

DELEGATED APPLICATION REPORT

Ward: READING TOWN

App Ref: 221399/DBC

Address: 2 Adelaide Road, Reading, Berkshire, RG6 1PG

Proposals: Application for the Demolition of buildings and construction of new dwellinghouses in their place. To construct a one bedroom detached dwelling 64sqm GIA over two storeys. Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 20, Class ZA

Case Officer: Sian Hickey

Applicant: Mr & Mrs Tahir & Saddam Butt

Date received (valid from): 29 September 2022 **Agreed Extended Decision Date:** 15 December 2022

1. SITE DESCRIPTION

The application site relates to land to the rear of 93 St Peters Road and adjacent to 4 Adelaide Road. The site is currently occupied by a single storey detached building, previously used as a workshop for repairing and making furniture/fittings. The site includes an area for parking. The surrounding area is mainly residential. The site is not Listed, nor in a Conservation Area. However, it does fall within an Article 4 Direction area which controls change of use from C3 to C4 HMO.

Site visit date: 11/10/2022

Photo of site:



2. PROPOSAL AND SUPPORTING INFORMATION

Prior approval is sought under Class ZA of Schedule 2, Part 20 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the demolition of the existing vacant building and the construction of a one bedroom detached dwelling.

Plans considered:

Drawing No. 9107-100 - Location Plan
Drawing No. 9107-101 - Existing and Proposed Block Plans
Drawing No. 9107-102 - Existing Floor Plans
Drawing No. 9107-103 - Existing Elevations
Drawing No. 9107-104 rev 2 - Proposed Floor Plans
Drawing No. 9107-105 - Proposed Elevations
Drawing No. 9107-106 - Existing and Proposed 3D Views
Drawing No. 9107-107 - Additional Information

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

RBC Environmental Protection - The development lies on the site of a garage which has the potential to have caused contaminated land. The proposal may introduce new pollutant linkages between contaminated land and sensitive receptors at the site. The developer is responsible for ensuring that development is safe and suitable for use for the intended purpose or can be made so by remedial action. A contaminated land assessment should be submitted to give an indication as to the likely risks and to determine whether the site is suitable for the proposed use or can be made so by remedial action.

RBC Business Rates - This property is listed for Non-domestic rates under Property Ref: 1008344093002. This property has been recorded as empty since 27.01.16 and due to its size no rates are payable.

RBC Transport - The proposed site is located within Zone 3, Secondary Core Area, of the Council's adopted Parking Standards and Design SPD (Supplementary Planning Document). 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. In accordance with the adopted Parking Standards and Design SPD the proposed development will need 1.0 off road parking spaces. The submitted proposed plan illustrates 1 off road parking space.

Revised plans were requested and submitted illustrating the repositioning and extent of the vehicle access point and removal of the gates opening on to the footway.

5. PUBLICITY

A site notice was displayed at the application site on 11/10/2022 for the requisite 21 day period.

No responses were received from the public consultation.

6. APPRAISAL

ZA.—(1) Development consisting of works for the demolition of one or other of—

- (a) any building comprising a single purpose-built detached block of flats, **N/A** and
- (b) any other single detached building **COMPLIES**, comprising premises established—
 - (i) for office use falling within Class B1(a) of the Schedule to the 1987 Order, **N/A**
 - (ii) for research and development falling within Class B1(b) of the Schedule to the 1987 Order, **N/A** or
 - (iii) for an industrial process falling within Class B1(c) of the Schedule to the 1987 Order, **COMPLIES** or for any combination of them, existing on 12 March 2020, together with its replacement by a single building covered by sub-paragraph (2), involving operations listed in sub-paragraph (3).

(2) The building in question is to comprise one or other of—

- (a) a purpose-built detached block of flats, **N/A** or
- (b) a purpose-built detached dwellinghouse. **COMPLIES**

(3) The operations in question are—

- (a) operations reasonably necessary for the demolition and construction, which may include the installation of a basement or cellar in the new building, whether or not there is one in the old building;
- (b) works for the removal of plant servicing the old building;
- (c) works for the disconnection of services from the old building;
- (d) works for the removal of any means of access to and egress from the old building;
- (e) works for the removal of storage and waste from the old building;
- (f) works for the installation of plant to service the new building;
- (g) works for the installation of services to be connected to the new building;
- (h) works to enable access to and egress from the new building, including means of escape from fire;
- (i) works for the construction, within the new building, of storage, waste or other ancillary facilities to support the new building;
- (j) the use of scaffolding and other temporary structures to support the operations listed in paragraphs (a) to (i) over a period—
 - (i) starting with their installation no earlier than one month before the beginning of those operations, and
 - (ii) ending with their removal no later than one month after the completion of those operations.

(4) In relation to Class ZA—

“development” includes any change of use from the use of the old building to the use of the new building within Class C3 of the Schedule to the 1987 Order; “the 1987 Order” means the Use Classes Order as in force on 12 March 2020; “the old building” and “the new building” respectively mean the building proposed for demolition and the building proposed as replacement; and “services” means water, drainage, electricity, gas, and other services to the extent reasonably necessary for the new building to function as the building in question as defined by sub-paragraph (2) above.

ZA1. Development is not permitted by Class ZA—

- (a)if land covered by, or within the curtilage of, the old building—
 - (i)is occupied in any part under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained; **NO**
 - (ii)is or forms part of article 2(3) land; **NO**
 - (iii)is or forms part of a site of special scientific interest; **NO**
 - (iv)is or forms part of a listed building or land within its curtilage; **NO**
 - (v)is or forms part of a scheduled monument or land within its curtilage; **NO**
 - (vi)is or forms part of a safety hazard area; **NO**
 - (vii)is or forms part of a military explosives storage area; **NO** or
 - (viii)is within 3 kilometres of the perimeter of an aerodrome; **NO**
- (b)if the old building was constructed after 31 December 1989; **NO**
- (c)if the footprint of the old building exceeds 1,000 square metres; **NO**
- (d)if the height of the highest part of the roof of the old building above ground level (not including plant, radio masts and antennae) is greater than 18 metres at any point; **NO**
- (e)unless the old building has been vacant for a period of at least 6 months immediately prior to the date of the application for prior approval; **YES**
- (f)if the old building has been rendered unsafe or otherwise uninhabitable by the action or inaction of any person having an interest in the land on which the old building stands and it is practicable to secure safety or health by works of repair or works for affording temporary support (and for this purpose keeping the old building vacant does not of itself count as action or inaction); **NO**
- (g)if the demolition is “relevant demolition” for the purposes of section 196D of the Act (demolition of an unlisted etc building in a conservation area); **NO**
- (h)if any of the footprint of the new building falls outside the footprint of the old building; **NO**
- (i)if any part of the exterior wall of the new building nearest to a highway is nearer to the highway than the part nearest the highway of the exterior wall nearest the highway of the old building; **NO**
- (j)if the height (not including plant, radio masts and antennae) of the new building would at any point exceed the lower of—
 - (i)7 metres above the height (not including plant) of old building; **NO** or
 - (ii)18 metres,above ground level; **NO**
- (k)if the new building has more than $X + 2$ storeys, where “X” is the number of storeys in the old building; **N/A**
- (l)if the new building has more storeys than the old building and the floor to ceiling height of any additional storey in the new building, measured internally, would at any point be greater than the lower of—
 - (i)the floor to ceiling height, measured internally, of any storey in the old building; or
 - (ii)3 metres; **NO** or
- (m)if the height of any plant on the roof of the new building as measured from the lowest surface of that roof would be greater than the height of any existing plant as measured from the lowest surface of the existing roof on the principal part of the old building. **N/A**

Conditions

ZA.2.—(1) Development under Class ZA is permitted subject to the following conditions.

(2) Where any development under Class ZA is proposed, development is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for prior approval of the authority as to—

(a) transport and highways impacts of the development; *The proposed development would not have a detrimental impact on traffic.*

(b) contamination risks in relation to the new building; *RBC Environment Protection raised concerns relating to contaminated land. Although a contamination report was submitted, the report is a data search type report but it is an automatically generated one and no interpretation has been provided by a 'real' person, therefore conditions would still need to be attached.*

(c) flooding risks in relation to the new building; *The site is not located within Flood Zones 2 or 3 and as such the proposals are acceptable in flood risk terms.*

(d) the design of the new building; *It is considered the prominent siting of the proposed dwelling, its forward projection compared to the predominant building line on Adelaide Road and the resulting proximity to the street, would appear visually dominant. The layout with the front door and some primary windows to the side, facing the rear of 93 and 93A St Peter's Road, would create an unusual relationship between residential properties with windows facing each other within close proximity, would not create an active frontage to the street and which would not be characteristic of the local area.*

(e) the external appearance of the new building; *The proposed dwelling is not considered to be in keeping with the strong character of terrace dwellings on this side of the street which all include an active frontage and a bay window feature. The proposed position and scale of windows of the new dwelling would also not accord with the adjacent terraces.*

(f) the provision of adequate natural light in all habitable rooms of each new dwellinghouse in or comprising the new building; *All habitable rooms are served by windows, providing adequate levels of natural light in the new building.*

(g) the impact of the development on the amenity of the new building and of neighbouring premises, including overlooking, privacy and light; *The first floor windows in the side elevation which face 93 & 93A St Peters Road would cause overlooking and harm to the amenity of these neighbouring occupiers. With regards to number 95 St Peters Road, the proposed dwelling would be overbearing on and overshadow that garden with consequent harm to the amenity of the occupiers of number 95 St Peters Road. The additional storey of the development would also increase the impact to number 4 Adelaide Road, this property has a side facing entrance door which would face a 2-storey blank wall of the proposed dwelling. The amenity space of the proposed dwelling would be extremely limited in scale and would not respect the size and character of other similar private amenity spaces in the immediate vicinity.*

(h)impacts of noise from any commercial premises on the intended occupiers of the new dwellinghouses; ***No identified risk***

(i)the impact on business and new residents of the development's introduction of, or increase in, residential use in the area in which the development is to take place; ***No identified risk***

(j)the impact of the development on heritage and archaeology; ***No identified risk***

(k)the method of demolition of the old building; ***The method for demolition is considered acceptable.***

(l)the plans for landscaping of the development, including the planting and maintenance of shrubs and trees; ***The plans show an area of lawn, however, no detail of planting, shrubs or trees have been provided.***

(m)any—

(i)air traffic and defence asset impacts of the development, ***N/A*** and

(ii)impact that, because of the siting of the new building, the development will have on a protected vista identified in the Directions Relating to Protected Vistas dated 15 March 2012 by the Secretary of State(3),unless no part of the new building (including plant, radio masts and antennae) occupies airspace not occupied by the old building (including plant, radio masts and antennae). ***N/A***

7. CONCLUSION

The proposed development would have a detrimental impact on the neighbouring amenity. The proposed development would have a harmful impact on the character and appearance of the surrounding area.

Accordingly, it is considered that prior approval of the Local Authority is required and refused in accordance with the requirements of Class ZA of Schedule 2, Part 20 Class ZA of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended).

8. RECOMMENDATION

Prior Approval is required and REFUSED