

DELEGATED APPLICATION REPORT

SITE ADDRESS: 14b Wolsey Road, Caversham, Reading, RG4 8BY
APPLICATION NUMBER: 220971
PROPOSAL: Application for prior notification of proposed demolition. The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 11, Class B
DECISION DATE: 28/10/2022, extension of time on decision agreed from 01/08/2022

Introduction

The application site comprises of 14b Wolsey Road, Caversham, imagery from Google Street View (dated October 2020) indicates that the building was last used as commercial premises for a carpet and flooring company. The site adjoins a vehicle hire company, which consists of a vehicle storage yard and temporary building.



Fig 1. 14b Wolsey Road. Photo taken by Case Officer on 08/07/2022.

Proposal

Prior approval is sought for the demolition of 14b Wolsey Road under Class B, Part 11, Schedule 2 of The Town and Country Planning (General Permitted development) (England) Order 2015 (as amended). The purpose of the demolition is to create an extended yard relating to the vehicle hire business.

Information Submitted

Plans considered (plans with double strikethrough denote superseded plans):

~~Location Plan - 8907-PL-01 Rev A~~

Received on 04/07/2022

- Application Letter - 8907-Demo
- Health & Safety Plan in Connection with Demolition Works - Prepared by Turner Bros Demolition Ltd - Issue No.01 29th July 2022
- Risk Assessment Sheet
- Construction Method Statement
- Demolition Plan - 8907-Demo plan

Received on 28/09/2022

- Location Plan - 8907-PL-01 Rev B

Received on 10/10/2022

Policy Context

Legal context

The application has been submitted to determine whether prior approval is required in accordance with Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Class B involves the demolition of buildings.

Before development can be carried out under Class B, the developer must submit a Prior Notification to determine if 'Prior Approval' of the Local Planning Authority is required in respect of the following matters:

(a) where demolition is urgently necessary in the interests of safety or health and the measures immediately necessary in such interests are the demolition of the building the developer must, as soon as reasonably practicable, give the local planning authority a written justification of the demolition;

(b) where the demolition does not fall within paragraph (a) and is not excluded demolition—

(i) the developer must, before beginning the development, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the method of demolition and any proposed restoration of the site;]

(ii) an application described in [F7 paragraph (b)(i)] must be accompanied by a written description of the proposed development, a statement that a notice has been posted in accordance with paragraph (b)(iv) and any fee required to be paid;

(iii) (*Officer note - removed*)

(iv) subject to paragraph (b)(v), the applicant must display a site notice by site display on or near the land on which the building to be demolished is sited and must leave the notice in place for not less than 21 days in the period of 28 days beginning with the date on which the application was submitted to the local planning authority;

(v) where the site notice is, without any fault or intention of the applicant, removed, obscured or defaced before the period of 21 days referred to in paragraph (b)(iv) has elapsed, the applicant is treated as having complied with the requirements of that

paragraph if the applicant has taken reasonable steps for protection of the notice and, if need be, its replacement;

(vi) *(Officer note - removed)*

(vii) F10... the development must not begin before the occurrence of one of the following—

(aa) the receipt by the applicant from the local planning authority of a written notice of their determination that such prior approval is not required;

(bb) where the local planning authority give the applicant notice within 28 days following the date of receiving the application of their determination that such prior approval is required, the giving of such approval; or

(cc) the expiry of 28 days following the date on which the application was received by the local planning authority without the local planning authority making any determination as to whether such approval is required or notifying the applicant of their determination;

(viii) the development must, except to the extent that the local planning authority otherwise agree in writing, be carried out—

(aa) where prior approval is required, in accordance with the details approved;

(bb) where prior approval is not required, in accordance with the details submitted with the application;

(ix) the development must be carried out—

(aa) where approval has been given by the local planning authority, within a period of 5 years from the date on which approval was given;

(bb) in any other case, within a period of 5 years from the date on which the local planning authority were given the information referred to in paragraph (b)(ii);

Planning History

940523/FUL - Use for car hire garaging, ancillary offices and routine vehicle maintenance for a temporary period. - Application Permitted on 15/12/1994

950396/FUL - Renewal of temporary permission (94/0819) for change of use from vehicle repair garage, paint and body shop to car hire, garaging and ancillary offices, routine vehicle maintenance and insert new vehicular access and entrance door & extend - Application Permitted on 28/09/1995

970777/FUL - Installation of roller door. - Application Permitted on 16/03/1998

980325/FUL - Renewal of temporary planning consent for vehicle hire, garaging and ancillary offices for a two year period. - Application Permitted on 01/09/1998

992092/VAR - REMOVAL OF CONDITION 1 FROM PERMISSION 98/0592 TO ALLOW CONTINUED USE OF PREMISES FOR VEHICLE HIRE, GARAGING AND ANCILLARY OFFICES - Application Permitted on 21/07/1999

121368/FUL - The demolition of existing building and the erection of new workshop and clean bay and external ancillaries - Application Permitted on 25/07/2012

121703/APC - Discharge of conditions 2, 7 and 9 of planning permission 12/00815/FUL - Split Decision on 19/11/2012

120761/APC - Discharge of condition 2 of planning permission 12/00815/FUL - Conditions Not Discharged on 01/03/2013

161571/FUL - Demolition of existing buildings to be replaced with two porta cabins. - Application Permitted on 20/01/2017

Consultations

Reading Borough Council, Transport - Response received on 26/07/2022

- *Following on from our earlier conversation, limited information has been provided.*
- *Please ask the applicant to:*
 - o *Submit a clearer plan identifying what is to be demolished and what is to be retained, including illustration of all lamp columns, telegraph poles, utility covers in the footway, access points etc.*
 - o *Details on how this will effect the vehicles stored on site, what arrangements are in place to store vehicles. Transport would not support any vehicles being stored on any part of the public highway.*
- *Please ask the applicant to submit revised plans and address the comments above so that this application can be fully determined.*

Reading Borough Council, Transport - Response received on 11/10/2022

- Details submitted by applicant on 28/09/2022 approved.

Reading Borough Council, Environmental Protection - Response received on 11/07/2022

- Additional information required regarding construction and demolition phasing.

Reading Borough Council, Environmental Protection - Response received on 19/10/2022

- Details submitted by applicant on 28/09/2022 approved.

Publicity

A site notice was displayed at the application site on 08/07/2022 for a period of 21 days, expiring on 29/07/2022. One response was received to the consultation.

Caversham and District Residents Association (CADRA) - Response received on 15/08/2022

- *While 14b Wolsey Road is a more recent extension, the main building at 14 Wolsey Road has real historical significance. It was the home of Herbert Engineering and then Thornycroft.*
- *Herbert Road Engineering Co Ltd of Wolsey Road Caversham made high quality sporting cars, similar to the sports Bentley of that time. From 1919 to 1931, they produced ten differing models, from 1400cc to just over two litres. In September 1921 a 2120cc HE car set new records at Brooklands circuit. The premises were taken over by Thornycroft Boat*

builders to develop marine engines. During World War II, they manufactured engines for the war effort including landing craft for the D day landings.

- *This is an important building in Reading's industrial heritage and any development alongside should respect that heritage and its setting.*

Appraisal

The proposal consists of the demolition of an existing commercial building on Wolsey Road, Caversham. The proposal is to be considered against the criteria and conditions contained within Part 11, of Class B.2. (1) (a)-(b), of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

B1. Development is not permitted by Class B if-

(a) the 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 building stands and it is practicable to secure safety or health by works of repair or works for affording temporary support;

Complies.

(b) the demolition is “relevant demolition” for the purposes of section 196D of the Act (demolition of an unlisted etc building in a conservation area)

Complies - The proposal site is not within a Conservation Area.

(c) the building is used, or was last used, for a purpose falling within—

- (i) article 3(6)(p) (drinking establishments etc.) of the Use Classes Order; or**
- (ii) article 3(6)(q) (drinking establishments with expanded food provision) of that Order;**

Complies - The building was previously used as commercial premises for a carpet and flooring company.

(d) the building is used, or was last used, for the purpose of—

- (i) a concert hall;**
- (ii) a venue for live music performance; or**
- (iii) a theatre**

Complies.

(e) the demolition relates to a statue, memorial or monument (“a commemorative structure”) in place for a period of at least 10 years on the date of any proposed demolition, other than a commemorative structure—

- (i) that is a listed building;**
- (ii) that is a scheduled monument;**

- (iii) within a cemetery, on consecrated land, or within the curtilage of a place of public worship;
- (iv) within the grounds of a museum or art gallery; or
- (v) within the curtilage of a dwellinghouse

Complies.

Conditions

With regards to the conditions as set out within Class B; it has not been demonstrated that demolition is urgently required or that the demolition needs to take place as soon as possible, therefore, the development needs to be considered against the requirements of conditions listed under B.2(b).

In accordance with B.2(b), the developer was informed that prior approval was required for the demolition of 14b Wolsey Road, as additional information was required regarding the method of demolition and restoration of the site. The developer was informed that prior approval is required on 29/07/2022 and was instructed as to what information is required in order to further consider the application and satisfy the requirements of the prior approval.

A Construction Method Statement, Health & Safety Plan, Demolition Plan and Risk Assessment Sheet were all forthcoming. These have been reviewed by Transport Development Control and Environmental Protection. The details of these documents have been agreed and will be secured via condition to any approval. In terms of the use of the site following the demolition, the existing concrete slab is to remain, with new fencing proposed to the front of the plot. The fencing consists of a continuation of the security fencing serving the vehicle hire company. Profile metal cladding is proposed to the side elevation of the building that adjoins 14b Wolsey Road, the rear wall of the 14b is to be retained at a height of 2m following demolition.

Concerning the other conditions outlined within B.2(b); a site notice was erected on 08/07/2022 by the case officer, and a condition will also be included that required the approval to be carried out within 5 years of the approval date.

Conclusion

The development subject of this prior notification is considered to meet the relevant criteria of Class B of the GPDO.

Recommendation:

Prior Approval is GIVEN.

Conditions:

1. This development under Class B is permitted subject to it being completed within a period of 5 years starting with the prior approval date on this decision notice.

REASON: To comply with the requirement of paragraph B.2.-(b) of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

2. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

- Application Letter - 8907-Demo
- Health & Safety Plan in Connection with Demolition Works - Prepared by Turner Bros Demolition Ltd - Issue No.01 29th July 2022
- Risk Assessment Sheet
- Construction Method Statement
- Demolition Plan - 8907-Demo plan

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- Location Plan - 8907-PL-01 Rev B

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REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

Informatives:

1. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the agreed extended timescale for the decision to be issued.
2. Given the site is located in close proximity to a school, deliveries to the site should be avoided during peak school arrival and departure times.
3. You are advised that the development lies on a potentially contaminated site. Due to the nature of the historic land use there is the potential of contaminated land being present. The developers must be aware that any ground or enabling works may bring receptors into contact with the aforementioned contaminants. You may wish to satisfy yourself that the details of the construction proposals take the necessary account of the possibility of contaminants from that source.
4. A Demolition Notice will be required under S.80 of the Building Act 1984, prior to any demolition works taking place.