

DELEGATED APPLICATION REPORT

Ward: Southcote

App Ref: 230507/FUL

Address: Charles Clore Court, Appleford Road, Reading, RG30 3NT

Proposals: Install 2 External Lift shafts with roof alterations to suit.

Case Officer: Gary Miles

Applicant: A2Dominion

Date received (valid from): 27 April 2023 **Target Decision date:** 22 June 2023

1. SITE DESCRIPTION

Charles Clore Court is an extra care Sheltered Housing facility located off Appleford Road in the ward of Southcote. The property consists a number of self-contained units, over 4 floors in a purpose built structure. The Sheltered Housing facility has its own private communal gardens and self-contained off street parking. The building is constructed from red brick and aluminium clad roof with white upvc doors and windows. The nearby area is predominately domestic housing in the form of semi-detached dwellinghouses, terraced and apartments. The property is not listed, nor within a conservation area.

Site visit date: 15th September 2022 for previous application 221296

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is to install 2 External Lift shafts with roof alterations to suit, to the western elevation. The lift shafts are to be retrofitted to the outside of the existing structure. The lifts shafts are to be constructed of curtain walling with composite panels and glazing as appropriate, with similar roof material to match existing.

Documents considered:

Application Form

Document titled 'The MRL Traction Cabin Lift' lift details

Received by the Local Planning Authority on 18th April 2023

Drawing No: 22/40 E100 - Existing Floorplans - dated 24/03/2023

Drawing No: 22/40 E101 - Existing Floorplans - dated 24/03/2023

Drawing No: 22/40 E102 - Existing Elevations & Section - dated 24/03/2023

Drawing No: 22/40 P100 - Proposed Floorplans - dated 17/04/2023

Drawing No: 22/40 P101 - Proposed Floorplans - dated 17/04/2023

Drawing No: 22/40 P102 - Proposed Elevations & Section - dated 17/04/2023

Drawing No: 22/40 P103 - Site & Location Plan - dated 17/04/2023

Received by the Local Planning Authority on 24th April 2023

3. RELEVANT PLANNING HISTORY

930429 - Extension and alterations to form two wardens units and three additional units for elderly - Permitted April 1993

040258 - Re-model of existing sheltered housing scheme with bedsits and self-contained flats, and provide an extra sheltered care housing scheme - Permitted March 2005
211969 - Proposed new lift shaft extension - Permitted March 2022
221296 - Extension and internal alterations to enlarge and improve kitchen facilities to care home - Permitted January 2023

4. CONSULTATIONS

The following addresses were consulted by letter.

141 Appleford Road, Reading, RG30 3NT

No letters of representation have been received.

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

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

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)

SPG/SPD

A Design Guide to House Extensions SPG

6. APPRAISAL

Character and Appearance

Policy H9 states that an extension to a house will be acceptable where it respects the character of the house in terms of scale, location, materials and design and respects the character and pattern of neighbouring properties and the street as a whole in terms of scale, location, materials and design, and any important existing building line. Policy CC7 also sets out relevant considerations for design.

The application which proposes to retrofit two External Lift shafts with roof alterations to suit, to the western elevation is not considered to be overbearing in scale. The materials, whilst

different to the existing brick structure are not deemed to be unsightly to the existing structure or the wider streetscene. The proposed External Lift Shafts will be constructed from curtain walling with grey composite panels and glazing as appropriate. The square design of the lift shafts are considered to blend in with the existing square and blocky design of the existing structure. The proposal is not considered to be harmful to the overall character of the existing building and it therefore considered the proposal complies with policies H9 and CC7 of the Reading Borough Local Plan (2019).

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. Policy H10 seeks to ensure that the amenity of gardens and other outdoor areas are not compromised. Policy CC8 states an extension to a house will be acceptable where it will not cause a significant detrimental impact to the living environment of existing or new residential properties.

The existing western elevation of the Sheltered Housing structure is completely obscured from the busy Burghfield Road - a classified road. The western elevation is set back for the public highway and largely screened by mature trees and hedges from Appleford Road and nearby residential properties. The proposed lift shafts are not considered overbearing to properties opposite or adjacent to the site. It is not considered the proposed lift shafts will reduce privacy any more than the volume of existing windows to the western elevation. The overall footprint of the proposed lift shafts is not considered to be detrimental to the loss of sunlight or daylight - the lift shafts shall be fitted to the western elevation of the building by which time the sun is at its lowest as it sets-down.

It is considered the proposal complies with policy H9 and CC8 of the Reading Borough Local Plan (2019).

7. CONCLUSION

The proposed development has been assessed as set out above and is considered to be acceptable on that basis, subject to the following conditions.

8. RECOMMENDATION

GRANT

Recommended Conditions:

TL1
AP1
M1