

DELEGATED PLANNING APPLICATION REPORT

Ward: Caversham

App Ref: 221376/FUL

Address: 65 Oakley Road, Caversham, Reading, RG4 7RN

Proposals: Full Planning Application for the Installation of 2no External Air Conditioning Units and the Retention of 6no External Air Conditioning Units

Case Officer: Ryan Allen

Date received (valid from): 15 September 2022 Target Decision date: 1 March 2023

1. SITE DESCRIPTION

Site visit date: 23/09/22

The application site is a veterinary clinic, located on Oakley Road, Caversham. The property is not a listed building, nor is it situated within a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for the installation of 2x external air conditioning units to the north elevation and the retention of 6x external air conditioning units around the property.

Plans considered:

Received 15/09/22

Planning Statement

Specifications Sheet

ADT/3303 ENIA - Environmental Impact Noise Assessment - dated 09/05/22

Drawing No: EBP01-OVCR01 rev. A - Existing Block Plan - dated 18/08/22

Drawing No: EL01-OVCR01 rev. A - Existing Elevation - dated 16/08/22

Drawing No: PBP01-OVCR01 rev. A - Proposed Block Plan - dated 18/08/22

Drawing No: PEL01-OVCR01 rev. A - Proposed Elevation - dated 18/08/22

Drawing No: SLP01-OVCR01 rev. A - Site Location Plan - dated 18/08/22

Received 25/01/23

ADT/3303 ENIA rev. A - Environmental Impact Noise Assessment - dated 25/01/23

Drawing No: PBP01-OVCR01 rev. B - Proposed Block Plan - dated 06/01/23

Drawing No: PEL01-OVCR01 rev. B - Proposed Elevation - dated 06/01/23

Drawing No: PROP01-OVCR01 rev. B - Proposed Ground Floor Plan - dated 06/01/23

3. RELEVANT PLANNING HISTORY

15/03/1995 - 950874/FUL - Change of use from dwellinghouse to a veterinary surgery, minor extensions and provision of a car park. - Permitted

4. CONSULTATIONS

The following addresses were consulted by letter.

304 Hemdean Road, Caversham, Reading, Berkshire, RG4 7QT
302 Hemdean Road, Caversham, Reading, RG4 7QT

Letters of representation have been received as follows:

None.

Internal Consultations

Environmental Protection

The noise assessment submitted has been carried out in accordance with BS4142:2014+A1:2019 and the methodology has been correctly applied, however the assessment concludes that the specific noise level of the proposed plant will not meet our policy of -10dB below the background noise at the Hemdean Rd receptor so there may be some adverse impact on the local noise climate.

Our planning policy states for proposed new plant:

The noise source specific noise level (plant noise level) should be at least 10dBA below the existing background level as measured at the nearest noise sensitive receptor and the rating level should not exceed the background level (as measured in accordance with BS4142:2014).

The noise assessment has failed to provide adequate justification for failing to achieve -10dB and therefore I recommend refusal, unless the applicant is able to amend the proposal to reduce sound levels to meet our criteria and provide an updated noise assessment.

Alternatively the following condition could be attached to consent, however it is possible that the criteria would not be met with the plant specifications proposed in this application and a new application may need to be made at a later date for alternative plant / location. As the application is part retrospective, it may be preferable for the issue to be resolved prior to determination as opposed to applying a condition.

➤ **N2 MECHANICAL PLANT (NOISE ASSESSMENT REQUIRED)**

No mechanical plant shall be installed until a noise assessment of the proposed mechanical plant has been submitted and approved by the Local Planning Authority. The assessment shall be carried out for in accordance with BS4142:2014+A1:2019 methodology. The predicted specific sound level (LAeq,TR) (with reference to BS:4142) as measured at a point 1 metre external to the nearest noise-sensitive facade shall be at least 10dB below the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The predicted rating level, LAr,Tr (specific sound level plus any adjustment for the characteristic features of the sound) as measured at a point 1 metre external to the nearest noise-sensitive facade (habitable window of a dwelling) shall not exceed the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The plant shall thereafter only be installed in accordance with the assessment and shall thereafter be maintained so that it operates to the same standard.

REASON: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CC8 and EN17 of the Reading Borough Local Plan 2019.

Once revised plans and Noise Assessment were received, EP confirmed the revisions rendered the proposal compliant with policy EN17 and demonstrated noise levels -10dBA below background noise.

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 and Guidance

National Planning Policy Framework

National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7: DESIGN AND THE PUBLIC REALM

CC8: SAFEGUARDING AMENITY

EN17: NOISE GENERATING EQUIPMENT

APPRAISAL

Initial plans submitted were deemed unacceptable due to the noise levels not being -10dBA below background noise, as per the Noise Assessment and the impact this would have on the local area. Correspondence was sent to the agent requesting the proposal was amended to establish compliance with local policy. Revised Noise Assessment & plans were received and colleagues in Environmental Protection confirmed revisions had taken concerns into consideration and the revised Noise Assessment demonstrated noise levels below -10dBA, complying with policies CC8 & EN17 of the Reading Borough Council Local Plan (2019).

RECOMMENDATION**GRANT**

Subject to the following conditions:

TL1

AP1

N8