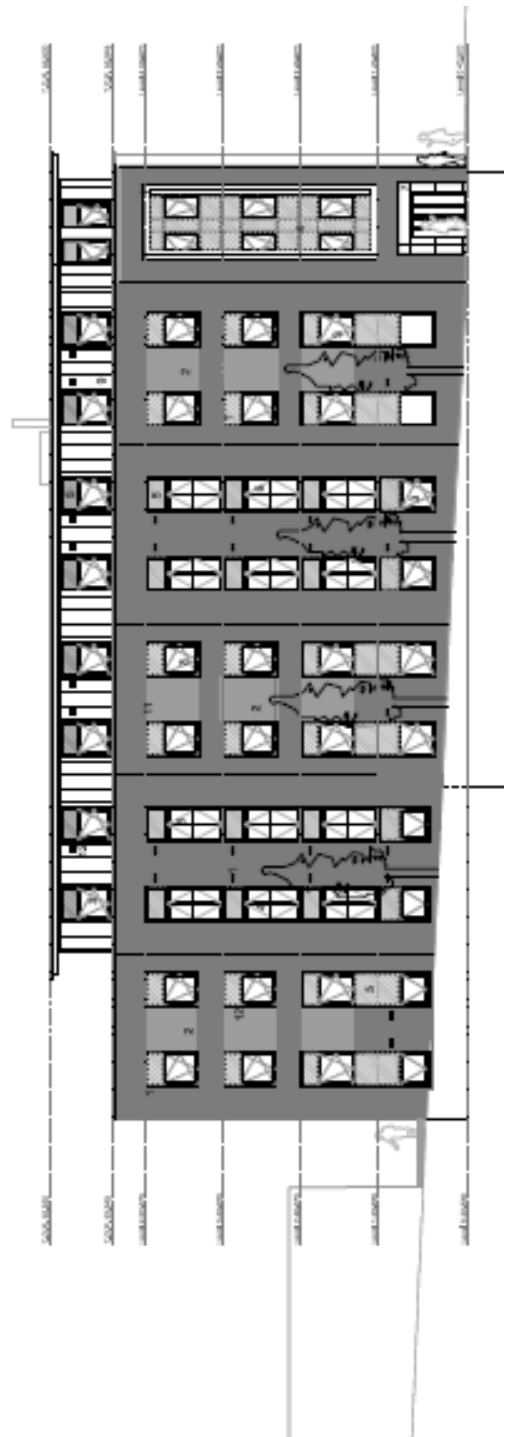


Proposed Oversized Doorways for cycle access

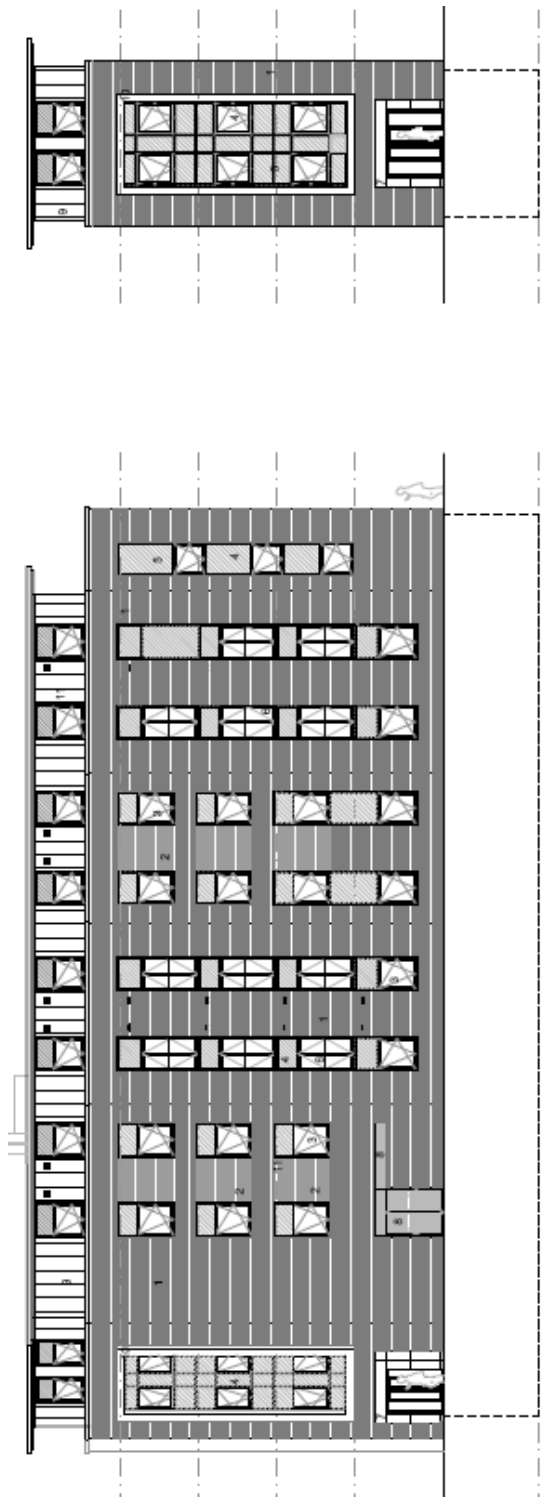


North Elevation

East Elevation

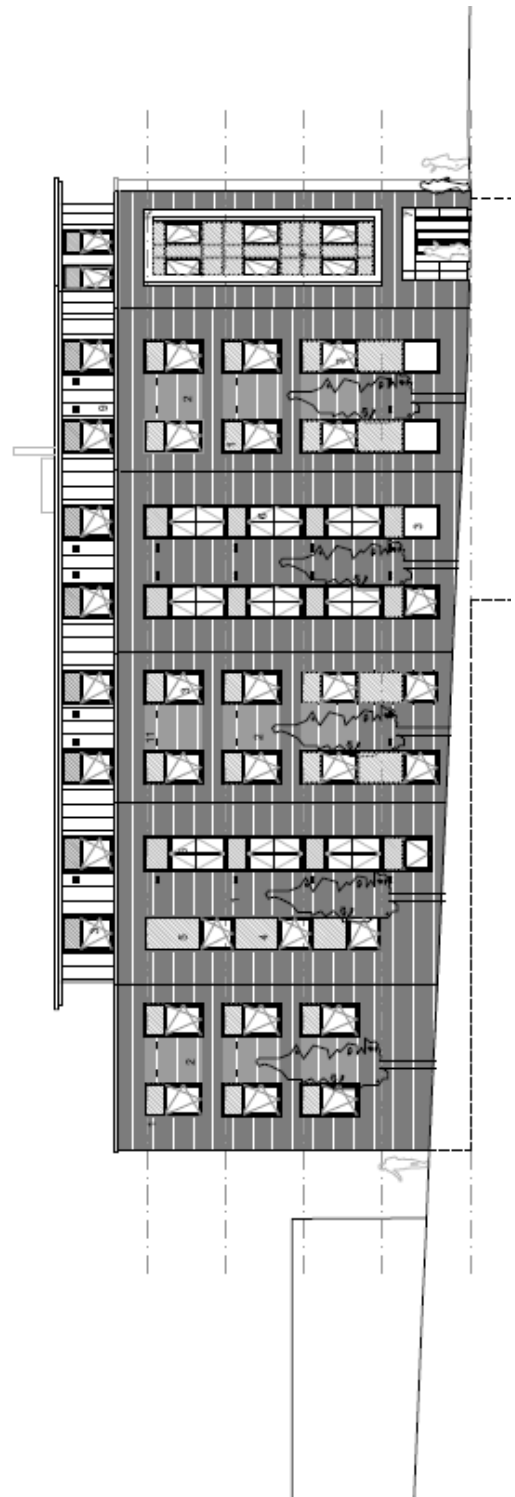


Proposed North and East Elevations

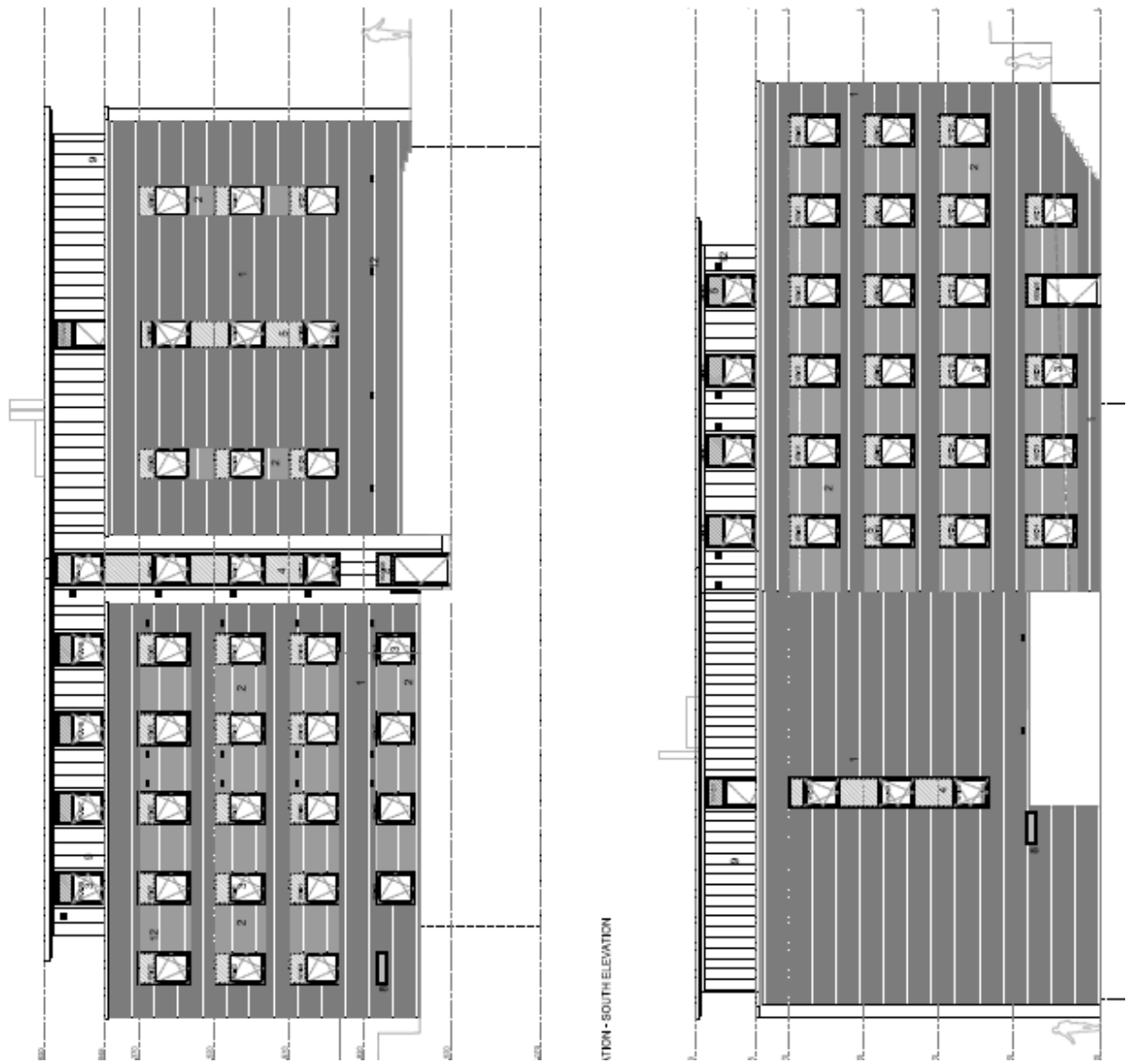


R01
1D ELEVATION-NORTH ELEVATION

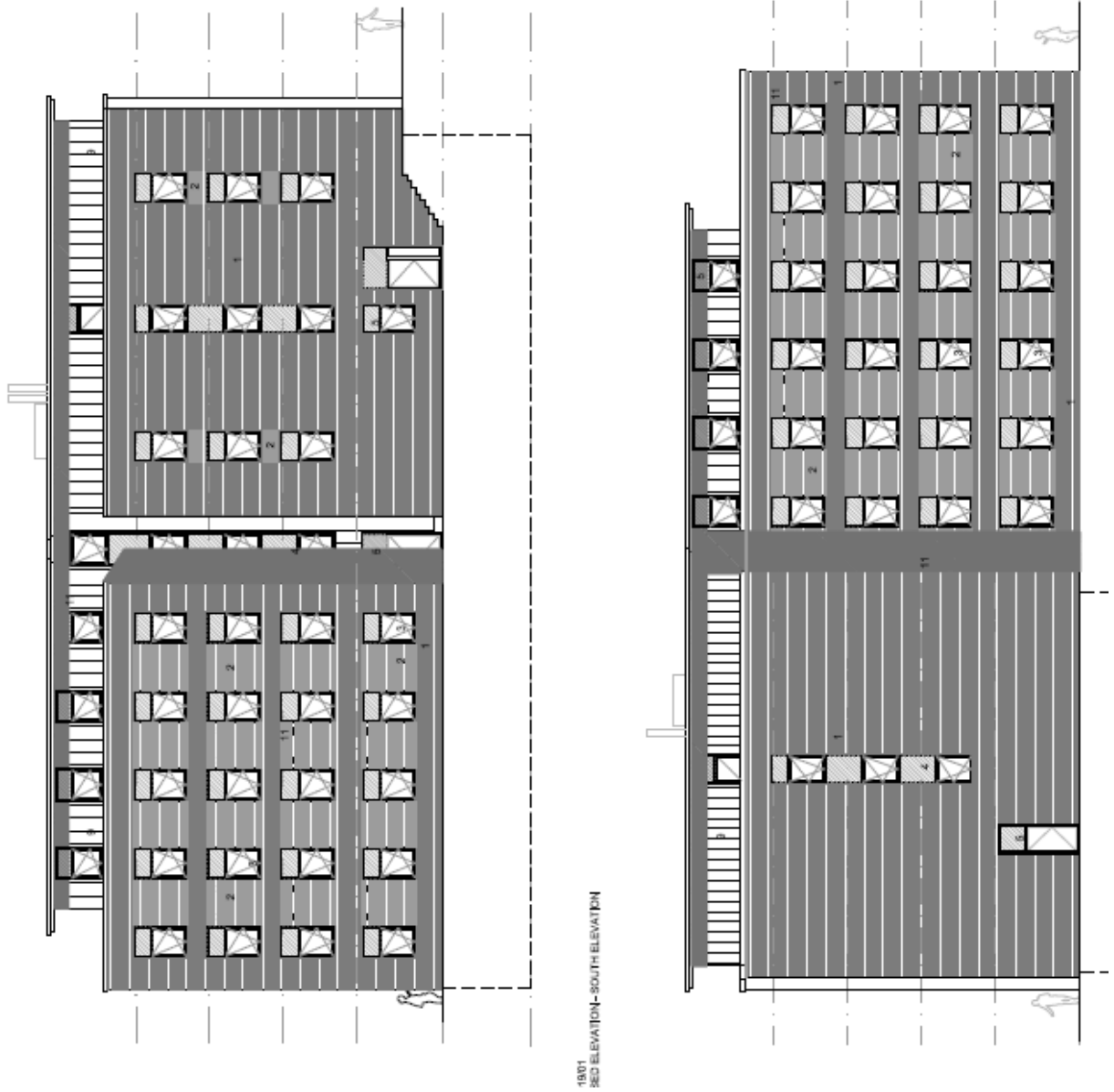
18 053 01703
PROPOSED ELEVATION-NORTH EAST ELEVATION
1:100



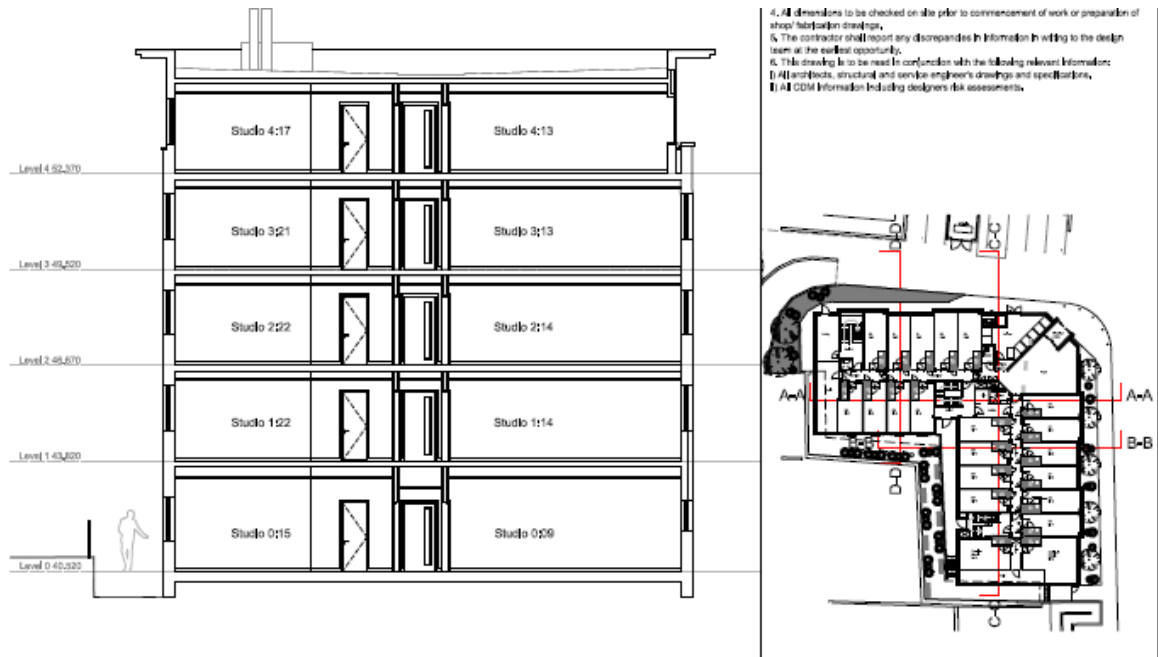
Approved North and East Elevations (planning permission ref. 181849/FUL)



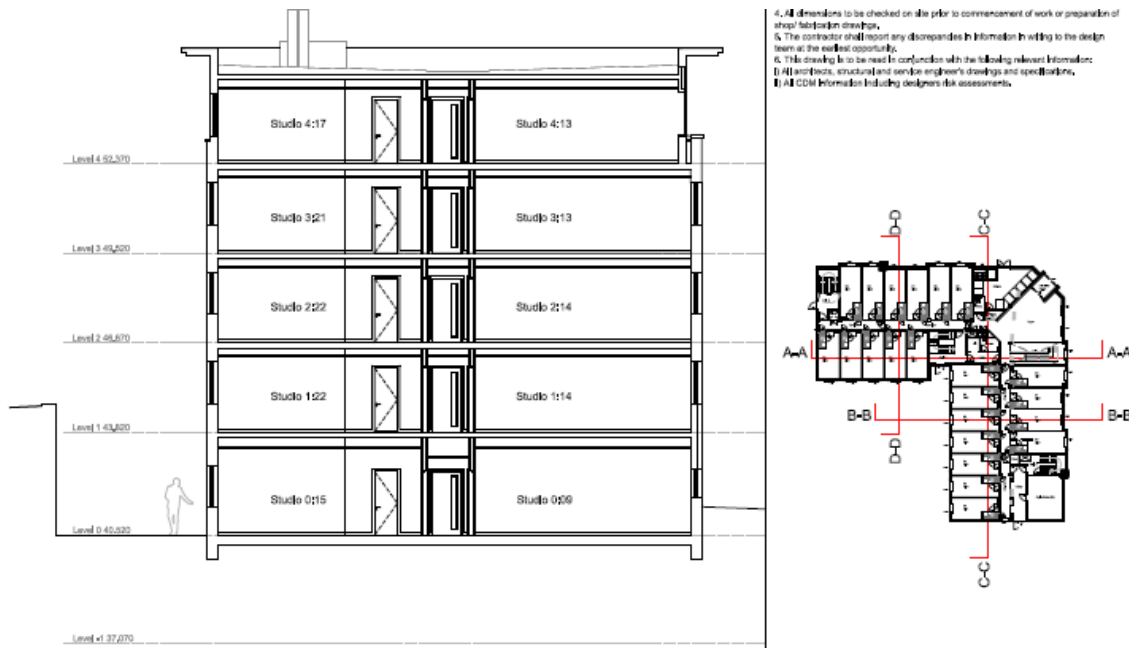
Proposed South and West Elevations



Approved South and West Elevations (Planning permission ref. 181849/FUL)



Section of proposed levels to rear of the site (section B-B)



Section of approved levels to rear of site (section B-B) (planning permission ref. 181849/FUL)