

DELEGATED APPLICATION REPORT

SITE ADDRESS: Great Brighams Mead, Vastern Road, Reading
APPLICATION NUMBER: 220717/FUI
PROPOSAL: External alterations in connections with conversion to residential use, including replacement of main revolving doors with double swing doors, new glazing to lobby, creation of side and rear door openings, new window openings and replacement windows.
EXTENDED TARGET DATE: 04/08/2022

Introduction

The application site comprises a three-storey office building called Great Brighams Mead with a part brick façade, a hipped roof and a distinctive clocktower in a prominent position within the public realm, surrounded by mature trees to the south and west of the building. The site is located to the north of Reading Train Station, fronting onto the Caversham Road/Vastern Road roundabout. It is on the edge of a residential area comprising terraced Victorian houses and flats to the rear.

The site is located within Flood Zone 3, meaning there is a high probability of flooding. The River Thames is located to the rear of the site. The site is not statutory or locally listed, and there are no listed buildings or scheduled monuments in the immediate vicinity of the site. The site lies outside, but on the edge, of the Central Core Policy Area and the Office Core Policy Area.

Front of Great Brighams mead



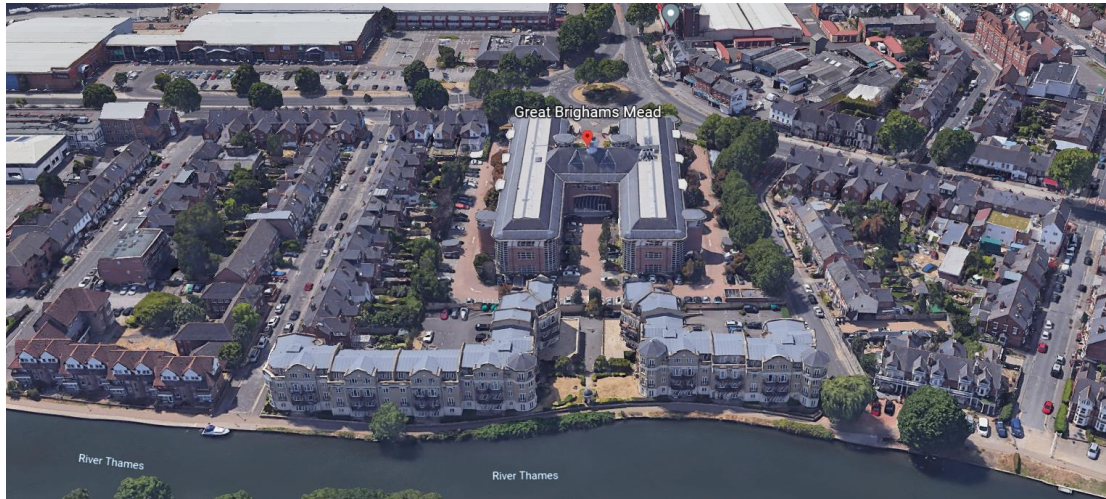
View from the East



View from the West



View from the North



Proposal

The proposal consists of external alterations in connections with a previous planning permission 210567 granted for a change of use from office use Class B1(a) to use Class C3 to comprise 110 residential units under prior approval Class O conversion from office to residential use. Works proposed include the replacement of main revolving doors with double swing doors, new glazing to lobby, creation of side and rear door openings, new window openings and replacement windows, to ensure passive ventilation and adequate natural daylight for future residents and in communal circulation areas.

The design and materials of the proposed windows are to match the existing building, with no significant changes to the external appearance of the building. No increase in scale is proposed.

Information Submitted

1876/04-220501 Application covering letter, Future planning and development, dated 6 May 2022

Site Location Plan

P1048-EX113 BLOCK PLAN
P1048-EX001 GROUND FLOOR
P1048-EX002 FIRST FLOOR
P1048-EX003 SECOND FLOOR
P1048-EX006 SOUTH ELEVATION
P1048-EX007 NORTH ELEVATION
P1048-EX008 WEST ELEVATION
P1048-EX009 EAST ELEVATION
P1048-PL300A GROUND FLOOR
P1048-PL301 FIRST FLOOR
P1048-PL302 SECOND FLOOR
P1048-PL303 SOUTH ELEVATION
P1048-PL304 NORTH ELEVATION

P1048-PL305A WEST ELEVATION
P1048-PL306A EAST ELEVATION
P1048-PL307 DR & WINDOWS
P1048-SET109-ENTRIES
CIL

Received by the Local Planning Authority on 17 May 2022

Planning History

11/01019/ADV	Sponsorship signs on roundabouts in reading borough	GTD	14 November, 2011
07/01633/ADV	Erection of non-illuminated sign reading "ericsson".	GTD	12 March, 2008
06/01146/ADV	3x roundabout sponsorship signs. Standard roundabout Sponsorship sign with 'reading blooms' logo and aura logo.	GTD	17 November, 2006
03/01175/TELE	Telecommunications installation - 12.5 m high slim Streetworks monopole (including antennae) and equipment Cabinet.	GTD	13 November, 2003
97/01033/TL	Renewal of temp. Consent for car hire depot.	REF	04 August, 1998
91/00048/RM	A small office block fronting caversham road with Associated car parking. Former 82 caversham road	REF	29 August, 1991
90/01221/OA	Ld adj to c'sham rd vastern rd de montfort rd comm deve Comprising 3 & 4 storey b1 offices & 3 storey pri dwellings (46 Units) & car parking.	REF	23 May, 1991
210567	Change of use from office use Class B1(a) to use Class C3 to comprise 110 residential units. Prior Notification under Class 0, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015	PER	1 June 2021
220343	Application for approval of details reserved by conditions 3 (nature and extent of contamination), 4 (remediation scheme) and 5 (validation report) of application 210567 (amended description).	DIS	1 June 2021
220778	Application for prior approval of 72 proposed New dwellinghouses on Detached buildings in commercial or mixed use - Town and Country Planning (General Permitted Development) (England) Order 2015 (as	Under Consideration	

	amended) - Schedule 2, Part 20, Class AA, for the proposed additional storeys to result in a maximum overall building height of 21.92m.		
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Consultations

Reading Borough Council, Transport - Response received on 13/07/2022

There are no Transport objections to this application. The proposed works do not impact on the public highway and therefore there are no Transport objections, however, a CMS should be considered given the location of the site.

Reading Borough Council, Environmental Protection

- No objections at the time of writing the report

Natural environment team

- The site is situated in a low canopy cover area, within the AQMA and all Plane trees along the south (frontage) and west boundaries are protected by TPO 80/05 - other trees are likely to have formed part of the landscaping secured for the original development of GBM. As such, the application should ensure that sufficient greening is provided for future residents and works do not impact on the protected or other retained trees (see also comments for application 220717/FUL).

An informative is advised that any works affecting trees or tree route areas during any construction and storage are likely to require additional permissions.

Any grounds works and methods of construction of any structure or materials storage within Root Protection Areas (defined as per BS5837:2012) and/or any pruning of trees, required to implement the development, must be approved in writing by the Local Planning Authority (LPA) prior to works taking place.

The following addresses were consulted by letter

Regents Riverside flats, Brigham Road, Reading
1 -39 (Odd numbers) De Montfort Road, Reading
1-9 Brigham Road, Reading
17 Vastern Road, Reading
106 Caversham Road, Reading
Brigham Mews, Brigham Road

Publicity

A site notice was displayed at the application site on 15/06/2022 for a period of 21 days, expiring on 5/07/2022. 2 letters of objection have been received to the public consultation, raising the following concerns

- Additional windows on the round tower on the east facing side of the building will overlook home and back garden causing a further loss of privacy.
- Increased transport and highways impact on the Caversham road/Vastern Road roundabout
- Loss of daylight and sunlight
- Loss of architectural features

Case officer - only material considerations can be taken into consideration. Some of the comments provided relate to application 220778 which is currently under consideration.

Communications with agent

The agent agreed to accept planning conditions from the environmental protection team.

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 & GUIDANCE

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with policies in 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 current development plan is:

Reading Borough Local Plan (2019)

CC2 (Sustainable Design and Construction)
CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
EN14 (Trees, hedges and woodland)
EN15 (Air quality)
EN16 (Pollution and water resources)
EN18 (Flooding and drainage)
H8 (Residential conversions)
H9 (House Extensions and Ancillary Accommodation)
TR3 (Access, Traffic and Highway-related matters)

SPG/SPD

- A Design Guide to House Extensions SPG (2021)

ASSESSMENT

Impact on Amenity

The additional windows in the communal circular staircases are small in size in comparison to windows in the main elevations. Mature trees surround the majority of the site which will to a degree provide shading and privacy from the new windows. On balance, due to the proposed siting within the stairwells and transient usage, the additional fenestration is not considered to provide a significant increase in overlooking or loss of privacy due to the scale of works proposed.

Design

The design will match the existing building and will be in keeping with the existing building.

Access

The proposed double swing door will provide greater accessibility into the building, with side doors improving emergency access.

Transport

Transport had no objections to the proposal. A CMS is not considered necessary in this instance due to the scale of works proposed and the space available on site.

Trees

An informative is recommended to protect the trees on site. Permission for tree works must be sought for any works within tree root protection areas, required for the construction or materials storage of the development.

The proposed development would not be harmful to the character or appearance of the site or its surroundings and would not have a detrimental impact on the amenities of the original building or those of neighbouring properties. As such the proposal is found to be in accordance with Policies CC7 (Design and the Public Realm), CC8 (Safeguarding amenity) and H9 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (2019) and the Council's Supplementary Planning Guidance "A Design Guide to House Extensions" (2021).

RECOMMENDATION:

Grant