

DELEGATED APPLICATION REPORT

Ward: Church

App Ref: 221855/FUL

Address: Academysport Leisure Centre, Northumberland Avenue, Reading, RG2 8DF

Proposals: Internal and external changes to Academysport Leisure Centre

Case Officer: Gary Miles

Applicant: Reading Football Club Community Trust

Date received (valid from): 12 December 2022 **Target Decision date:** 13 February 2023

1. SITE DESCRIPTION

The application site is a purpose built Leisure Centre (historically known as South Reading Leisure Centre) located on the eastern side of Northumberland Avenue originally constructed in the eighties consisting of single and two storey areas. The property is constructed partly in red brick, with flat, pitched and lean too style roofs covered in various materials including sheet metal, part glass elevations and part render finished in various colours. The property is not within a conservation area nor listed. The property predominately faces on to open space, playing fields and the public highway and offers a large area off-street parking.

2. PROPOSAL AND SUPPORTING INFORMATION

Permission is sought for internal and minor external changes to Academysport Leisure Centre.

Plans considered

Drawing no: 5018344-RDG-XX-ST-PL-A-100 - Location Plan - dated 27th June 22

Drawing no: 5018344-RDG-XX-ST-PL-A-109 - Site Plan - dated 27th June 22

Drawing no: 5018344-RDG-XX-ST-PL-A-101 - Existing Ground Floor Plan - dated 7th Sept 22

Drawing no: 5018344-RDG-XX-ST-PL-A-102 - Existing First Floor Plan - dated 7th Sept 22

Drawing no: 5018344-RDG-XX-ST-PL-A-103 - Proposed Ground Floor Plan - dated 7th Sept 22

Drawing no: 5018344-RDG-XX-ST-PL-A-104 - Proposed First Floor Plan - dated 7th Sept 22

Drawing no: 5018344-RDG-XX-XX-EL-A-200 - Existing Front & Side elevations - dated 30th Aug 22

Drawing no: 5018344-RDG-XX-XX-EL-A-201 - Proposed Front & Side Elevations - dated 30th Aug 22

Received by the Local Planning Authority on 12th December 2022

3. RELEVANT PLANNING HISTORY

Application 160314 - Refurbishment of existing external Artificial Grass Pitch - Permitted 2016

4. CONSULTATIONS

Due to the nature of the application - internal changes, no change of use and only minor external changes - no addresses were consulted.

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 (NPPF)
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

6. APPRAISAL

The main issues to be considered are:

- a) Principle of development
- b) Design and impact on the character of the area

a) Principle of development

The proposed window and door to the front elevation (A-A) the proposed window to the side elevation (B-B) and the internal improvements are generally considered acceptable based on the supplied documents as part of this application. The proposals are considered acceptable regarding design, scale, and not causing adverse impact to neighbouring properties.

b) Design and impact on the character of the area

Policy CC7 requires that all development be of a high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located. From the documents supplied it is not expected that the proposal will cause an adverse effect to the character and appearance of the area of Reading.

The proposals therefore comply with policy CC7 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