

## UPDATE REPORT

BY THE DIRECTOR FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES  
READING BOROUGH COUNCIL  
PLANNING APPLICATIONS COMMITTEE: 11<sup>th</sup> December 2019

ITEM NO.

**Ward:** Mapledurham  
**App No.:** 191677/FUL  
**Address:** Mapledurham Playing Fields. Upper Woodcote Road, Caversham  
**Proposal:** Refurbishment and single storey front rear and side extensions to the pavilion building  
**Applicant:** Reading Borough Council  
**Target decision date:** 13<sup>th</sup> December 2019

### RECOMMENDATION:

As per main agenda report

Additional condition:

10. Pre-occupation provision of proposed energy enhancements

### 1. Transport

1.1 Consultation comments on the application from Transport Development Control have now been received.

1.2 The comments set out that the site is located within Zone 3, Secondary Core Area as identified in the Council's adopted Parking Standards and Design SPD. Typically these areas are within 400m of a Reading Buses high frequency 'Premier Route', which provides high quality bus routes to and from Reading town centre and other local centre facilities. The pavilion is served by an existing car park accessed via Upper Woodcote Road. The proposed refurbishment works will re-provide the existing facilities within the pavilion. It is not proposed to provide significant additional facilities or capacity that would result in an intensification of the use of the building. Therefore, there are no transport objections to the proposed development and the car parking within the existing car park is considered adequate to serve the refurbished pavilion. There are no changes to the access point currently serving the site.

1.3 No additional conditions above those set out within the main agenda report are recommended.

### 2. Public Consultation

2.1 The closing date for comments on the application was 3<sup>rd</sup> December 2019. No letters of public representation have been received.

### **3. Sustainability**

- 3.1 The main Agenda report advises that further information has been sought from the applicant on the reasons why the usual sustainability requirements are not achievable. The applicant advises that the existing pavilion building has minimal insulation to both the walls and the roof and what insulation there is as has been damaged over the years to further reduce thermal performance. Existing lighting within the building is also predominantly inefficient fluorescent tube lights whilst a hot water and heating is supplied by a dated gas boiler.
- 3.2 The proposed refurbishment works would provide significant improvements to the thermal performance of the building with new insulation to be added to all walls and roof sections. The building will also be made 'air tight' with draft sealant to be added to all external doors and windows to reduce heat loss. All existing lighting is to be replaced with LED lights and panels which have a longer life span than the existing fluorescent lighting. The existing gas boiler is also be replaced with a more efficient electric heating and water system which will provide greater control in terms of timings as to when the heating and hot water are turned on and will also incorporate water-saving technology.
- 3.3 As set out in paragraph 6.22 of the main agenda report, minor scale non-residential developments are required to meet a BREEAM standard of 'very good'. The application does not include information which demonstrates it would meet this level; however, given the relatively modest nature of the proposed extensions and the proposed improvements above the existing thermal and water use efficiency of the building as set out above, officers are satisfied that the proposals would enhance the sustainability of the building considerably above existing and adequately take into account the effects of climate change. Furthermore, it should be noted that the internal refurbishments -which form a significant part of the works - could be carried out without the need for planning permission. In summary, whilst the application is technically contrary to the new sustainability policy, there are considered to be several mitigating factors in this instance and so in this context, securing a BREEAM level of 'very good' to the modest extension areas would impractical to achieve. Officers therefore recommend that the above works are suitable and an additional condition setting out the nature of energy improvement works to be secured is attached to any permission.

### **4. Typographical Correction**

- 4.1 Paragraph 6.25 of the main agenda report incorrectly refers to Policy CC6 in relation to disabled persons' access. The correct policy with regard the accessibility is CC7 (Design and the Public Realm).

**Case Officer:** Matt Burns