

DELEGATED APPLICATION REPORT

Application No. 220813

Address: Hugh Farrington Rc School, Fawley Road, Reading RG30 3EP

Proposal: Steel framed canopy with tensioned fabric roof

Target Date:

Case Officer: Marcie Rejwerska

Site Description and Surrounding Area:

The application site comprises two buildings on site, including hard surface and green sports fields. The main entrance to the school is located on Aldworth Close where there is a similar canopy with a tensioned roof to provide sheltered outdoor seating. Parts of the site are identified as smoke control zones, air quality management areas, and green links. The proposed new canopy does not fall into any of the mentioned policy areas.



1Image taken from Google Maps on 10/09/2022. Proposed location of new canopy outlined in red.

Planning permission is sought for a steel-framed canopy with a tensioned fabric roof to be located on one of the existing four hard surface sports courts. The proposed canopy will be of similar design to the existing canopy at the front entrance on Aldworth Close. The canopy will measure max. 5.72m in height, 30m in length and 14.5m in width.

Plans Considered:

8294-LP-01 Location plan

8294-BP-01 Block plan

8294-GA-01 Proposed plan

8294-GA-02 Proposed elevations

Received 1/6/2022

Relevant Planning History:

980677 - Construction of modular classroom building and siting of storage container. - Application permitted on 10/2/1999
030937 - Extension of the school to the north and east to provide 5 additional classrooms, a larger entrance, dining, kitchen, and changing areas. - Application permitted on 5/6/2003
060330 - 2.4m high green railing fence and gates to enclose school building - Application permitted on 21/7/2006
091080 - Construction of a 6th form building and a tent structure - Application permitted on 3/12/2009
111177 - All weather playground canopy - Application permitted on 7/4/2011
120420 - Replace existing fencing with 2.4m high railings around the playing fields to Aldworth Close and Fawley Road - Application permitted on 28/9/2012
121023 - Installation of roof mounted solar photovoltaic (PV) panels. - Application permitted on 19/3/2012
150220 - Additional classrooms to accommodate the larger number of pupils that will be in the school roll from September 2015. - Application withdrawn
161905 - Replacement of the existing temporary, modular unit and bungalow with a new permanent single storey building. Plus relocation of bike shed, associated external works including extension of staff car park. - Application permitted on 12/12/2016
170821 - Amendment to planning permission 161905 to increase the eaves height of 300mm - Application permitted on 20/6/2017
180859 - Non-material amendment to planning permission 161905/FUL for a new pedestrian gate and pedestrian barrier off Adlworth Close - Application permitted on 3/7/2018

Public Consultation:

Site notice was displayed on site by the applicant.

Consultation Responses:

No internal consultation undertaken.

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

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 new canopy is similar to an existing canopy on site, and therefore is not considered out of character for this site. The proposed roof fabric is Opal 60 which is translucent and weatherproof. This is considered appropriate for the site.

The proposed location of the canopy is existing hard surface and therefore there is no concern over loss of green space; it is a shame to lose an existing netball court however, there will remain 3 existing netball courts in use and therefore the loss of 1 court is not considered detrimental.

The proposal is set within the site, away from the road and although it will be visible from Aldworth Close, it is not considered to negatively impact the character of the street. The proposed scale of the development is considered proportional to the site and is therefore acceptable.

The proposal is considered to comply with Policy CC7 of the Reading Borough Local Plan (2019).

Safeguarding amenity

Policy CC8 states that: *Development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, in terms of:*

- *Privacy and overlooking;*
- *Access to sunlight and daylight;*
- *Visual dominance and overbearing effects of a development;*

- *Harm to outlook;*
- *Noise and disturbance;*
- *Artificial lighting;*
- *Vibration;*
- *Dust and fumes;*
- *Smell;*
- *Crime and safety; or*
- *Wind, where the proposals involve new development of more than 8 storeys.*

The distance between the proposed canopy and the neighbouring properties on the other side of Aldworth Close measures 88m. It is not considered that the proposal will have a negative visual impact on the character of Aldworth Close, nor cause harm to the neighbouring properties. There is no proposed new outdoor lighting. The proposal is not considered to pose risk of harm to local air quality.

The proposal is therefore considered to comply with Policy CC8 of the Reading Borough Local Plan (2019).

RECOMMENDATION: GRANT PERMISSION

Conditions

TL1

AP1

M3

Informatives

IF1

IF5

IF6

IF7

IF8