

DELEGATED APPLICATION REPORT

Ward: Whitley

App Ref: 221642/FUL

Address: Holiday Inn, Basingstoke Road, Reading, RG2 0SL

Proposals: The replacement of windows and doors to the meeting area and main entrance doors. Paint existing brickwork and render grey, new aluminium cladding features and new lighting.

Case Officer: Sian Hickey

Applicant: Valor

Date received (valid from): 2 November 2022 **Target Decision date:** 27th January 2023 (ext)

1. SITE DESCRIPTION

The hotel consists of a part two storey and part single storey building located on Basingstoke Road. The building is set back from the road with associated vehicle parking provided to the front and side of the site. The site is not Listed, nor does it fall within a Conservation Area. The site is located within an Air Quality Management Area (AQMA).

Site visit date: 15/11/2022

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for works to the South and West elevations of the building. The works include the replacement of windows and doors to the conference room meeting area with the installation of a new balustrade to the front of the conference room meeting doors. The main entrance doors are to be replaced. The existing windows to the right of the hotel entrance are also to be replaced. The proposal also includes existing brickwork walls and existing wall render to receive new anthracite grey colour painted finish. New aluminium cladding features are to be installed on the faces of each column and to the underside of the Porte Cochere with natural oak timber affect finish. New lighting is also proposed.

The plans show new signage associated with the proposed development. However the agent was advised to submit a separate application for advertisement consent. The signage is not being assessed as part of this planning application.

Plans considered:

Drawing No. 100 - Proposed Block Plan
Drawing No. 101 - Location Plan
Drawing No. 300 - Existing Layout - Main Entrance
Drawing No. 302 - Proposed Layout - Main Entrance
Drawing No. 304 - Finishes Layout
Drawing No. 305 - Existing Elevations
Drawing No. 306 - Proposed Elevations West
Drawing No. 307 - Proposed Elevations South
Drawing No. 401 - Lighting Chancel Details
Drawing No. 402 - Timber Cladding Details
Drawing No. 403 - Balustrade Details
Drawing No REA -001B - Window Details

As received 02 November 2022

Drawing No. 310 - Landscape Plan
Drawing No. 303A - Lighting Plan

As received 06 January 2023

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

The following addresses were consulted by letter.

2 Worton Drive, Reading, RG2 0TQ
4 St Pauls Mews, Whitley Wood Lane, Reading, RG2 8PJ
581a Basingstoke Road, Reading, RG2 0SJ
581 Basingstoke Road, Reading, RG2 0SJ
1 Whitley Wood Lane, Reading, RG2 8PN
3 St Pauls Mews, Whitley Wood Lane, Reading, RG2 8PJ
1 St Pauls Mews, Whitley Wood Lane, Reading, RG2 8PJ
6 St Pauls Mews, Whitley Wood Lane, Reading, RG2 8PJ
5 St Pauls Mews, Whitley Wood Lane, Reading, RG2 8PJ
Flat 1, 563 Basingstoke Road, Reading, Berkshire, RG2 0SJ

A site notice was displayed at the site, expiring on 13th December 2022.

No comments were received for this application.

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.

Relevant Planning Policy and Guidance

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. The Development Plan for Reading relevant to the application site comprises the Reading Borough Local Plan (adopted November 2019).

The 'National Planning Policy Framework' ('NPPF') 2021 states clearly that its content is to be a material consideration in the determination of applications. The 'NPPF' states that due weight should be given to the adopted policies of the Local Plan according to their degree of consistency with the 'NPPF' (the closer the policies in the plan to the policies in the 'NPPF', the greater the weight that may be given).

Relevant Policies

The application has been assessed against the following policies:

National

National Planning Policy Framework 2021;

National Planning Policy Guidance 2014 onwards;

Reading Borough Local Plan (November 2019)

- CC1: Presumption in Favour of Sustainable Development
- CC2: Sustainable Design and Construction
- CC3: Adaption to Climate Change
- CC5: Waste Minimisation and Storage
- CC7: Design and the Public Realm
- CC8: Safeguarding Amenity
- EN2: Areas of Archaeological Significance
- EN14: Trees, Hedges and Woodlands
- EN18: Flooding and Drainage
- EM2: Location of New Employment Development
- TR3: Access, Traffic and Highway-Related Matters
- TR4: Cycle Routes and Facilities
- TR5: Car and Cycle Parking and Electric Vehicle Charging

Other documents

Sustainable Design & Construction SPD (2019)

Revised Parking Standards and Design SPD (2011)

Appraisal

The main issues considered for this application are as follows:

- a) Principle of Development
- b) Design and Access
- c) Safeguarding Amenity
- d) Natural Environment

a) Principle of Development

No change of use is proposed within this application and building would retain its existing use as a hotel. No extensions for the existing building are proposed. It is considered the proposed refurbishment works are minor and would improve the appearance of the building.

Therefore, the principle of the development proposed is acceptable, provided that the policy requirements of the Reading Borough Local Plan are satisfied.

b) Design & Access

This application seeks the refurbishment of the existing building without any increase in gross internal area. The development is considered minor in size and scale and would not harm the character and appearance of the building or the surrounding area. The proposed works would modernise and enhance the existing building and improve the efficiencies of the existing windows, doors and lighting.

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

c) Safeguarding Amenity

The building is significantly set back from the road and the nearest dwellings to the proposal are located approximately 60m away. The development proposed will not have a detrimental impact on the living conditions of current and future occupants of nearest dwellings.

The proposal was further considered against the criteria specified within Policy CC8 of the Reading Borough Local Plan. The proposed development would not harm the amenity of the surrounding area in accordance with Policy CC8 of the Reading Borough Local Plan.

d) Natural Environment

Previous Natural Environment comments raised concerns for the retention of existing tree vegetation and concerns with regards to lighting lines routing across entrance island.

Following these comments, amended plans/details have been received which show the important existing tree vegetation near the proposed development is to be retained as it is and some hedge vegetation on the entrance island will be cut back, all removed vegetation will be replaced.

The details of the proposed landscaping have been approved by the Natural Environment Team and will be secured via condition to any approval of this application.

The proposed landscaping is considered in accordance with Policy EN14 of the Reading Borough Local Plan.

Conclusion

The development has been assessed and the works are considered to be in accordance with the above relevant policies and planning permission can be granted.

Recommendation - GRANT

Conditions:

Time Limit

Approved Plans

Materials

Landscape Details