

## DELEGATED APPLICATION REPORT

Ward: Kentwood

App Ref: 220167/FUL

Address: Unit 1-2, Stadium Way, Tilehurst, Reading, RG30 6BX

Proposals: Alteration and recladding to the existing Units 2,3 & 4, on the North-West elevation

Case Officer: Beatrice Malama

Date received (valid from): 9 February 2022 Target Decision date: 6 April 2022

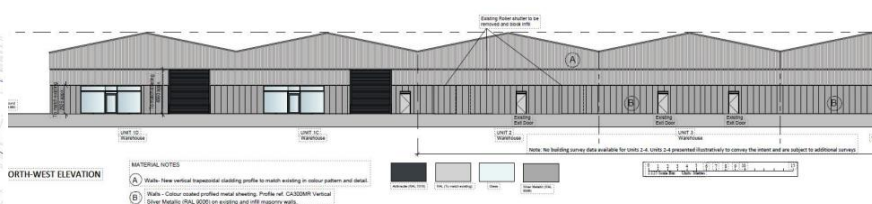
## PROPOSAL AND SUPPORTING INFORMATION

This is an application for full planning permission for the recladding of North- West elevation of Units 2,3 & 4 Stadium Way, Reading. The application seeks approval of the recladding and improvement visually of the units to match the finishing material of unit 1.

Units 2,3 & 4 Stadium Trade and Business Park Unit 1 Stadium way, had already got the full planning approval, and this application will therefore seek to match the external materials of Units 2,3 & 4, so that all 4 units having the same appearance and coherent design.

The South-East and South-West existing elevations of units 2,3 & 4 will remain unchanged by way of this application. The reclad North-West elevation would match with the previously approved unit 1 elevation.

This work will include recladding the brickwork (B) in colour coated profiled metal sheeting in Silver Metallic (RAL 9006) on existing and infill masonry walls. The upper part of the walls (A) will be vertical trapezoidal cladding profile to match existing in colour pattern and detail. The recladding will involve the removal of existing redundant roller shutters and block infill.



Plans considered: Location plan & Elevations

## PLANNING HISTORY

200790/DEM Unit 1 Stadium Way - Application for prior notification of proposed demolition of the existing industrial unit. Given

201108/FUL Unit 1 Stadium Way - Redevelopment of fire damaged unit with 4 smaller units for B1, B2 or B8. Granted 15 Jan 2021 and associated condition discharge apps.

## CONSULTATIONS

Natural Environment:

No comments

Public consultations:

The following addresses were consulted by letter.

Unit 8, Stadium Way, Reading  
Unit 5, Stadium Way, Tilehurst, Reading, RG30 6BX  
Unit 7, Stadium Way, Tilehurst, Reading, RG30 6BX  
Unit 6, Stadium Way, Tilehurst, Reading, RG30 6BX  
2-4 Deacon Way, Tilehurst, Reading, RG30 6AZ

No letters of representation have been received.

**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)**

CC7 (Design and the Public Realm)

EM2 (Location of new Employment Development)

**ASSESSMENT**

The proposed recladding would not be harmful to the character or appearance of the site or its surroundings and would not have a detrimental impact on the original building or neighbouring properties. The refurbishment of these employment units in a core employment area is welcomed. As such the proposal is found to be in accordance with Policies CC7 and EM2 of the Reading Borough Local Plan (2019).

**RECOMMENDATION:**

Grant