

DELEGATED APPLICATION REPORT

Application No. 212033

Address: Western Elms Surgery, 317 Oxford Road, Reading RG30 1AT

Proposal: 1.80m high 358 mesh panel fencing with gates in RAL 6005 green, single gate to side of building, single gate and 2no. vehicle gates to the front of the building.

Case Officer: Marcie Rejwerska

Site Description and Surrounding Area:

The application site comprises a self-contained building which serves as a surgery on the junction of Western Elms Avenue and Oxford Road. The site is currently bordered by a low brick wall, characteristic for properties in the area, as well as hedges and 4 trees within the application site, 2 of which are covered by TPOs. The application site contains two separately accessed car parks, one with 9 spaces and the other with 13 spaces. The application site is located just outside the Oxford Road conservation area.

Planning approval is sought for erection of a 1.8m high 358 mesh panel fencing with gates to secure the perimeter of the site to prevent trespassers on the site.

Plans Considered:

1047/01/103 P1 Site block plan

Received 16/12/2021

1047/02/103 Proposed elevations

Received 14/01/2022

Parking Management Plan Fencing and Gates at Western Elms Surgery Management Policy for Operation of Gates

Received 4/7/2022

1047/02/102B Site plan

1047/02/104B Tree survey

Received 15/8/2022

Relevant Planning History:

171068 - Alterations and first floor extensions to existing Surgery - Application permitted on 4/10/2017

900739 - Alteration and extension to doctors surgery including demolition of garage, repositioned access and additional car parking. - Application permitted on 17/5/1990

Public Consultation:

The following addresses were formally consulted via letter on 17/2/2022:

1, 1A, 2, 4 Western Elms Avenue

Flat 1-3 315 Oxford Road

319 Oxford Road

No responses received. Site notice was sent to the applicant and displayed on site.

Consultation Responses:

RBC Transport: The introduction of gates in close proximity to the vehicular accesses would result in conflicting traffic movements on the classified road network which would have an adverse effect on road safety and the flow of traffic. This would be in conflict with Local Plan Policy TR3.

This has been resolved by way of a parking management plan to be secured via condition.

RBC Trees: Amended tree information provided is acceptable.

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. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. However the NPPF does not change the statutory status of the development plan as the starting point for decision making.

In this regard, the NPPF states that due weight should be given to the adopted policies of the Local Development Framework (LDF) (Core Strategy and Sites and Detailed Policies Document) 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).

Accordingly, the National Planning Policy Framework and the following development plan policies and supplementary planning guidance are relevant:

CC7	Design and the public realm
CC8	Safeguarding amenity
TR3	Access, traffic and highway-related matters

Appraisal

Design and the public realm

Policy CC7 states that: *“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 proposed fencing would result in a degree of harm to the streetscene in terms of scale and design. The proposed fencing will appear visually dominant, however, following discussions with the applicant it is apparent that fencing of this type is required on site to protect the users and staff of the surgery, therefore on balance the development is considered acceptable.

However although the proposed fencing would be visually dominant the site, there is an overriding need for the mesh panel fencing specifically, to prevent litter and trespass on the application site.

The application site is located nearby to the Castle Hill/Russell Street/Oxford Road conservation area; the visual harm identified would be less than substantial and would be outweighed by the benefits in terms of the impacts on the character of the conservation area.

Highways matters

Policy TR3 states that: *“Development will only be permitted where:*

- Accesses and works to the highway comply with the adopted standards of the Transport Authority;*
- The development would not have a material detrimental impact on the functioning of the transport network;*
- The proposals would not be detrimental to the safety of users of the transport network, including pedestrians and cyclists;*
- The proposal would not generate regular movement of heavy goods vehicles (HGVs) on unsuitable roads, or on roads without easy access to the Classified Highway Network; and*
- For non-residential uses, or new dwellings on classified roads, off-street servicing would be provided.”*

The proposed development does not result in loss of parking spaces. The addition of gates, however, does pose an issue with regards to potential delay on a classified road, causing traffic issues. This has been resolved through discussion with the agent to create a parking management plan to be secured via condition to ensure that the gates remain open during surgery opening hours. The submitted parking management plan ensures that both highway needs to prevent traffic build up. and the needs of the surgery to prevent trespassers are fulfilled.

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.

RECOMMENDATION: GRANT PERMISSION

Conditions

TL1

AP1

M3

L7A

PARKING MANAGEMENT PLAN AS SPECIFIED

Informatives