

DELEGATED PLANNING APPLICATION REPORT

Ward: Kentwood

App Ref: 230589/PNN

Address: Tilehurst Station, Oxford Road, Tilehurst, Reading, RG31 6TH

Proposals: Tilehurst Station Footbridge MLN1 38M 51Ch, RG31 6TH. The addition of lifts to the existing footbridge bridge, under Part 18 Class A to Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015, requiring the Local Planning Authority's Prior Approval

Case Officer: Marcie Rejwerska

Date received (valid from): 3 May 2023 Target Decision date: 28 June 2023

1. SITE DESCRIPTION

The application site comprises the Tilehurst Railway Station situated on the north side of Oxford Road. The station is set back from the road with own access road and is made up of four platforms which are accessed via an overhead footbridge. The area to the north of the station consists of the densely wooded Thames Path along the Thames river. In addition, there are a number of mature trees on the south side of the station, along Oxford Road. The station buildings are not listed and the application site is not in a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Prior Approval is sought for the addition of three lifts to the existing footbridge. The proposed lifts would have a total height of 9.46m x 4m width with rainscreen panel cladding. The proposal includes lift motor rooms measuring 3.59m width x 2.5m height.

Plans considered:

- 169093-DAB-WST-MLN1-DRG-ECV-000140, Rev P01.1, Proposed Motor Room Plan & Sections, dated 16 December 2022, received 3 May 2023
- 169093-DAB-WST-MLN1-DRG-ECV-000130, Rev P01.1, Proposed Lift Shaft Plan & Sections, dated 14 June 2022, received 3 May 2023
- 169093-DAB-WST-MLN1-DRG-ECV-000123, Rev. P01.1, Proposed Platform 4 Regrading Plan, dated 22 December 2022, received 3 May 2023
- 169093-DAB-WST-MLN1-DRG-ECV-000120, Rev. P01.1, General Arrangement Proposed Station Plan, dated 24 May 2022, received 3 May 2023
- 169093-DAB-WST-MLN1-DRG-ECV-000006, Rev. A03, Steel Lift Shaft General Arrangement, dated 16 December 2022, received 3 May 2023
- 169093-DAB-WST-MLN1-DRG-ECV-000002, Rev. A03, General Arrangement Sections, dated 16 December 2022, received 3 May 2023

3. RELEVANT PLANNING HISTORY

- 900334 - Erection of one 48 sheet and one 96 sheet advertising hoardings. - Application permitted
- 990276 - Provision of ground based telecommunications mast with 15m high pole, radio equipment and ancillary cabinets - Application refused

- 990329 - Erection of 1 x 15 metre integrated column with three antennae and one transmission dish together with equipment cabin enclosed by chain-link fence. - Application refused
- 991406 - Installation of New Air Conditioning Units and External Standby Generator to Existing Telecommunications Building - Application permitted
- 040028 - Non-illuminated advertising hoarding (to the east of Tilehurst station) - Application refused; Appeal dismissed
- 0070048 - Full application for the siting of a portakabin to provide facilities for ambulance crew - Application permitted
- 141653 - Prior Approval for alteration to existing bridge under Part 11 Class A to Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 - Application permitted
- 141855 - Platform extensions and canopy alterations - Application permitted
- 152315 - Application under Part 18, Schedule 2 of the GPDO 2015 for extension and alterations to platforms 1,2,3 & 4 (revisions to previously approved scheme) - Application permitted

4. CONSULTATIONS

Environmental Protection - No comments.

Transport - No objections

A site notice was sent to the applicant to display on site.

Equality Act 2010:

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.

5. LEGAL AND PLANNING POLICY CONTEXT

The application requires the Council to consider the acceptability of the proposal under Class A of Schedule 2, Part 18 of the General Permitted Development Order 2015, which states that works are not permitted unless the prior approval of the appropriate authority to the detailed plans and specifications is first obtained and in this regard this prior approval is not to be refused, and conditions should not be imposed, unless the authority is satisfied that:

- a) The development ought to be and could reasonably be carried out elsewhere on the land; or
- b) The design or appearance of any building, bridge, aqueduct, pier or dam would injure the amenity of the neighbourhood and is reasonably capable of modification to avoid this.

The application has been assessed against the following policies as far as they are material to proposals under Part 18 of the GDPO:

National Planning Policy Framework
National Planning Policy Guidance

Reading Borough Council Local Plan (2019)

Policy CC7 - Design and the Public Realm
Policy CC8 - Safeguarding Amenity
Policy CC9 - Securing Infrastructure
Policy EN14 - Trees, Hedges and Woodlands

6. APPRAISAL

Siting

With regard to Part 18 of the GDPO, the proposed lifts are to be connected to the existing footbridge and no changes are proposed to this footbridge. As such it is considered that there is no evidence to suggest that the development ought to be and could reasonably be carried out elsewhere on the land.

Design and Appearance

The appearance of the lifts would be in similar cladding to the existing footbridge. Although taller than the footbridge and visually prominent, the application site is set back from the road and would mainly be seen in the context of the railway, where lifts in this siting and design are a common feature. On this basis it is considered that both the design and external appearance of the lifts would be acceptable and would therefore not “injure the amenity of the neighbourhood” and would not be contrary to Policies CC7 and CC8.

Equality and Access

Para. 112 of the NPPF states that “applications for development should address the needs of people with disabilities and reduced mobility in relation to all modes of transport”. The proposal is therefore seen as a welcome addition to the station,

Conclusion

The proposed development requiring Prior Approval is considered to be acceptable within the constraints of Part 18 of the GDPO and is recommended for approval on this basis.

This decision relates to the following drawings:

169093-DAB-WST-MLN1-DRG-ECV-000140, Rev P01.1, Proposed Motor Room Plan & Sections, dated 16 December 2022, received 3 May 2023
169093-DAB-WST-MLN1-DRG-ECV-000130, Rev P01.1, Proposed Lift Shaft Plan & Sections, dated 14 June 2022, received 3 May 2023
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169093-DAB-WST-MLN1-DRG-ECV-000006, Rev. A03, Steel Lift Shaft General Arrangement, dated 16 December 2022, received 3 May 2023
169093-DAB-WST-MLN1-DRG-ECV-000002, Rev. A03, General Arrangement Sections, dated 16 December 2022, received 3 May 2023