

DELEGATED PLANNING APPLICATION REPORT

Ward: Southcote

App Ref: 231078/FUL

Address: The Wren School, 61-63 Bath Road, Reading, RG30 2BB

Proposals: Construction of a timber framed garden building for use as an inclusion work room ancillary to the main school.

Case Officer: Marcie Rejwerska

Date received (valid from): 31 July 2023 Target Decision date: 31 January 2024 (ext.)

1. SITE DESCRIPTION

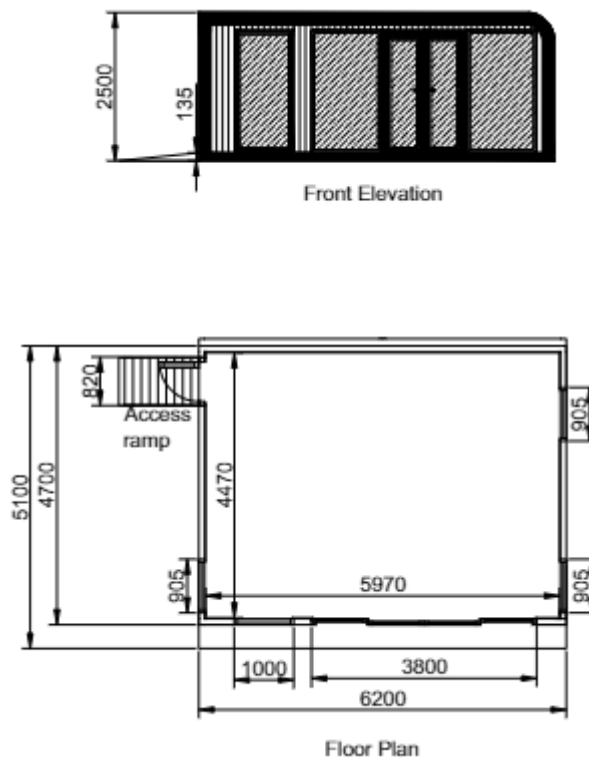
The application site is located south of the main building comprising the Wren School on the south side of Bath Road. The site contains a number of TPO trees, and is partly within the Air Quality Management Area.



Aerial view of the application site, taken from Google Maps on 24/01/2024.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a single storey outbuilding to provide an inclusion work room. The outbuilding would measure 6.2m width x 4.7m length, and 2.5m in height. The outbuilding will be finished in modern timber cladding, with an access ramp. The proposal initially included AC units, which have since been removed due to no submitted noise assessment to accompany the proposal.



Proposed plans and front elevation.

Plans considered:

TQRQM23206110603721 - Location Plan, dated 25/07/2023

Design and Access Statement

Fire Safety Statement

Statement of Proposed Use

Received by the LPA on 31/07/2023

23020109 Issue 1 - Proposed plans and elevations, dated 21/07/2023

Received by the LPA on 13/09/2023

Arboricultural Survey, Arbtech, dated 09/10/2023

Arbtech TPP 01 - Tree Protection Plan, dated November 2023

Arboricultural Method Statement, Arbtech, dated 03/11/2023

Arbtech AIA 01 - Arboricultural Impact Assessment, dated November 2023

Received by the LPA on 07/11/2023

TQRQM23206111207889 - Proposed Block Plan, dated 22 January 2024

Received by the LPA on 22/01/2024

3. RELEVANT PLANNING HISTORY

151175 - A Hybrid application seeking outline planning permission for a new 6 form entry secondary school with all matters other than access reserved for consideration at a later date

and detailed permission for 118 dwellings, access, car parking, landscaping and amenity space, following the demolition of the existing buildings. - Application permitted by Planning Committee

151405 - Application for approval of details reserved by condition 4 of permission 150816. - Condition discharged

160628 - Removal of the existing temporary classroom accommodation, the erection of eight no. temporary accommodation units to provide classroom and staff accommodation, temporary hard play space, access and parking arrangements, and the removal of a limited number of trees over a 2 year period. - Application permitted by Planning Committee

161068 - Discharge of condition 20 of planning permission 151175 - Condition discharged

1610194 - Discharge of condition 9 of planning permission 151175. - Condition discharged

161367 - Application for the approval of conditions 7, 12,15, 18, 57, 60, 61 & 62 in respect of planning permission 151175 - Split decision

161690 - Application for approval of details reserved by condition. (160628) - Condition discharged

161729 - Proposed erection of 2 no. water booster tank structures - Application permitted

161877 - Application for approval of reserved matters following outline approval. (151175) - Application permitted by Planning Committee

161878 - Application for approval of details reserved by condition. (151175) - Split decision

162042 - Discharge of conditions 18, 57 and 59 relating to planning application 151175 - Conditions discharged

162186 - Discharge of conditions 7, 12 and 15 of planning permission 151175 - Conditions discharged

162240 - Application for prior notification of proposed demolition. - Prior Approval Not Required

170081 - Application for approval of details reserved by condition 17. (151175) - Condition discharged

170792 - Application for approval of details reserved by conditions 10 (Bicycle Stores) and 21 (Waste Management Plan) of 151175 - Conditions discharged

172099 - Application for discharge of planning condition 13 of planning approval 151175 - Condition discharged

172156 - Discharge of Conditions 19 and 60c of planning permission 151175 - Conditions discharged

180046 - Application to discharge condition 23 of planning permission 151175 - Condition discharged

180558 - Discharge of condition 3 of planning permission 161877 - Condition discharged

180559 - Discharge of condition 42 of planning permission 151175 - Condition discharged

180560 - Non material amendment to provide plans of the relocated roof plant, details for two no. totem signs and correct landscape drawing references. - Agreed

180846 - Application for discharge of condition 18 of planning permission 151175. - Condition discharged

180929 - Discharge of condition 60c of planning permission 151175 - Condition discharged

180930 - Discharge of conditions 5, 6 & 7 of planning permission 151175 - Split decision

181545 - Erection of Bin storage area - Application permitted

181852 - Application for approval of details reserved by condition 59 Archaeology. (Full planning permission reference 151175) - Conditions discharged

181974 - Discharge of conditions 43 and 50 of planning permission 151175 - Conditions discharged

182080 - Discharge of condition 60c of planning permission 151175 - Condition discharged

190221 - Application for approval of details reserved by condition 19 (Dwelling emissions) of application 151175 - Condition discharged

210983 - Erection of timber-framed eco-classroom - Application permitted

210993 - Confirmation that the Conditions 29, 32, 34, 42, 43, & 50 of Planning Permission 151175 and Conditions 25, 59, 68, 69, & 38 of the Reserved Matters application 161877 have been discharged. - No conditions to discharge

220977 - Non-Material Amendment to Permitted application 210983 - change the layout of rooms. - Agreed

230873 - Change to perimeter fencing and gates around the school - Application not yet determined

4. CONSULTATIONS

Non-statutory:

RBC Natural Environment - With reference to the Arboricultural Survey of 9 October 2023, Tree Constraints Plan Arbtech TCP 01, AIA drawing Arbtech AIA 01, Arboricultural Method Statement of 3 November 2023 and Tree Protection Plan Arbtech TPP 01: The above demonstrate that the development is acceptable in relation to adjacent TPO trees and that these trees can be suitably protected during construction.

No tree work is proposed hence I assume none is intended - it does not seem any would be required to allow for the proposals given the distance from the proposed building location and canopy spread. I note that the building is to have an electricity supply, which is not currently confirmed I assume this could be routed from the building, across the hard surfacing to the new building, i.e. avoid crossing the grass area and RPAs.

RBC Environmental Health - Noise assessment required for proposed AC units.

Ecology - The proposed building will be erected predominantly over hardstanding and a small area of amenity grassland, both of which are unlikely to provide habitat for protected species. As such, since protected species are unlikely to be affected by the proposals, there are no objections to this application on ecological grounds. The applicant should demonstrate compliance with local policy by demonstrating that there will be a net gain for biodiversity. The site is located adjacent to a number of mature trees which if lit could adversely affect the wildlife that uses them. It is therefore recommended that condition is set to ensure that details of any new external lighting is approved by the council prior to its installation.

Public:

The following addresses were consulted by letter.

Flat 22, 4 Liebenrood Road, Reading, Berkshire
Flat 21, 4 Liebenrood Road, Reading, RG30 2DX
74 Bath Road, Reading, RG30 2BE
57-59 Bath Road, Reading, RG30 2BA
74C Bath Road, Reading, RG30 2BE
74a Bath Road, Reading, RG3 2BE
74b Bath Road, Reading, RG30 2BE
61a Bath Road, Reading, RG30 2BB
5 Pendragon Court, Southcote Lane, Reading, RG30 3AW
72 Bath Road, Reading, RG30 2BE

No letters of representation received.

5. LEGAL AND PLANNING POLICY CONTEXT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. The following local and national planning policy and guidance is relevant to this application:

National Policy and Guidance

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
CC7: DESIGN AND THE PUBLIC REALM
CC8: SAFEGUARDING AMENITY
EN12: BIODIVERSITY AND THE GREEN NETWORK
EN14: TREES, HEDGES AND WOODLAND
OU1: NEW AND EXISTING COMMUNITY FACILITIES

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.

APPRAISAL

The main issues are considered to be:

- Design
- Amenity
- Trees and biodiversity

Design

Policy CC7 states *“All development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located.”*

The surrounding area including the school campus and the residential area to the south are of relatively contemporary design, with the redevelopment of the site in the late 2010s. The contemporary design of the outbuilding therefore complements the existing character of the area. The outbuilding will not be visible from Bath Road to the north and therefore has little impact on the wider character of the area.

The scale and layout of the outbuilding are considered proportionate and appropriate for the site. The form is simple and appropriate for the site and its intended use.

The proposal is considered in accordance with Policy CC7 of the Reading Local Plan.

Amenity

Policy CC8 states *“Development will not cause a detrimental impact on the living environment of existing residential properties”*. The proposed outbuilding is located north of a residential estate, and approx. 23m from the nearest residential receptors.

The proposal initially included AC units, which have since been removed from the proposals due to lack of submitted noise assessments. The proposal as amended is considered to pose no risk of harm to the neighbouring residential properties.

Trees and biodiversity

The application site contains a number of TPO trees, and the submitted Tree Protection Plan has sufficiently demonstrated that the proposal will not harm the existing trees principally or during the construction process. The proposal is therefore considered compliant with Policy EN14.

The Ecology team have requested a Biodiversity Net Gain calculation due to the loss of green space, however, the amount of green space lost is considered marginal and the case officer considers the biodiversity calculation to not be necessary in this case. A condition is

recommended in line with Ecology comments to restrict external lighting of the outbuilding to prevent harm to wildlife.

Conclusion

The proposal has been assessed against local policies as outlined above and is considered in accordance with those policies.

RECOMMENDATION

GRANT PERMISSION

Subject to the following conditions:

1. Time Limit Standard
2. Approved Plans
3. Materials As Specified
4. AMS As Specified
5. No External Lighting